

The Municipality recognises that the provisions of the Planning Act require it to take action on a development application within a prescribed period of time, subject to the application being complete and adequate information about the proposal being available to the public and the Municipality so that informed decisions can be made.

The Municipality encourages pre-submission consultation on applications to be processed under the Planning Act.

9.6.3 Public Education

Council may undertake a program of planning education for all the residents of the Municipality whenever opportunities may arise and shall be satisfied that an adequate level of public understanding of the Plan exists at the time of formal approval and with any future amendments to the Plan, as they arise.

9.6.4 Pre-Application Consultation

If a person or public body files an application to amend the Official Plan or Zoning By-law or files an application for approval of a draft plan of subdivision/condominium, consent or minor variance, the person or public body shall consult with the Municipality prior to submitting a formal application, to among other things determine the information required in support of the application, as set out in Section 9.24 of this Plan and in accordance with Section 22. (3.1) of the Planning Act.

9.6.5 First Nation

The Municipality shall notify the Band Council of the First Nation of a complete application for Official Plan or Zoning By-law amendment, minor variance, or land division (subdivision, condominium or consent) which is proposed within the Municipality. The Municipality may notify the First Nation of an application that has been received for pre-application consultation.

Upon the request of the First Nation, the Municipality will provide the First Nation with copies of any supporting studies or documentation submitted in support of an application. Requests for supporting studies or documentation are more likely for applications such as a large-scale plan of subdivision or a change of use. The Municipality may require proponents to provide additional copies of supporting studies or documentation for the purpose of circulation to the First Nation.

9.7 DEVELOPMENT APPLICATIONS

The policies of this Plan require that certain types of development be permitted only by an amendment to this Plan. This will permit a comprehensive, consistent and thorough review of the suitability of such development throughout the Municipality.