

City of Mississauga
Corporate Report



<p>Date: March 24, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: CD.21-SIT</p>
	<p>Meeting date: April 17, 2023</p>

Subject

RECOMMENDATION REPORT (ALL WARDS)

Proposed Amendments to Mandatory Pre-Application Meetings By-law 0128-0008

File: CD.21-SIT

Recommendation

That the proposed updates to the Mandatory Pre-Application Meetings By-law 0128-2008 contained in the report dated March 24, 2023 from the Commissioner of Planning and Building be approved, and that implementing by-law be brought to a future City Council meeting.

Background

Bill 109, *More Homes for Everyone Act, 2022*, received Royal Assent on April 14, 2022. Bill 109 made a number of significant changes to legislation including the *Planning Act*. Some changes to the Act included: requiring that municipalities respond to the completeness of an application for site plan approval and requiring that some or all of the application fees paid by developers are to be refunded if a municipality fails to approve a site plan or make a decision on a rezoning and/or official plan amendment within the Provincially stipulated timeframe.

On June 20, 2022, City Council adopted the report "Proposed Amendments to Mississauga Official Plan, Site Plan Control By-law and Mandatory Pre-Application Meetings By-law". This report identified amendments required to Mississauga Official Plan, the Site Plan Control By-law and the Mandatory Pre-Application Meetings By-law to comply with certain provisions in Bill 109.

On December 7, 2022, City Council adopted the report "Bill 109 Development Application Review Project". This report recommended procedural changes to the City's development application review process in order to operationalize Bill 109. The report identified the need for more upfront consultation with various provincial ministries, conservation authorities, utilities and

other approval bodies. The report also highlighted the importance of identifying and ensuring that all required material is submitted in order to receive a complete application for review. The report recommended process changes to address these items and the new process is being implemented.

The purpose of this report is to identify required clarifications to the Mandatory Pre-Application Meetings By-law resulting from the *Bill 109* Development Application Review Project.

Comments

The *Planning Act* allows for pre-application consultation to occur before a complete development application is submitted. The City has held these meetings as part of the application process for over 25 years and a by-law was passed in 2008 to require mandatory pre-application meetings.

The *Bill 109* Development Application Review report outlined changes to the site plan, official plan amendment and rezoning processes. The changes to the process are being implemented as a pilot project. The process will include two pre-application consultation meetings for site plan and official plan amendment/rezoning applications. This additional upfront consultation will serve to identify preliminary issues; indicate all material required to submit a complete application; clarify and scope terms of reference if required; and ensure that the studies, drawings and supporting materials are prepared according to the required terms of reference.

The current regulations of the by-law allow for additional pre-application meetings to be held if requested. The proposed amendments are recommended to establish clarity and to facilitate the new process so that two pre-application meetings can be identified as a requirement and held when necessary.

Engagement and Consultation

No community or public meetings are required under the provisions of the *Planning Act* for amendments to the Mandatory Pre-Application Meetings By-law.

Financial Impact

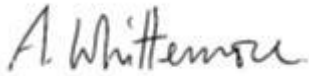
All fees paid by developers are strictly governed by legislation, regulation and City by-laws. These include those due to the City of Mississauga as well as any other external agency. By-law 0244-222 establishes fees for pre-application meetings. These fees will be re-evaluated as the city refines its development application process through the pilot project.

Conclusion

It is recommended that the above noted changes be made to the Mandatory Pre-Application Meetings By-law 0128-2008 in order to clarify the application process as it is piloted by the City in response to Bill 109.

Attachments

Appendix 1: Proposed Amendments to the Mandatory Pre-Application Meetings By-law



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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