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Report 2024-094

Report Title: Pre-consultation for Development Applications

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: September 4, 2024

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Economic Development, Tourism and Strategic Initiatives

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Director
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Approved by: Jennifer Moore, CAO

Council Meeting Date: September 18, 2024

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Recommendation

“**That** the Economic Development, Tourism and Land Use Planning Committee, having considered Report 2024-094 ‘Pre-consultation for Development Applications’, recommend that County Council enact a new pre-consultation by-law at the September 18, 2024 Council meeting.”

Purpose

This report introduces a new by-law to encourage proponents of official plan amendment applications, plan of subdivision applications and plan of condominium applications to consult with County Planning before submitting the application.

Background

In 2015, and in accordance with the *Planning Act*, County Council approved a by-law that requires proponents of development applications to consult with County Planning prior to submitting a development application.

In June 2024, Bill 185 amended the *Planning Act* to remove the municipal authority's ability to pass a by-law requiring an applicant to consult with the municipality prior to submitting a development application. The changes to the *Planning Act* still permit applicants to consult but municipal by-laws can no longer make consultation a mandatory requirement.

Consultations

In consultation with the County Solicitor, County Planning has drafted a new by-law to encourage pre-consultation on development applications.

Legislative Authority / Risk Considerations

In light of the recent *Planning Act* changes imposed by Bill 185, County By-law 2015-23 which requires applicants to consult with the County before submitting an application is deemed inoperative and needs to be repealed.

Discussion / Options

A new pre-consultation by-law is proposed. The new by-law will encourage proponents of official plan amendment applications, plan of subdivision applications, and plan of condominium applications that are submitted to the County, to consult with County Planning staff prior to submitting the application.

In addition to the by-law, certain County Official Plan policies will need to be updated to reflect recent *Planning Act* changes. The policy updates will be rolled into the County Official Plan update which is currently underway.

Financial Impact

N/A

Member Municipality Impacts

The draft by-law states that County Planning will involve staff from the member municipalities as appropriate. County Planning will coordinate pre-consultation meetings with member municipal staff as usual.

Conclusion / Outcomes

As a result of recent changes to the *Planning Act*, the current County Pre-consultation By-law is deemed inoperative. It is recommended that a new by-law to encourage applicants to consult with County Planning on *Planning Act* applications be enacted at the September 18, 2024 County Council meeting.

Attachments

- 1) Report 2024-094 ATTACH 1 – By-Law XX-2024 'A By-law to Encourage Pre-Consultation for Development Applications Submitted to Northumberland County and to Repeal By-law 2015-23'