

**THE CORPORATION OF THE TOWNSHIP OF STRONG
“AS AMENDED”
BY-LAW 2011-11
BEING A BY-LAW TO REQUIRE APPLICANTS TO PRE-CONSULT
WITH THE MUNICIPALITY PRIOR TO SUBMITTING A
PLANNING APPLICATION(S) TO AMEND BY-LAWS PASSED UNDER THE
PLANNING ACT AND TO ESTABLISH
POLICIES RELATED TO CONSENT APPLICATIONS FOR THE CREATION OF NEW
LOTS.**

WHEREAS Pre-consultation between the applicant and the Municipality can help ensure a complete application and provides opportunities for early feedback and information sharing on the proposed concept;

AND WHEREAS Section 22(3.1), 34(10.0), 41(3.1) and 51(16.1) of the Planning Act, R.S.O. 1990, as amended, requires a Municipality to consult with an applicant to amend by-laws passed under the Planning Act;

AND WHEREAS Section 10(2) of the Municipal Act, S.O. 2001, c.25, as amended states that a single tier Municipality may pass By-Laws respecting the governance structure of the Municipality;

AND WHEREAS Council deems it advisable to establish policies related to consent applications within the Township of Strong;

NOW THEREFORE the Council of the Corporation of the Township of Strong hereby enacts as follows:

1. PRE-CONSULTATION

- 1.1 Pre-consultation shall occur prior to the submission of a signed planning application and appropriate fees (non-refundable) as per fee schedule-Schedule A, have been submitted. "As amended by Resolution **2011-096**"
- 1.2 The applicant shall pay all costs associated with regard to processing and completing the application, including costs associated with pre-consultation.
- 1.3 Shall be amended to read: No application for the creation of new lots shall proceed to CAPB prior to pre-consultation. "As amended by Resolution **2011-096**"

2. REQUIREMENT FOR FINALIZATION OF CONSENT APPLICATIONS

- 2.1 The Township of Strong requires a copy of any and all Central Almaguin Planning Board (CAPB) decisions.
- 2.2 The Township of Strong requires two (2) copies of the new survey associated with consent applications for our records.
- 2.3 The Township of Strong may require a "Cash-in-lieu of Parkland" payment, based on the provisions of By-law 2010-023 – fee of \$ 500.00.
- 2.4 The Township of Strong requires that the applicants' property taxes be paid in full to date, prior to granting of consent.
- 2.5 The Township of Strong requires payment of all outstanding accounts and invoices incurred by the Township during the processing of this account.
- 2.6 The Township of Strong requires notification of finalization of all Consent Applications from the CAPB.
- 2.7 Any and other conditions may be so directed to the applicant in writing from the Municipality to the CAPB in addition to the above.
- 2.8 Shall be amended to read:
All conditions stated herein are required to be completed to the satisfaction of the Clerk of the municipality within one (1) year of the decision. Failure to comply or provide

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evidence of complying, terminates the application. "As Amended by Resolution **2011-096**"

3. SCOPE OF BY-LAW

The provisions of this By-law are applicable to all Planning Applications within the Township of Strong.

4. DATE OF PASSAGE

This By-law shall come into force on the day in which it receives the required readings and is passed in open council.

**AS READ A FIRST AND SECOND TIME THIS 22nd DAY OF February 2011
AS READ A THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL THIS 22ND DAY
OF February 2011.**

Mayor, Christine Ellis

Seal

Clerk/Treasurer, Linda Maurer

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SCHEDULE "A"

INITIAL FEE FOR PROCESSING APPLICATION FOR CONSENT/SEVERANCE(non refundable)	\$ 250.00
ADDITIONAL REVIEWS – PER REVIEW	\$ no charge

Amended by Council Resolution this ____ day of _____ 2015.

Mayor Christine Ellis: _____

Clerk/Treasurer: _____