



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2022-090

A BY-LAW TO REPEAL AND REPLACE THE TOWNSHIP'S PRE-CONSULTATION BY-LAW 2014-71 TO REQUIRE OWNERS/APPLICANTS TO PRE-CONSULT WITH THE TOWNSHIP OF KING PRIOR TO THE SUBMISSION OF AN APPLICATION UNDER THE PLANNING ACT

WHEREAS Bill 109, More Homes for Everyone Act, 2022, amended Sections 17, 34 and 41 of the *Planning Act*, R.S.O. 1990 c. P. 13, to expedite municipal approvals and streamline the development review process;

AND 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, provides that a municipality may, by by-law, require applicants to consult with the municipality prior to submission of applications under the Planning Act;

AND WHEREAS the policies of the Township's Official Plan, as amended, require pre-consultation with the Township prior to the submission of certain applications under the Planning Act and set out Complete Application requirements;

AND WHEREAS the Council of the Corporation of the Municipality of the Township of King deems it necessary to introduce a new Collaborative Application Preparation (Pre-Consultation) process to replace the Township's current Pre-Consultation process to respond to the amendments to the Planning Act;

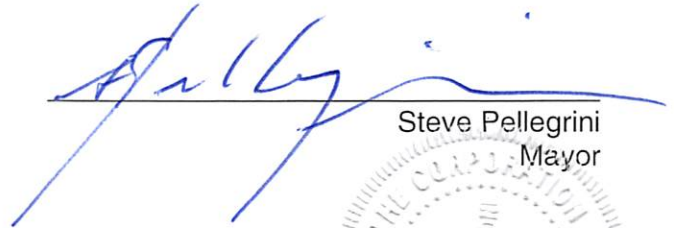
NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

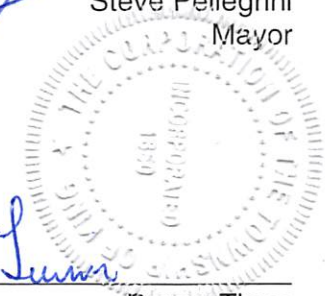

1. **THAT** By-law 2014-71 be repealed.
2. **THAT** THIS By-law may be referred to as the 'Collaborative Application Preparation Process By-law'.
3. **THAT** the Collaborative Application Preparation process shall be undertaken prior to the submission and acceptance of applications, information, and materials by the Township of King for all applications for Official Plan Amendments, Zoning By-law Amendments, Minor Variances, Consents, Draft Plans of Subdivision, Draft Plans of Condominium, Part Lot Control Exemption, and Site Plan Control.
4. **THAT** the Collaborative Application Preparation process shall be structured as a 3-stage iterative process as outlined in Appendix 'A' to this By-law.
5. **THAT** the Director of Growth Management Services, Manager of Planning and Development, and Manager of Policy Planning, and their designate(s) are authorized to (i) conduct the Collaborative Application Preparation process, and (ii) identify the information and materials necessary for each stage in the process, and necessary for processing each application, including but not limited to appropriate Official Plan designations and policies, Zoning and Zone standards, studies, technical reports, plans, and drawings.

6. **THAT** this By-law shall come into force January 1, 2023.

READ a **FIRST** and **SECOND** time this 12th day of December 2022.

READ a **THIRD** time and **FINALLY PASSED** this 12th day of December 2022.


Steve Pellegrini
Mayor



Denny Timm
Township Clerk

(Ref. Growth Management Services Dept.
Report No.: GMS-PL-2022-47, C.O.W. December 12/22)

THE ASSOCIATION OF THE AMERICAN PEOPLE

INCORPORATED IN THE STATE OF NEW YORK

OFFICE: 100 WEST 42ND STREET, NEW YORK 36, N.Y.



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Appendix 'A' Collaborative Application Preparation Process

	<u>STAGE 1</u> Mandatory Consultation	<u>STAGE 2</u> Submission	<u>STAGE 3</u> Complete Submission
Summary	Stage 1 is an initial mandatory consultation between the proponent and the Township.	Stage 2 provides an opportunity for the refinement of the development proposal and an initial review of technical supporting materials.	Stage 3 is a formal "signoff" by the Township to confirm that the proposal has advanced sufficiently to be considered a Complete Application and that the legislated timeframes under the Planning Act can commence.
Proponent Responsibilities	The proponent is to provide: <ul style="list-style-type: none"> • Description of project; • Conceptual Plans; 	The proponent is to provide: <ul style="list-style-type: none"> • All technical materials as identified in the Township's Stage 1 checklist(s). 	The proponent provides: <ul style="list-style-type: none"> • Final technical materials;
Township Responsibilities	The Township is to provide: <ul style="list-style-type: none"> • Checklist(s) of required information for Stage 2. 	The Township is to provide: <ul style="list-style-type: none"> • Comments from departments and agencies reviewing the technical materials; • Sign-off from departments and agencies that the proponent can proceed to Stage 3. 	The Township provides: <ul style="list-style-type: none"> • Conditions/requirements from departments and agencies to proceed; • Any final technical comments; • An Agreement or Memorandum of Understanding (MOU) that the application can proceed.
Additional Aspects	Stage 1 may include: <ul style="list-style-type: none"> • Site visits; • Participation from multiple departments and agencies; • Multiple meetings to ensure all parties understand proposal and requirements to proceed to Stage 2. 	Stage 2 may include: <ul style="list-style-type: none"> • Multiple submissions to address technical revisions; • Additional meetings between the proponent and Township; 	Stage 3 may include: <ul style="list-style-type: none"> • Additional meetings between the proponent and Township; • Public consultation led by the proponent;