CPPS & Environmental Protection

The CPPS can be used to protect environmental features such as **shoreline areas, as well as conditions relating to ongoing environmental monitoring.**

Under the CPPS, the definition of **"development" includes site alteration (for example, grading changes) and vegetation removal (for example, tree cutting).**

This allows municipalities to address matters such as:

- **protecting and preserving existing natural vegetation**
- **placing of fill (for example, excess soil from another site)**

Example: Environmental protection

The Town of Lake of Bays uses a CPPS to protect lands in waterfront areas and to maintain an appropriate balance between natural shorelines and physical structures.

The system **sets out the permitted uses, buildings and structures along shorelines while focusing on maintaining or restoring vegetation and natural vegetative buffers, such as shrubs and trees.**

The system also **outlines appropriate methods regarding changes to an area of land to protect the Township's natural heritage system, features and their ecological function.**

Where do environmental protections/assessments fit in CPPS process?

Pre-submission/Early Planning: Environmental constraints analyses should begin early in the process, ideally before the development layout is finalized, to avoid negative impacts on the natural environment.

Submission Requirement: When a permit application is submitted, it must often include an Environmental Impact Study (EIS) if the property is in a sensitive area (e.g., waterfront, woodlands).

Permit Conditions: The final Community Planning Permit often includes conditions related to environmental protection, such as monitoring, mitigation measures, and tree preservation.

Municipal Class EA Integration: For infrastructure projects, the Class EA process (which governs public sector projects) can be coordinated with the Planning Act approvals, including the CPPS, to streamline the overall process

Key Aspects of Environmental Integration:

Focus on Impact Avoidance: The EIS acts as a planning tool to design the development in a way that avoids negative impacts and enhances the natural environment.

Site Alteration Control: The CPPS definition of "development" often includes site alterations (grading changes) and tree cutting, allowing for stricter regulation of environmental impacts.

Streamlined Reviews: Although environmental studies are required, the CPPS aims to reduce "red tape" by making the approval process faster and more efficient.