

Corporation of The Town of Parry Sound

10.3.31

Passing of By-law No: 2020 – 7009

21st Day of January, 2020

Moved by Councillor

W. Buchman

Seconded by Councillor

[Signature]

That By-law No: 2020 – 7009

Being a By-law to require Pre-Consultation for certain Planning Applications and to delegate authority to determine certain application procedures

be considered as read a first time. ✓

- Carried -

[Signature]

Are all members in favour of having the second and third readings? ✓

Moved by Councillor

W. Buchman

Seconded by Councillor

[Signature]

That the By-law Above Mentioned Be Considered as Read A Second, And Third Time, Passed, Signed and Sealed.

- Carried - ✓

[Signature]

Entered as Part of The Minutes of the Meeting Held this 21st day of January, 2020

[Signature]
Mayor Jamie McGarvey

Rebecca Johnson
Clerk Rebecca Johnson

- Postponed to: _____
- Amends By-law: _____
- Repeals By-law: _____
- By-law Amended: _____
- By-law Repealed: _____

The Corporation of the Town of Parry Sound

By-law 2020 - 7009

Being a By-law to require Pre-Consultation for certain Planning Applications and to delegate authority to determine certain application procedures

Whereas pre-consultation on Planning Act applications is desirable and mutually beneficial to proponents and the Corporation;

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, permits municipalities to require pre-consultation prior to the submission of an application;

And whereas the Council of the Corporation of the Town of Parry Sound deems it advisable to require pre-consultation on all official plan amendments, zoning by-law amendments, site plan agreements, consent applications, plans of subdivisions and condominium descriptions;

Now Therefore The Council Of The Corporation Of The Town Of Parry Sound Enacts As Follows:

"The Planning Services Pre-Consultation and Application Procedure By-law

1. DEFINITIONS

- a) "Manager of Building and Planning Services" shall mean the Director of Development and Protective Services, the Manager of Building and Planning Services, and any designate or equivalent for the Corporation of the Town of Parry Sound.
- b) "Inactivity" shall mean insufficient progress of an application, to the satisfaction of the Manager of Building and Planning Services, or designate.
- c) "Planner" shall mean the Manager of Planning Services, Planner or Planning Technician for the Corporation of the Town of Parry Sound.

The Corporation of the Town of Parry Sound

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- d) "Planning Services" shall mean the Planning Division which falls under the Development and Protective Services Department of the Corporation of the Town of Parry Sound, or equivalent.
- e) "Pre-Consultation" shall mean the process for fulfilling the requirement set out in the Planning Act R.S.O. 1990, c.P. 13, as amended, under Sections 22(3.1)(b), 34(10.0.1)(b), 41(3.1)(b) and 51(16.1)(b).
- f) "Town" shall mean the Corporation of the Town of Parry Sound.

2. GEOGRAPHIC LOCATION

- a) This By-law shall apply to all lands lying within the geographic boundary of the Town of Parry Sound.

3. PRE-CONSULTATION REQUIREMENT

- a) Any person or public body intending to file an application under Sections 22, 34, 41 or 51 of the Planning Act R.S.O. 1990 c.P. 13, as amended, is hereby required to pre-consult with Planning Services prior to submitting an application.
- b) Any person or public body intending to file an application under Sections 45 and 53 of the Planning Act R.S.O. 1990 c. P. 13, as amended, shall be encouraged to pre-consult with Planning Services prior to submitting an application.
- c) The Town shall not accept any application for which an applicant has not pre-consulted with a Planner as required under paragraph 3(a) above.
- d) Despite the provisions of paragraphs 3(a) and 3(c) above, the Manager of Building and Planning Services or designate, is hereby delegated the authority to waive the requirement for pre-consultation with Planning Services where the Manager of Building and Planning Services or designate, determines that there is no need for a pre-consultation prior to the application being filed.

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- e) A Planning Services Pre-Consultation Checklist, attached as Schedule "I" to this By-law, may be required to be filled out, at the discretion of the Manager of Building and Planning Services, in its entirety and submitted prior to the scheduling of a pre-consultation meeting.
- f) A site plan and description of the proposal is required to be submitted in advance of the scheduling of a pre-consultation meeting.
- g) Pre-consultation may be subject to a fee as set out in the Town's User Fees and Service Charges By-law, as amended from time to time.
- h) The Manager of Building and Planning Services or designate shall hereby be delegated the authority to determine when an application will be considered by Council or the Committee of Adjustment, depending on the applicable approval authority.
- i) The Manager of Building and Planning Services or designate shall hereby be delegated the authority to close a file following a period of inactivity of one year or more. If fees are applicable, any unused portion of the application fee shall be refunded as per the Town's User Fees and Service Charges By-law, as amended from time to time.
- j) Schedule "I", attached hereto, shall form part of this By-law and shall form part of the pre-consultation process.

4. ENACTMENT

- a) This By-law shall come into force and take effect on the day of final passing thereof."

READ a FIRST time this 21st day of January, 2020





The Corporation of the Town of Parry Sound


By-law 2020 - 7009

Jamie McGarvey, Mayor

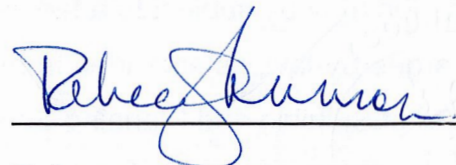
Rebecca Johnson, Clerk

READ a SECOND and THIRD time, PASSED, SIGNED and SEALED

this 21st day of January, 2020.



Jamie McGarvey, Mayor



Rebecca Johnson, Clerk



Planning Services Pre-Consultation Checklist

Town of Parry Sound
52 Seguin Street
Parry Sound, ON
P2A 1B4
T: 705-746-2101

Date: _____
Property description: _____
Official Plan designation: _____
Zoning: _____
Staff: _____

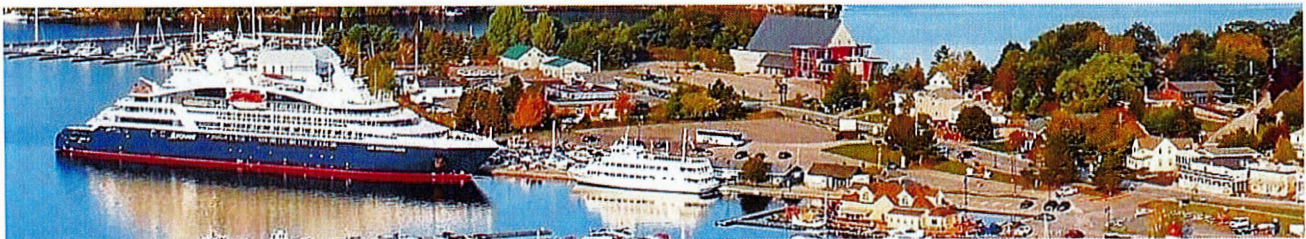
Additional Required Application(s):

- | | |
|---|--|
| <input type="checkbox"/> Consent | <input type="checkbox"/> Site Plan Agreement |
| <input type="checkbox"/> Minor Variance | <input type="checkbox"/> Plan of Subdivision |
| <input type="checkbox"/> Zoning Amendment | <input type="checkbox"/> Condominium Description |
| <input type="checkbox"/> Official Plan Amendment | <input type="checkbox"/> Deeming By-law |
| <input type="checkbox"/> Other (Part Lot Control, Surplus Lands Application, etc) | <input type="checkbox"/> License of Occupation or Encroachment Agreement |

Required Supporting Documentation:

Planning:

- | | |
|--|--|
| <input type="checkbox"/> Draft Official Plan Amendment | <input type="checkbox"/> Re-vegetation Plan |
| <input type="checkbox"/> Draft Zoning By-law Amendment | <input type="checkbox"/> Survey |
| <input type="checkbox"/> Visual Impact Analysis | <input type="checkbox"/> Lot Boundary |
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Building Location |
| <input type="checkbox"/> Noise Impact Study | <input type="checkbox"/> Topographic |
| <input type="checkbox"/> Vibration Impact Study | <input type="checkbox"/> Flood Elevation Confirmation |
| <input type="checkbox"/> Environmental Impact Statement (EIS) | <input type="checkbox"/> Site Plan (to a common metric scale) |
| <input type="checkbox"/> Scoped EIS | <input type="checkbox"/> Phased Site Plan |
| <input type="checkbox"/> Addendum to a previous EIS | <input type="checkbox"/> Erosion/Sediment Control Plan and Construction Mitigation |
| <input type="checkbox"/> Site Evaluation Report | <input type="checkbox"/> D-4 Study (Waste Disposal Assessment Area) |
| <input type="checkbox"/> Zoning Comparison Chart (what is permitted and what is being requested) | <input type="checkbox"/> Compatibility Between Land Uses |
| <input type="checkbox"/> Archaeological Assessment | <input type="checkbox"/> Market Impact Analysis/Market Needs Study |
| <input type="checkbox"/> Public Consultation Strategy | <input type="checkbox"/> Confirmation From a Lawyer Regarding Legal Opinion |
| <input type="checkbox"/> Planning Justification Report (Qualified Planner) | <input type="checkbox"/> Minimum Distance Separation Calculation |
| <input type="checkbox"/> Heritage Impact Statement | <input type="checkbox"/> Revegetation Plan |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Landscape Plan |
| _____ | <input type="checkbox"/> Tree Preservation Plan |
| _____ | <input type="checkbox"/> Record of Site Condition (RSC) |
| _____ | |



Features to be studied/included in an Environmental Impact Statement:

- | | |
|---|---|
| <input type="checkbox"/> Wetland | <input type="checkbox"/> Steep Slopes |
| <input type="checkbox"/> Provincially Significant Wetland | <input type="checkbox"/> Natural Vegetation |
| <input type="checkbox"/> Significant Wildlife Habitat | <input type="checkbox"/> Communities Aquatic Impact Statement |
| <input type="checkbox"/> Species at Risk | <input type="checkbox"/> Streams/Watercourses |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Re-naturalization/Planting Plan |

Engineering:

- | | |
|---|---|
| <input type="checkbox"/> Traffic Study or Parking Impact Analysis | <input type="checkbox"/> Floodplain Engineering |
| <input type="checkbox"/> Functional Servicing Report | <input type="checkbox"/> Geotechnical/Hydrogeological Study |
| <input type="checkbox"/> Stormwater Management Plan and Report | <input type="checkbox"/> Contaminated Site Assessment |
| <input type="checkbox"/> Scoped Stormwater Management Opinion | <input type="checkbox"/> Public Utilities Plan |
| <input type="checkbox"/> Lot Grading Plan | <input type="checkbox"/> Securities |
| <input type="checkbox"/> Entrance Design | <input type="checkbox"/> Master Stormwater Plan/Report |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Master Site Servicing Plan/Report |

Required Agreements:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Agreement | <input type="checkbox"/> Condominium Agreement |
| <input type="checkbox"/> Subdivision Agreement | <input type="checkbox"/> Consent Agreement |
| <input type="checkbox"/> Other (Encroachment, Lease, etc...): _____ | |

Additional Consultations:

- Additional Consultation with Planning Services is required.
- Consultation with the following Town department(s) is required: _____
- Ministry of Natural Resources and Forestry - (705) 746-4201, NHI.ParrySound@ontario.ca
- Ministry of Transportation – (705) 789-2392
- Other (Rail, Pipeline, etc...): _____

Notes:

- Prior to the submission of an application, consultation with your neighbours is encouraged.
- Most buildings and structures will require a building permit. Please contact the Building Department for further information.
- Most properties will require an entrance permit and water/sewer connections. Please contact the Public Works Department for further information.
- A permit may be required for signage. Please contact the Building Department for further information.

