

**THE CORPORATION OF THE
TOWNSHIP OF EAST GARAFRAXA**

OFFICIAL PLAN

AMENDMENT 9

DRAFT

**AMENDMENT NUMBER 9
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA**

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THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE: The Preamble provides an explanation of Amendment No. 9 to the Official Plan for the Township of East Garafraxa, including purpose, location and background information, but does not form part of this amendment.

PART B – THE AMENDMENT: The Amendment, consisting of text, designates the proposed changes to the Official Plan for the Township of East Garafraxa and constitutes Amendment No. 9.

PART C – THE APPENDICES: The appendices, if included herein, provide related information to the amendment but do not constitute part of this Amendment.

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**AMENDMENT NUMBER 9
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA**

PART A – THE PREAMBLE

1.0 LOCATION

This Amendment applies to the lands of the Township of East Garafraxa in their entirety.

1.1 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to improve the quality of planning application submissions and assist the Township in its ability to process planning applications in a timely manner to enable the Township to provide decisions within the statutory timelines of the Planning Act as amended by the More Homes for Everyone Act, 2022.

1.2 BASIS OF THE AMENDMENT

The More Homes for Everyone Act, 2022 is an Act to amend various statutes with respect to housing, development and related matters. The Act has introduced a number of new planning process requirements in the Planning Act. These include application fee refunds for zoning and site plan applications when no decision is made on such applications within the statutory timelines.

Through a review of the requirements of the Act, it was determined that to implement the directions it is necessary to improve the quality of planning applications and enable the Township to process applications in a more timely manner.

Changes to the Township's policies with respect to pre-application consultation and complete application requirements in Section 9.18 of the Official Plan to reinforce the need for mandatory pre-consultation and establish a more detailed complete application review process will assist in achieving these objectives. Furthermore, due to the complexity of Planning Act applications, it is necessary to allow time for sufficient consideration of each individual application type by Council, staff, agencies and the public. For this reason, applications should not be combined or processed concurrently.

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PART B – THE AMENDMENT

2.0 INTRODUCTION TO THE AMENDMENT

The purpose of this Amendment is to improve the quality of planning application submissions and assist the Township in its ability to process planning applications in a timely manner to enable the Township to provide decisions within the statutory timelines of the Planning Act as amended by the More Homes for Everyone Act, 2022.

2.1 DETAILS OF THE AMENDMENT

The Official Plan of the Township of East Garafraxa is hereby amended as follows:

2.1.1 By amending Section 9.8.1 Pre-Application Consultation as follows:

- i) Adding the word “Mandatory” prior to the title of subsection 9.8.1;
- ii) Deleting the word “are” in Section 9.8.1 a) and replacing it with the phrase “shall be” and adding the following new sentence at the end of the Section:

“Pre-application consultation with the Township, in consultation with the County, appropriate Conservation Authority and other agencies, shall be mandatory, but may be scoped at the Township’s sole discretion.”;
- iii) Re-lettering Subsection 9.8.1 d) as 9.8.1 e) and adding the following as new Subsection 9.8.1 d):

“d) Terms of reference or other criteria shall be established for specific studies or other information or material which have been identified as required for a complete application by the Township in consultation with the County, appropriate Conservation Authority or other agencies. The studies or other information or material will be reviewed and evaluated by the Township, in consultation with the County, appropriate Conservation Authority or other agencies, to ensure that the terms of reference or other criteria have been satisfied prior to the Township making a determination that the application is deemed complete.”;

iv) Deleting Subsection d) ii) and replacing it with the following:

“ii) all other plans, reports, studies, impact assessments or other information identified through the mandatory pre-consultation process by the Township in consultation with the County, appropriate Conservation Authority and other agencies, and the Township has satisfied itself that these materials have been prepared in accordance with terms of reference or other criteria identified by the Town through the pre-consultation process.”

v) Adding a new subsection f) to Section 9.8.1 as follows:

“f) Only one application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, or site plan control shall be deemed complete if applications are submitted concurrently. Each application type will only be processed in sequential order by the Township to provide sufficient time to review the individual application, unless determined otherwise at the Township’s sole discretion.”

2.1.2 By amending Section 9.8.2 Complete Application Requirements by:

i) Adding the following new sentence after the first sentence in subsection g):

“Fees required by the Township and other agencies shall include fees for mandatory pre-application consultation. Such fees shall include any costs for outside consultants retained by the Township to review the information and materials submitted to establish that the information and materials have been prepared in accordance with terms of reference or other criteria identified by the Township in consultation with the County, appropriate Conservation Authority and other agencies through the pre-consultation process.”

2.2 IMPLEMENTATION

Section 9 “Implementation” of the Official Plan Shall apply to the implementation of this Amendment.

2.3 INTERPRETATION

The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Plan shall apply with respect to this Amendment.

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