Saugeen Shores

Nodes and Corridor Study + Community Planning Permit System Implementation

Briefing Note 1:
What is a CPPS?



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The Town of Saugeen Shores is undertaking a Nodes and Corridors Study and Community Planning Permit System (CPPS) to guide future growth and support a broader mix of housing options.

The Nodes and Corridors Study will identify areas within the Town that are appropriate for growth through intensification (i.e. redevelopment or infill with higher density forms of housing) to increase housing supply and variety. The CPPS will be developed to provide a set of regulations that will guide growth, replacing the Zoning By-law in these specific areas.

The following pages present a primer on how the planning system works, what a CPPS is and how it will change the development approval process.

Planning 101 – Planning System Components

Existing

Legislation

The Planning Act is legislation that outlines how the planning system will work in Ontario and the powers that municipalities have to guide growth and development.

Policy

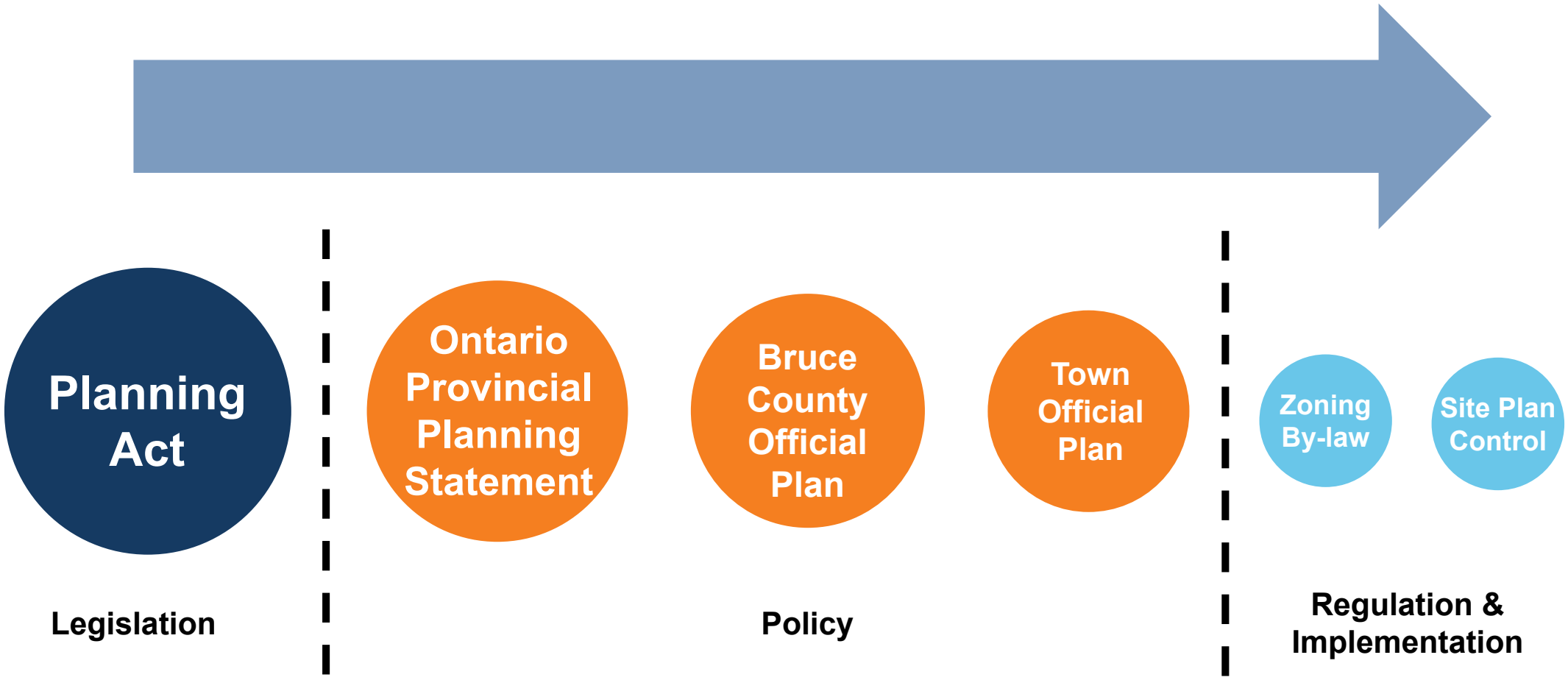
There is a hierarchy of policy documents – Provincial, County, Town – that sets the vision for growth and development and describes what it will look like in practice. These policy documents provide direction at different scales and levels of detail. The **Official Plan** for the Town of Saugeen Shores must be consistent with the **Provincial Planning Statement** and the **Bruce County Official Plan**.

Regulation and Implementation

In the existing system, the **Zoning By-law** lays out the regulations that implement the Official Plan. Zoning controls how land can be used and developed. It details permitted land uses, building height, density and other requirements and restrictions (e.g. parking, setbacks).

Site Plan Control is a review of proposed development to ensure projects comply with municipal by-laws and other relevant policies. It focuses on the detailed design and implementation of developments, ensuring they are safe and functional.

Planning 101 - Existing



How does the existing system work in practice?

The existing development review process works differently depending on the features of a proposed development:

- If a proposed development meets all the regulations of the Zoning By-law and is not subject to Site Plan Control (e.g. is for less than ten residential units), it can be built as-of-right subject to obtaining a building permit.
- If a proposed development meets all the regulations of the Zoning By-law and is subject to Site Plan Control, the proponent needs to submit a site plan application. If approved, the result of this application will be a site plan agreement which grants approval subject to conditions.
- If a proposed development does not meet the regulations of the Zoning By-law, the proponent can either:
    - In cases where the requested change meets the test for a Minor Variance established in the Planning Act, make an application to the Committee of Adjustment, a quasi-judicial body established by the Town; or
    - In cases where the requested change is more significant than a Minor Variances, make an application for a Zoning By-law Amendment to the Town, a decision on which will be made by Council.

In both instances, after the application is approved, then a site plan application can be made.

How does the existing system work in practice?

Applications for a Minor Variance or Zoning By-law Amendment are public processes, which include opportunities for members of the community and other interested parties to learn about the application and make comments.

Decisions can be appealed to the Ontario Land Tribunal (OLT) by the applicant, and a limited set of other parties. Applicants can also appeal non-decisions to the OLT (90 days after a complete application is made for a Zoning By-law Amendment; 60 days after a complete application is made for Site Plan Control)

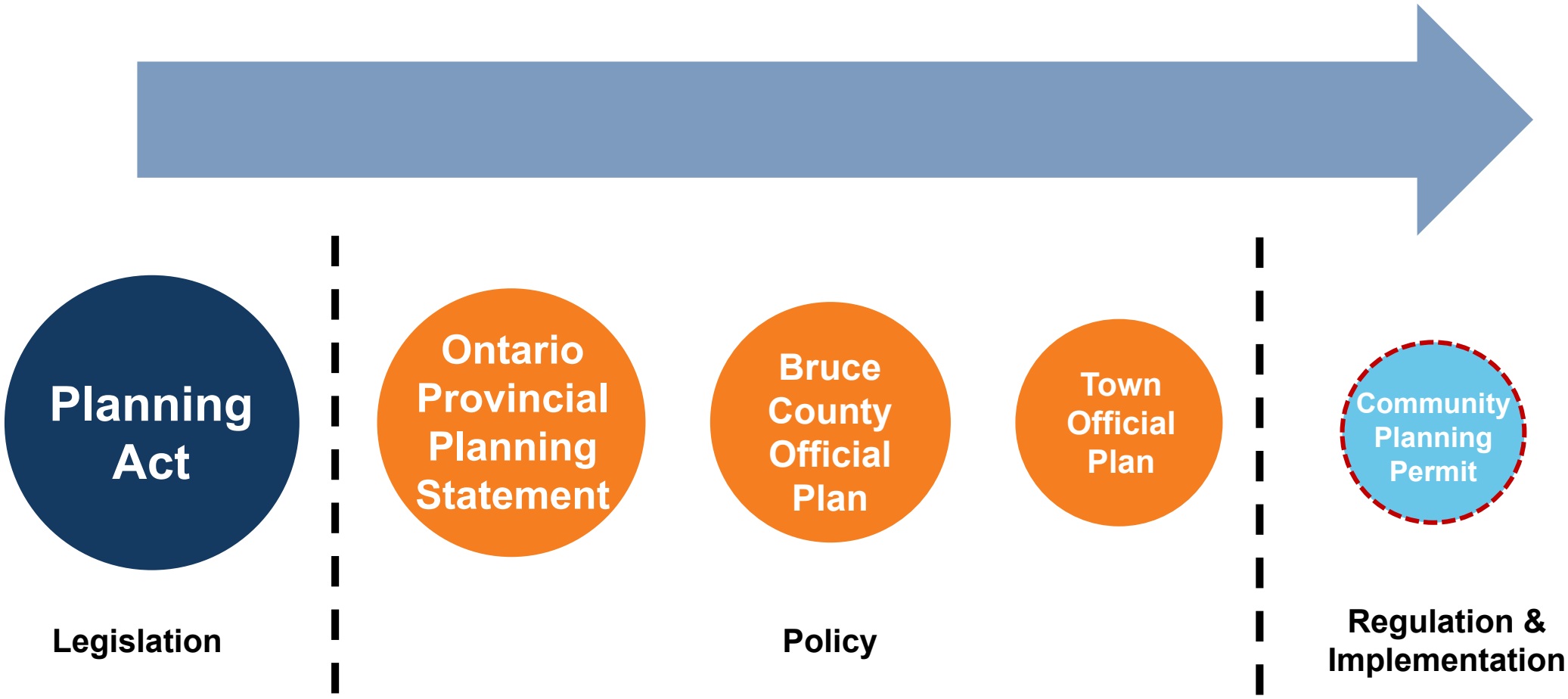
What is a Community Planning Permit System?

The Community Planning Permit System (CPPS) is a land use planning tool that replaces Zoning and Site Plan Control through the creation of a Community Planning Permit (CPP) By-law.

It replaces a multi-step development application process (Zoning By-law Amendments, Minor Variances and Site Plan Applications) into one single application and approval process.

The timeline for a decision established by the Planning Act for an application under a CPPS is 45 days, substantially shorter than the multi-step application process of the existing system (except in cases where a development is permitted as-of-right with no requirement for Site Plan Control).

Planning 101 - CPPS



Key differences between a Zoning By-law and a CPP By-law

A Zoning By-law includes a set of fixed regulations.

- These regulations may be altered through a Minor Variance or Zoning By-law Amendment, based on principles of good planning, whether the proposed development meets the intent of planning policy and other tests.

A CPP By-law can include a set of regulations with a greater deal of variability and flexibility.

- It can include classes of development with different standards and different processes for approval. For example, one class could be where the use is permitted and all development standards are met, another could include discretionary uses or a set degree of variation from the standard if particular criteria are met, another could represent a development that exceeds the set degree of variation and is required to meet a set of qualitative standards.

- Once approved, for a period of 5 years, a CPP By-law can only be amended by a resolution of Council. The initial CPP by-law can be appealed to the OLT. Thereafter, decisions can be appealed to the OLT only by the applicant.

Key differences between a Zoning By-law and a CPP By-law

Development applications requiring changes to the Zoning By-law are subject to public notice and public decision-making processes

- Under a Zoning By-law, applications for a Minor Variance and Zoning By-law Amendment are subject to public processes, either at the Committee of Adjustment or at Council.

Changes to the CPP By-law are generally not part of the development application process

- Under a CPP By-law, because the degree of variation has already been established through public consultation at the time the By-law is created, decisions on many applications may be delegated to staff and not be subject to a public process. The CPP By-law may identify certain classes of development to be subject to a public process and a decision by Council.