

The Myths & Reality of the COMMUNITY PLANNING PERMIT SYSTEM

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WHO AM I?

Stefan Szczerbak

- MCIP, RPP
- Bracebridge (From Oakville/Burlington)

Experience

- Planner - Credit Valley Conservation
- Manager of Planning - DMM & Twp. Lake of Bays
- Contract Planner – Innisfil
- Senior Planner - Planscape Inc.



- Senior Planner - Planscape Inc.
- 50% Municipal - 50% Private
- CPPS – Niagara on the Lake OP

FLEXIBLE PLANNING

Natural Features



Natural/Agr. Systems

- Significant Woodlands
- Significant Wetlands (Coastal)
- Fish Habitat
- Significant Woodlands
- Significant Valleylands
- Endangered & Threatened Species - BATS
- ANSI's

ADJACENT LANDS

- Features & Areas
- Linkages
- Hydrologic Functions



Land Protection

- Downtown
- Employment Lands
- Attainable Housing

AGENCY COORDINATION



Niagara Escarpment Commission
An agency of the Government of Ontario



What is the Community Planning Permit System?

- Optional land use planning tool available for municipalities.
 - Streamlining: Combines zoning, minor variance and site plan into one approval process.
 - Flexibility: allows for discretionary uses, subject to *identified* criteria; allows for variations from development standards, within *specified* limits
 - Conditions of Approval: Municipalities have the ability to impose a range of conditions on the issuance of a development permit
 - **Predictable.**
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COMMUNITY PLANNING PERMIT SYSTEM

TRADITIONAL PLANNING



CPPS



WHY LAKE OF BAYS?



CORE COMMUNITY VALUES ENSHRINED THROUGHOUT OFFICIAL PLAN

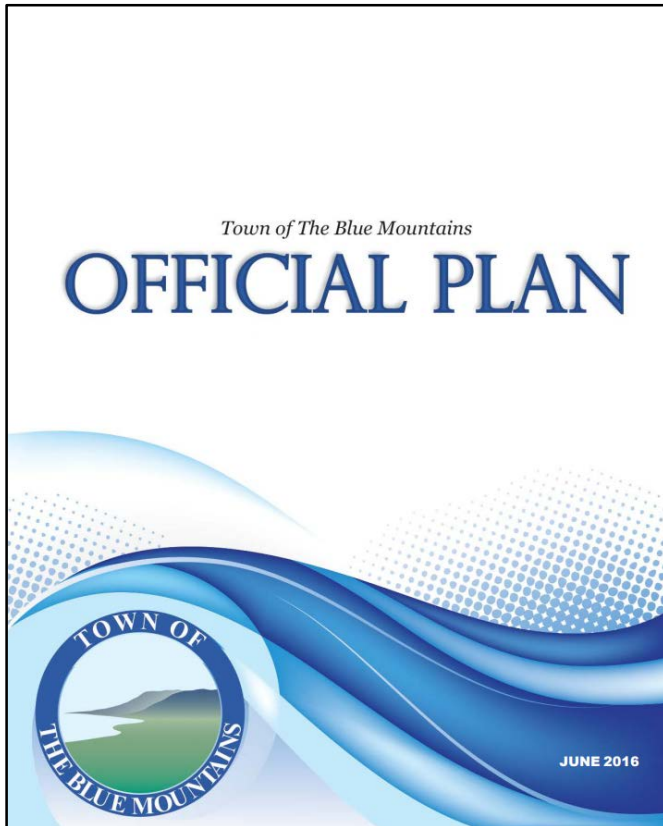
- preserving the natural environment and resources
 - maintaining the Township's rural and small town character
 - managed and thoughtful growth and development
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- Cottage Country – Lot configurations, shorelines, watercourses, wetlands, rock faces, lack of soil, etc.
 - Strong sense of “Character”.
 - Good working relationship b/w Upper and Lower Tier Gov'ts.
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WHY INNISFIL?



- Comprehensive **PREDICTABLE** policies/provisions
 - Protection of the Environment
 - **FLEXIBILITY**
 - **STREAMLINED** Approvals
 - Scoped LPAT Appeals
1. Only applies to the waterfront community.
 2. Easier process for well planned and ecologically sound development adjacent to Lake Simcoe.
 3. Development follow the desires of residents, while recognizing the environmental significance of the lake to the surrounding area.
 4. Protect people and property from the natural hazards due to shoreline development and construction methods and techniques.
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OP POLICIES & CPPS BY-LAW



OP policies can simply enable the creation of the By-law at a later date. OP policies should allow CPPS to apply to entire municipality and specific areas (agri., waterfront, downtown, etc.)

Build on Community/Grassroots support. Engage, Lake/Neighbourhood Associations, Chamber, Province, etc.)

MOU or Other Agreement

- Mapping, Legal
- Provincial, Consultants

Appeals are/were site-specific – No fundamental concerns.

IMPLEMENTATION

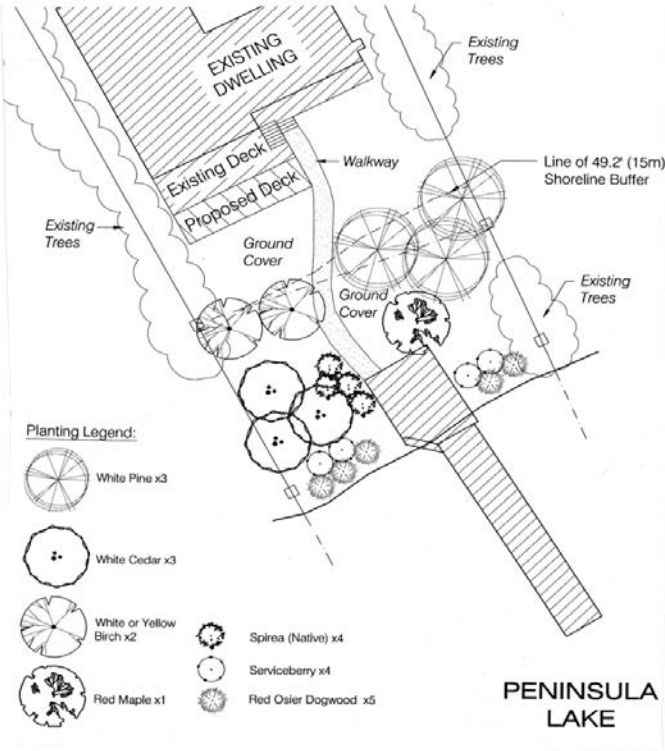
BUMPY – Fear of the Unknown

2-3 years later...

Timing for Approvals ↓
Number of Applications ↑

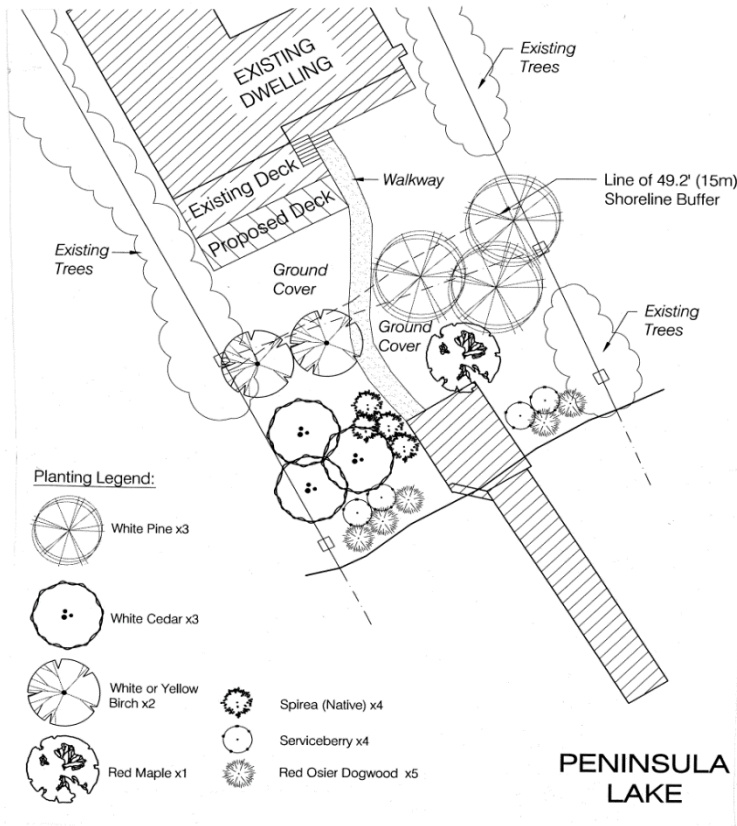


Report Card - Average Timeline Comparisons



| TYPE | TIME | CPPS |
|---------------------------|------------|------------------------------------------|
| TRADITIONAL Zoning & S.P. | 4.5 months | 2 months Council Delegation |
| TRADITIONAL M.V. & S.P. | 2-3 months | 1 month Staff Delegation |

LESSONS LEARNED



Municipal – Wide Enabling OP Policies

“Phased By-law” by neighbourhood/feature

Same Time and \$ to update ZBL

Two LU By-laws - Confusing

Pay Attention to Current Approvals - Wording

THANK YOU!



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