

Recommended Official Plan Amendment 641

Plain text represents existing content.

Bold, underlined text represents proposed additions.

~~Strikethrough text~~ represents proposed deletions.

5.5 The Planning Process (Explanatory Text)

The Planning Act encourages public involvement in the planning process and enables Council to require an applicant to provide, at the time a planning application is made, information Council determines is needed to make an informed decision. Regulations under the *Planning Act* **and the City of Toronto Act** prescribe ~~minimum complete~~ application requirements. The Act **legislation** also enables a municipality to identify ~~additional~~ requirements, beyond the ~~those~~ prescribed ~~minimum~~, by having complete application policies in the Official Plan. **The prescribed requirements of the Planning Act and the City of Toronto Act, in addition to the Official Plan requirements, form the City's minimum application requirements.** Council may refuse to accept or further consider a planning application until all such materials have been received.

Applicants are required to attend a pre-application consultation meeting with City staff prior to ~~formal~~ submission of a planning application. Applicants are also encouraged, but not required, to consult with the Ward Councillor and local community prior to ~~formal~~ submission of a planning application.

Following **the submission of a** ~~receipt of a complete~~ planning application, Council will determine whether the City is satisfied with pre-application community consultation, in particular any pre-application community meeting(s) held in accordance with City standards, and whether one or more subsequent community meetings will be required under the provisions of Policy 5.5.1(c)(ii).

In accordance with the *City of Toronto Act*, Council may delegate by by-law its duty to notify applicants **whether their submission is complete or incomplete.** ~~as to the completeness of planning applications.~~

The City will make materials related to a complete application ~~The application materials and related documents will be made available to the public in accordance with the requirements of the *Planning Act* and the provisions of this Plan.~~

Policies

2. Mandatory Pre-Application Consultation and Complete Applications

A pre-application consultation meeting with City staff shall be required prior to the submission of an application for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Control Approval, in accordance with the pre-application consultation by-law pursuant to the *Planning Act* and the *City of Toronto Act*.

Applications to amend the Official Plan, to amend the Zoning By-law and applications for Plan of Subdivision, **Site Plan Control Approval**, Plan of Condominium or Consent to Sever will comply with the **City's minimum application requirements. For all lands in the City of Toronto, the Official Plan requirements are identified in Schedule 3 of the Official Plan and Chapters 2 to 4 of the Official Plan. For specified lands, additional Official Plan requirements may also be contained within applicable Secondary Plans and Site and Area Specific Policies.** ~~statutory complete application submission requirements of the *Planning Act*, and the requirements identified in Schedule 3.~~

~~In addition, applications for Site Plan Control Approval should satisfy the submission requirements identified in Schedule 3.~~

Second Sidebar in 5.5

"Minimum application requirements" refers to all requirements of the *Planning Act*, the *City of Toronto Act* and the City of Toronto's Official Plan. Application requirements will be discussed during a mandatory pre-application consultation meeting. When seeking development approvals from the City, applicants should refer to the City of Toronto Development Guide which outlines the City's development review process.

~~Schedule 3 outlines the City requirements for complete applications. When seeking development approvals from the City, applicants should also refer to "Building Toronto Together – A Development Guide" which outlines the City's development review processes. In addition to the requirements of the *City of Toronto Act*, *Planning Act* and/or Regulations, the City may require additional information to properly evaluate an application. Complete application requirements may be discussed during pre-application consultation.~~

Schedule 3 APPLICATION REQUIREMENTS (Title)

APPLICATION REQUIREMENTS

The part entitled "APPLICATION REQUIREMENTS" above the words "Requirements of the City of Toronto Act, Planning Act and/or Regulations" is amended to include the symbol "●" under the heading "Site Plan Control Approval".

~~Additional Requirements of the Official Plan~~

~~In addition to the prescribed requirements of the *Planning Act* and the **City of Toronto Act**, the following non-prescribed information will also be required to evaluate a planning application, unless it is determined that certain studies, plans, drawings and reports are not applicable.~~

~~**the provision** Provision of the additional information **and material** indicated under the Official Plan, Zoning By-law, Plan of Subdivision, **Site Plan Control Approval**, Plan of Condominium and Consent to Sever headings is **required** ~~mandatory~~ under the~~

Planning Act, **the City of Toronto Act** and this Official Plan, **unless it is determined that certain studies, plans, drawings and reports are not applicable.**

~~Provision of the additional information indicated under the Site Plan Control Approval heading is not mandatory but may be requested by the City in order to enable a site plan control application to be evaluated.~~

ADDITIONAL REQUIREMENTS OF THE OFFICIAL PLAN