



Corporation of the Municipality of Temagami

Memo No.  
2020-M-144

Memorandum to Council

**Subject:** Pre-consultation

**Agenda Date:** October 29, 2020

**Attachments for  
Information:**

**RECOMMENDATION**

BE IT RESOLVED THAT Council clarify that pre-consultation costs be incurred by the benefitting landowner.

**INFORMATION**

Pre-consultation is required under the *Planning Act* prior to any submission of an application. The pre-consultation processes provides the applicant, with a clear understanding of what the Municipality requires, as part of, any complete application.

The role of Staff is to generally protect the interest of the Municipality, and ensure that the proposed development on municipal lands conforms to all provincial policies, meets the intent of official plans & zoning by-laws. Furthermore, pre-consultation will provide the applicant with the knowledge of any required studies i.e. archaeological assessments, environmental impact study, hydrogeological assessment etc.

The pre-consultation process can also inform the Planning and Building Departments on the merits of an application, and or if the application is required. Planning consultant costs for pre-consultation still incur whether the application moves forward or is deemed unnecessary.

Recently we had one pre-consultation where the result was the Planner advising that there was no need to proceed with the application. In other cases, it may be the option of the property owner not to proceed beyond the pre-consultation phase. To ensure consistency, the cost of the pre-consultation in these instances should be borne by the property owner.

Consistency is maintained as the cost for pre-consultation is borne by the property owner both when the planning process proceeds to the application point and also when it does not.

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