

## **The Township of Cavan Monaghan**

### **By-law No. 2024-67**

#### **Being a by-law to encourage development proponents to consult with the Township of Cavan Monaghan prior to submission of a complete application titled “Pre-consultation By-law”.**

**Whereas** Bill 185, the Cutting Red Tape to Build More Homes Act 2024, removed Council’s ability to pass any by-law that imposes mandatory pre-consultation meetings prior to the submission of a planning application.

**Whereas** authority is granted under 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, to allow municipalities to pass by-laws to permit development proponents to consult with the Municipality prior to the submission of an application made under the Planning Act for an amendment to the Official Plan or Zoning By-law, plans of subdivision, plans of condominium, site plan control or consent.

**And Whereas** Section 8.4 of the Official Plan contains requirements for complete official plan amendment, zoning by-law amendment, minor variance and site plan approval applications.

**And Whereas** the Council of the Township of Cavan Monaghan encourages consultation with the Township prior to the submission of applications made to the Township under the Planning Act and for telecommunication facility projects.

**And Whereas** the Township of Cavan Monaghan has an established process for pre-consultation to inform development proponents of the requirements for a complete application.

**And Whereas** pre-consultation is an important part of the application review and approval process.

**And Whereas** Cavan Monaghan Township believes the pre-consultation process will expedite the review of complete applications.

**Now Therefore** the Council of the Township of Cavan Monaghan hereby enact as follows:

1. That development proponents are encouraged to consult with Township Staff prior to the submission of one or more of the following planning applications:
  - Official Plan Amendment
  - Zoning By-law Amendment
  - Minor Variance

- Draft Plan of Subdivision
  - Draft Plan of Condominium
  - Consent
  - Site Plan
  - Site Plan Amendment
  - Telecommunication Facility
  - Industrial Wind Turbine
2. Minor Applications include consents, minor variances, zoning by-law amendments as part of an approved plan of subdivision, plan of condominium, consent or official plan amendment.
  3. Major applications include any application not defined as a minor application.
  4. The purpose of such pre-consultation meeting is to review the draft development proposal, confirm the type(s) of planning applications required and identify the scope of supporting information or material required by the Township, the County of Peterborough, the local Conservation Authority and/or other affected agencies.
  5. A pre-consultation meeting may include the payment of a fee as per the applicable Cavan Monaghan Township User Fees and Charges By-law.
  6. By-law No. 2023-37 is hereby repealed.
  7. That this By-law shall come into effect on the day of passing by the Township of Cavan Monaghan.

Read a first, second and third time and passed this 16th day of December 2024.

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**Matthew Graham**  
**Mayor**

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**Cindy Page**  
**Clerk**