

Community Planning Permit System By-law

Must conform to all objectives, facets details & discretionary policies specifically included within the accepted Municipal Official Plan

Always includes:

- ◆ Allowable and prohibited land use requirements
- ◆ Development standards (MIN/MAX Density; Height; Set-backs; Parking requirements; Lot coverage; etc.)

Examples of Optional By-law Inclusions:

Criteria & conditions for development application approvals (in accordance with OP) NOT encompassed by approved Zoning and/or, what is not applicable/ acceptable for approving a by-law amendment.

Formalized acceptable parameters for staff discretion when reviewing/ negotiating a development permit application vis-a-vis variations from the established set standard.

Guidelines for development Parkland Provisions as per Section 42 of the Provincial Planning Act & PPS.

Provisions for Community facilities/services and/or parkland (beyond the Section 42 requirements) - all relative to negotiated exchange for increased density and/or height increases in any form of development.

Mixed-of-use requirements (inc. minimum affordable housing percentage) in direct support of OP objectives.

Required sustainability inclusions (e.g. permeable pavement, mini-forests, transportation facilities, green roofs and etc.).

Urban Design requirements which typically include exterior design elements in accordance with provisions in the OP regarding community character, scale, appearance, design features and etc.

Protection of natural heritage features including, but not limited to, shoreline, top of bank set-back provisions, buffer & boundary provisions, etc. Can define limits of development vis-à-vis associated building permit(s).

Coordination of development build-out with the provision of infrastructure service delivery which may include conditions relative to both municipal and developer required investments there-to.

Required timeline for development build-out; i.e. development permit contains an expiration date in order to limit sector speculation in favour of actual building starts.

Invariably, the reports relative to CPPS adoption observe that the OP policies must be reviewed and updated to support the CPPS by-law. Also, it is strongly suggested, during the review/update process and subsequent formalization of the CPPS by-law, that: (a) the municipality work in partnership with the development community and public during the authoring of the by-law to ensure community building interests are met; (b) specific emphasis be placed on the input - derived from (a) - relative to the structure of included CPPS conditions to ensure that community facilities, services and et al are commensurate with and support acceptable growth without precluding development from occurring in accordance with Provincial mandates.