

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2023-029

A by-law to amend the Town's Pre-Consultation By-law

WHEREAS the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits the Council of a municipality to require applicants to consult with the Town prior to submission of certain types of planning applications;

AND WHEREAS the Council of The Corporation of the Town of Caledon passed a Pre-Consultation By-law (By-law 2022-052) to require applicants to consult with the Town prior to the submission of specified planning applications;

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to update the Town's Pre-Consultation By-law to reflect the proposed Official Plan Amendment related to pre-consultation and complete applications;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The definition of "Mandatory Pre-Consultation" in Section 1 of By-law 2022-052 is deleted and replaced as follows:

"Mandatory Pre-Consultation" means the completion of a Preliminary (PARC) Meeting to obtain 'complete' application requirements and the completion of a Pre-Consultation (DART) Review application to review application submission material to ensure the material is satisfactory, complete, accurate and reliable prior to the submission of an Application to the Planning Department of the Town. The name and structure of the Mandatory Pre-Consultation may change from time to time in the event the Town updates the documented process."

2. Section 6 of By-law 2022-052 is deleted and replaced as follows:

6. The Town may either determine an Application to be incomplete pursuant to the *Planning Act* or may refuse the Application, where the following is required and has not been received:
 - a. Written confirmation of the satisfactory completion of a Preliminary (PARC) Meeting, where such Meeting and Form has not expired
 - b. Written confirmation of the satisfactory completion of the Pre-Consultation (DART) Review
 - c. Written confirmation from the Region of Peel of a Regional Official Plan Amendment being in full force and effect, or an Amendment not being required for the proposed development
 - d. Written confirmation that the development is in accordance with the completed Growth Management and Phasing Study and Conformity with Such Study
 - e. Written confirmation of a Secondary Plan being in full force and effect
 - f. Written confirmation from the Town of Caledon of a Block Plan being in full force and effect, or a Block Plan not being required
 - g. Written confirmation from the Town of Caledon of an Official Plan Amendment being in full force and effect, or an Amendment not being required
 - h. Written confirmation of any and all approvals from the Niagara Escarpment Commission
 - i. Written confirmation from the Town of Caledon of a Zoning By-law Amendment being in full force and effect, or an Amendment not being required
 - j. Written confirmation from the Town of Caledon of a Draft Plan of Subdivision having been Registered, or one not being required
 - k. Written confirmation from the Town of Caledon of a Draft Plan of Condominium having been Registered, or one not being required
 - l. Written confirmation from the Town of Caledon of a Site Plan Application having received Final Site Plan Approval, or one not being required

- m. Written confirmation of Acceptance of the Green Development Standards
- n. Written confirmation of the completion of a design charette
- o. Indigenous Engagement Summary/Form and written confirmation that meaningful consultation has occurred with Indigenous Communities
- p. Written confirmation that meaningful consultation has occurred with the public and summary of public engagement
- q. Written confirmation of a Permit or Clearance Letter issued from the Appropriate Conservation Authority or other environmental reviewer
- r. Written confirmation of approval of the Limits of Development from the Applicable Conservation Authority or other environmental reviewer
- s. Written confirmation of parkland requirements (Dedication and/or Cash-in-Lieu of Parkland)
- t. Written confirmation of completion of a site visit which may including staking of environmental features and Top of Bank
- u. Written confirmation of available student accommodation capacity in schools from the appropriate School Board(s)
- v. Written confirmation of appropriate school sites (including but not limited to size, location and configuration) being provided with satisfactory arrangements with the appropriate School Board(s)
- w. Written confirmation of appropriate community infrastructure being provided with satisfactory arrangements with the Town, Region or other agency
- x. Written confirmation of acceptance of all peer reviews at the owner's sole cost
- y. Written confirmation of the completion of a Zoning Certificate
- z. Written confirmation of Zoning By-law compliance
- aa. Written confirmation of Servicing Approval from the Region of Peel
- bb. Written confirmation of Receipt of Record of Site Condition
- cc. Written confirmation of a Permit issued by the Ministry of Transportation
- dd. Written confirmation of Road Access Approval from the Ministry of Transportation and/or a MTO Permit
- ee. Written confirmation of Road Access Approval from the Region of Peel
- ff. Written confirmation that the Applicant is not proposing public infrastructure through a Zoning By-law Amendment application or Site Plan application; and,
- gg. All confirmations, clearances, permits, material and information required through the Mandatory Pre-Consultation are not submitted in accordance with Town requirements and in accordance with Terms of References, Standards, and Guidelines.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 25th day of April, 2023.

Annette Groves, Mayor

Laura Hall, Town Clerk