

# **THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

## **BY-LAW NO. 22-XXX**

Being a By-law to require applicants for Major Zoning By-law Amendment and Major Site Plan Control (major) to attend a pre-consultation meeting with the municipality before submission of their application.

**WHEREAS** Sections 34 (10), 41(3.1), of the Planning Act, R.S.O. 1990, c.P.13 as amended, provide that the Council of the local municipality may, by by-law, require that applicants consult with the municipality prior to submitting applications for a zoning by-law amendment and site plan control approval;

**WHEREAS** Mississippi Mills has a long-established pre-consultation process intended to benefit applicants in determining and fulfilling submission requirements;

**AND WHEREAS** the alterations to the Planning Act, R.S.O. 1990, c.P.13 as amended, make pre-consultation a more important and essential component of the application review and approvals process;

**NOW THEREFORE** the Council of the Corporation of the Mississippi Mills hereby enacts the as follows:

### **1. DEFINITIONS**

**"Municipality"** means the Municipality of Mississippi Mills

**"Pre-Consultation meeting"** means a municipal process for fulfilling the consultation requirements set out in the Planning Act, R.S.O. 1990, c.P.13 as amended, in Sections 34 (10) and 41(3.1).

**"Act"** means the Planning Act, R.S.O. 1990, c.P.13 as amended from time to time.

### **2. SHORT TITLE**

This By-law may be referred to the "Site Plan Control By-law" or "this By-law".

### **3. GEOGRAPHICAL LOCATION**

This By-law shall apply to within the corporate boundaries of the Corporation of the Municipality of Mississippi Mills.

### **4. PRE-CONSULTATION REQUIREMENT**

- a) Prior to the submission of an application for a Major amendment to the Municipality's Zoning By-law, or an application for Major Site Plan Control approval, the applicant shall attend a pre-consultation meeting with municipal staff.
- b) Failure to fulfill the requirement to attend a pre-consultation meeting shall result in the municipality deeming the application incomplete.

## **5. INTERPRETATION**

- a) The requirements of this by-law are in addition to requirements contained in any other applicable by-laws of the Municipality or applicable provincial or federal statutes or regulations; and
- b) This by-law shall not be construed so as to reduce or mitigate any restrictions or regulations lawfully imposed by the Municipality or by any other governing authority having jurisdiction to make such restrictions or regulations.

## **6. EFFECTIVE DATE**

This By-law shall come into force and take effect on July 1, 2022.

**BY-LAW READ**, passed, signed and sealed in open Council this xx day of June 2022.

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Christa Lowry, Mayor

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Jeanne Harfield, Clerk