

Examples of Differences Zoning versus CPP Systems

Item	Zoning By-law System	CPP By-law System
Land Use	Regulates the use of the land and establishes permitted uses and development standards on a site-by-site basis for the entire municipality.	Regulates the use of the land and establishes permitted uses and development standards on a site-by-site basis for the entire municipality.
Permitted Uses and Variations	Establishes permitted uses only. Variations require a Zoning By-law Amendment (ZBA) or Minor Variance.	Establishes permitted uses, discretionary uses and variations that will be considered.
Approvals	Zoning Amendments are approved by Council, Minor Variances are approved by Committee of Adjustment, Site Plan Approval delegated to staff.	CPP By-law could include 3 or more classes of approvals: e.g. Class 1 delegated to staff, Class 2 to a Planning Advisory Committee & Class 3 to Council.
Urban Design	Typically included in urban design guidelines and implemented through the SPA phase – NOTL has no UD guidelines & UD reviews currently suspended by council.	Ability to define precinct areas and specific urban design requirements in the bylaw itself to improve transparency and achievement of established objectives.
Development Approvals Process	Separate processes for Minor Variance, ZBA and SPA. Additional processes in place for site alternation permit, tree removal permit, and other relevant permits.	Combines Minor Variances, Zoning Amendments and Site Plan Agreements into a single development application and can cover off need for a site alternation permit and tree removal permit.
Public Consultation	Requires mandatory public meetings as part of a Minor Variance and Zoning Amendment. SPC does not include public consultation.	Does not require mandatory public meetings as part of a development application under a CPP By-law.
Appeal Rights	Current appeal process allows third party public appeals 20 days after date of decision on Minor Variance, 20 days after giving notice of decision on ZBA, and 30 days after no decision has been made on a SPA.	Only the applicant has the right to appeal a decision on a CPP application to OLT. The applicant can also appeal if no decision has been made within 45 days.
Approval Timeline	Approximately 3 to 6 months for a ZBA, approximately 2 to 4 months for a Minor Variance and 2 months to 2 years for a major site plan application. 90 Days mandated by province after the application is deemed “complete”.	Approval timeline of 45 days.