



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 12-2023

Being a by-law to require development applicants to consult with the Municipality prior to submission of development applications.

WHEREAS sections 22 (3.1), 34 (10.0.1), 41 (3.1) and 51 (16.1) of the *Planning Act*, R.S.O 1990, c.P.13, as amended provide that a municipality may, by by-law, require applicants to consult with the municipality prior to submission of development applications;

AND WHEREAS the County of Huron Official Plan provides policy direction for pre-consultation;

NOW THEREFORE the Council of The Corporation of the Municipality of Morris Turnberry hereby enacts as follows:

PART I – DEFINITIONS

1. In this By-Law:
 - a) "pre-consultation" means a meeting undertaken pursuant to this By-law satisfying the requirement as described in the Planning Act that applicants consult with the municipality prior to the submission of development applications as specified.
 - b) "pre-consult" means the act of meeting to satisfy the pre-consultation requirements of this By-law

PART II – PRE-CONSULTATION REQUIREMENTS

2. Applicants shall pre-consult with the Municipality prior to submission of the following development applications to identify the information and materials necessary to the processing of an application:
 - a) Official Plan Amendment
 - b) Zoning By-law Amendment
 - c) Draft Plan of Subdivision
 - d) Draft Plan of Condominium
 - e) Site Plan Control
 - f) Other applications referenced by the Planning Act may be determined by the Clerk and or designate based on the application's complexity or relationship to the application types for which mandatory pre-consultation applies.
3. The Clerk and or designate are authorized to:
 - a) conduct timely pre-consultation meetings; and
 - b) identify the information and materials necessary for processing each application:
 - i. to be provided at the time of submission and acceptance of a development application to deem the application complete under the Planning Act and the County of Huron Official Plan; and,

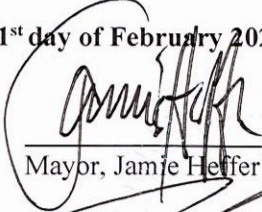
- ii. to be provided during the processing and review of a development application in cases where such information and materials cannot reasonably be provided at the time of the submission and acceptance of a development application.
- c) identify and recommend other applications referenced by the Planning Act that, in the opinion of the Clerk and or designate require pre-consultation based on the application's complexity or relationship to the application types for which mandatory pre-consultation applies.

PART III – AUTHORITY

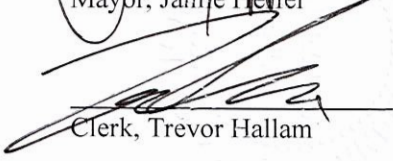
4. In the absence of a pre-consultation meeting and the submission of all required supporting information or materials, the Clerk and or designate may deem an application incomplete and refuse to accept the application.
5. The Clerk and or designate shall have the discretion to waive the requirement for a pre-consultation meeting or holding of a public consultation meeting as part of a mandatory pre-consultation process.

Read a FIRST and SECOND time this 21st day of February 2023

Read a THIRD time and FINALLY PASSED this 21st day of February 2023



Mayor, Jamie Heffer



Clerk, Trevor Hallam