



Department of Corporate Services
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**THE CORPORATION OF THE
TOWN OF NIAGARA-ON-THE-LAKE
OFFICE OF THE TOWN CLERK**

WHEREAS under the *Planning Act* (through Bill 109) municipalities are required to refund application fees to developers if plans are not approved within a set timeframe; and

WHEREAS meeting the mandatory timeframes can be challenging; and

WHEREAS other municipalities have imposed mandatory pre-application meetings that include provisions such as checklists, fees and public hearings prior to the submission of a complete application to start the mandatory timeframe;

THEREFORE BE IT RESOLVED that Staff investigate opportunities for efficiencies such as imposing a mandatory pre-application meeting before the official timeframe process starts, to address the tight deadlines and improve the application process; and

BE IT FURTHER RESOLVED that Staff report back to Council in April 2024 with recommendations to improve the development application process.