

Key terms

Community Planning Permit System

A Community Planning Permit System (CPPS) is a land use planning tool available to municipalities in Ontario. Formerly known as the Development Permit System (DPS), a CPPS provides an alternative to the typical planning approval process. A CPPS may be applied to select areas of the city or may be applied city-wide. The current project is to create a CPPS that would apply to the Downtown (Area A) and Stone Road / Edinburgh Road (Area B) lands.

A CPPS replaces the existing zoning by-law on these lands with a new Community Planning Permit By-law, and combined the existing zoning by-law amendment, minor variances, and site plan approval processes. A Community Planning Permit By-law is similar to a municipal zoning by-law in that it sets the rules and regulations for development, however it is a more flexible system, and can apply to a broader scope of review and support local objectives, such as affordable housing, promoting high quality sustainable design and environmental protection of natural heritage features?

Zoning By-Law Amendment

Developments must follow the current Zoning By-laws, which set rules for how land can be used and what can be built on it. If a proposed development doesn't fit these rules, a change to the Zoning By-law is needed, which is referred to as a Zoning By-law Amendment and approved by City Council. If a person or group spoke at a public meeting or sent in written comments about the change before it was decided, they can appeal the decision to the Ontario Land Tribunal (OLT).

Minor Variance

A Minor Variance lets a property owner make a small change to the Zoning By-law rules so they can use or build on the land in a way that does not fully align with the rules but follows their general intent. To get a Minor Variance approved, four conditions must be met according to Section 45(1) of the *Planning Act*:

1. Minor in nature;
2. Is desirable for the appropriate development and use of the land;
3. Conforms to the general intent of the Official Plan; and
4. Conforms to the general intent of the Zoning By-law.

The City's Committee of Adjustment reviews requests for Minor Variances. Decisions can be appealed to the Ontario Land Tribunal (OLT) by applicants, municipalities, and certain agencies.

Site Plan Control

Site Plan Control is a tool used to manage and review the design and layout of new developments or significant changes to existing developments. It ensures that the proposed construction meets specific standards and fits well with the surrounding environment. A Site Plan Amendment refers to changes or modifications to an already approved Site Plan. This may be necessary due to various reasons, such as changes in design, project scope, or unforeseen site conditions. The amendment process ensures that any alterations still comply with municipal standards and do not negatively impact the surrounding area.