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By-law 32-2024

A By-law to Encourage Pre-Consultation for Development Applications Submitted to Northumberland County and to Repeal By-law 2015-23

Whereas subsections 22(3.1) and 51(16.1) of the Planning Act, RSO 1990, Chapter P.13, requires approval authorities to permit applicants to consult with the approval authority before submitting official plan amendment and plan of subdivision applications; and

Whereas subsection 9(2) of the Condominium Act, 1998, SO, 1998, Chapter 19 states that Section 51 of the Planning Act is applicable to condominium applications with necessary modifications; and

Whereas the Council of the County of Northumberland encourages applicants to pre-consult with County staff prior to the submission of official plan amendment and plan of subdivision and condominium applications submitted to the County;

Now Therefore Be It Enacted as a by-law of the Council of the Corporation of the County of Northumberland as follows:

1. **That** proponents of an official plan amendment, plan of subdivision and plan of condominium applications are encouraged to have at least one pre-consultation meeting with County staff prior to submitting an application;
2. **That** all pre-consultation meetings with the County shall be coordinated by County Planning;
3. **That** County Planning, at its discretion, will involve staff from other County Departments, the applicable conservation authority, and the member municipality, and other review agencies as it deems appropriate;
4. **That** a Record of Pre-Consultation shall be provided to the proponent which shall outline the information to be provided in order that the development application may be deemed complete under the *Planning Act*;

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5. **That** County Planning, at its discretion, may encourage that more than one pre-consultation meeting be held before it is in a position to determine the requirements for a complete application or if significant time has lapsed since the initial pre-consultation; and
6. **That** By-law 2015-23 'A By-Law to Establish Mandatory Pre-Consultation Requirements in Respect of Development Applications Submitted to the County of Northumberland' is hereby repealed.

That By-law 32-2024 be introduced and be deemed to be read a first, second and third time, passed, signed and sealed this 18th day of September, 2024.

Brian Ostrander, Warden

Maddison Mather, Clerk