



Bill No. 108

BY-LAW NUMBER 2018-

A By-law of The Corporation of the City of Barrie to require Pre-consultation and Conformity Review by Applicants proposing to submit planning applications for Official Plan or Zoning Bylaw Amendments, Plans of Subdivision or Condominium or Site Plans in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie is authorized by subsections 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, to pass a by-law to require that property owners or their agents proposing official plan amendments, zoning by-law amendments, approvals of plans of subdivision or condominium, or site plans, consult with the municipality before submitting an application for such an amendment or approval;

AND WHEREAS The Corporation of the City of Barrie wishes to discuss the merits and preliminary comments associated with planning and development proposals with property owners or their agents before any such application is submitted, to ensure that the applicant understands the planning process, costs and timelines involved with the approval of such applications, that all information and material that may be required to support the application is identified to confirm the City submission requirements for a complete application, and to identify which other agencies should be consulted before the submission of an application:

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. DEFINITIONS

In this Bylaw,

- 1) "PLANNING ACT" shall mean the *Planning Act*, R.S.O. 1990, c.P.13, as amended or any successors thereto;
- 2) "CONSULTATION" AND "CONSULT" shall mean the review process of the Pre-consultation or Conformity Review application, including meetings and correspondence to discuss and exchange information and provide comments respecting the proposed application(s) for planning approvals;
- 3) "PLANNING APPROVAL" includes:
 - a) An Official Plan Amendment,
 - b) A Zoning By-law Amendment,
 - c) A Plan of Subdivision approval, including a plan of condominium; and
 - d) A Site Plan approval, including an application to amend an existing Site Plan approval.
- 4) "APPLICANT" shall mean the land owner, company, firm, body, landowner representative or authorized agent seeking a planning approval.
- 5) "WRITTEN OR VERBAL CORRESPONDENCE" includes letters, memos, facsimile transmissions, electronic mail messages, in person discussion or telephone.
- 6) "TECHNICAL REVIEW MEETING" means a meeting with the Applicant, relevant City department staff and external agencies to consult regarding the application and development design concept, including the provision of a list of technical studies, reports, plans and/or other items required in order to file a complete *Planning Act* application.
- 7) "PREVIEW MEETING" shall mean a meeting with the Applicant, relevant City department staff and external agencies, at which time the Applicant presents their development proposal and answers questions.

2. **CONSULTATION**

Prior to an applicant submitting an application for a planning approval to the City of Barrie, the applicant shall engage in Pre-consultation or Conformity Review with the City of Barrie. The consultation will include:

- 1) The filing, by the Applicant, of a complete Pre-consultation or Conformity Review Application;
- 2) The payment of the required fee;
- 3) The circulation of the application to relevant City departments, external agencies, Ward Councillor, senior staff and the Salem and Hewitt's Landowner Representative, as applicable;
- 4) The provision of comments to the applicant prior to the Technical Review meeting;
- 5) A minimum of 1 (one) Technical Review Meeting for Pre-consultation applications;
- 6) A minimum of 1 (one) Presentation Meeting for Conformity Review applications.

3. **PRE-CONSULTATION AND CONFORMITY REVIEW EXEMPTION**

Notwithstanding Section 2 of this By-law, the Director of Planning and Building Services or designate, may exempt a proposal from the pre-consultation or conformity review process as described under this By-law. Notice of the exemption to consult shall be provided to the Applicant in writing.

4. **REPEAT PRE-CONSULTATION**

The Director of Planning and Building Services or designate may require a second Pre-consultation application process if there is a significant change to the design concept after initial pre-consultation and prior to the formal submission of a planning application.

5. **DATE BY-LAW EFFECTIVE**

This by-law shall come into force and effect on the date of its enactment.

6. **SHORT TITLE**

This bylaw shall be commonly referred to as the "City of Barrie Mandatory Pre-consultation and Conformity Review Bylaw".

READ a first and second time this 25th day of June, 2018.

READ a third time and finally passed this 25th day of June, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE