Protecting our lakes and shorelines while simplifying the planning approvals process: The Community Planning Permit System (CPPS)

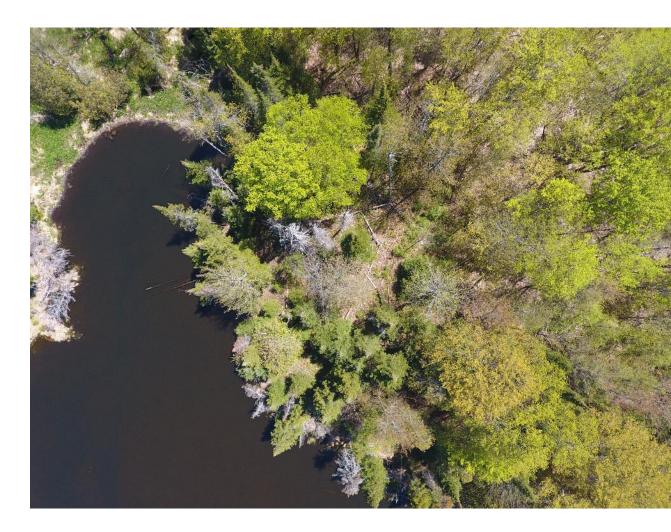
Delivered by:

Dmitry Kurylovich, Senior Planner/Project Manager, County of Frontenac

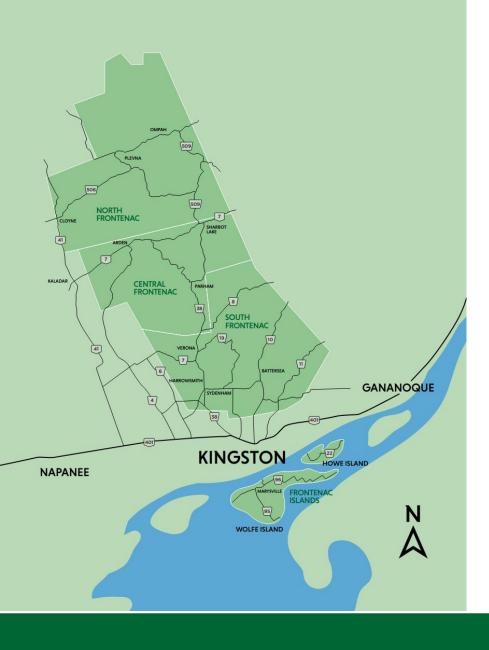


Presentation Outline - Topics of Discussion

- 1. What is a Community Planning Permit System (CPPS), and how does it work?
- 2. Why is this being considered for waterfront development in Frontenac?
- 3. How could a CPPS make the development review process better while at the same time protecting Frontenac's most important assets lakes and shorelines?







Frontenac County

- Predominantly rural landscape with small, scattered settlement areas
- 685 named lakes with Wolfe, Howe and Simcoe Islands forming part of the 1000 Islands
- Population of 30,000 permanent residents
- High proportion of seasonal residents
- 4 lower-tier Townships
- 90% tax base is residential
- Limited population growth



What is the CPPS?

The CPPS

- Is a development permit system that replaces the Zoning By-law within a specific geographic area.
- Consolidates a number of different types of municipal approvals into one single permit system.
- Can fill existing gaps in the current development review process such as consideration of vegetation along the shoreline.
- Provides a more predictable and streamlined development review process.



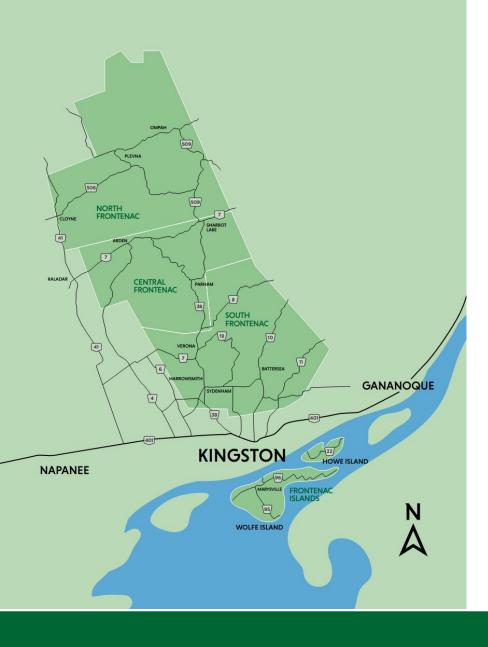
Research and Background Work

How do we improve development outcomes along the shoreline to better align with policies?

- Queen's Study –
 December 2019
- Planning Best Practices







Project Overview

- All four Townships partnered to create a CPPS By-law Template in 2023
- Planscape awarded contract to draft the Template.
- The Template will strengthen our unified approach to lake protection and management of development along the shoreline
- The Template will be customized by each Township to address local-level issues.



Why are we here?

The Community Planning Permit System provides us with an opportunity to improve how development is reviewed for two main purposes.

- 1. Protect our lakes and shorelines.
- 2. Create a more flexible and streamlined development review system.





What is development?

Development exists on a spectrum.

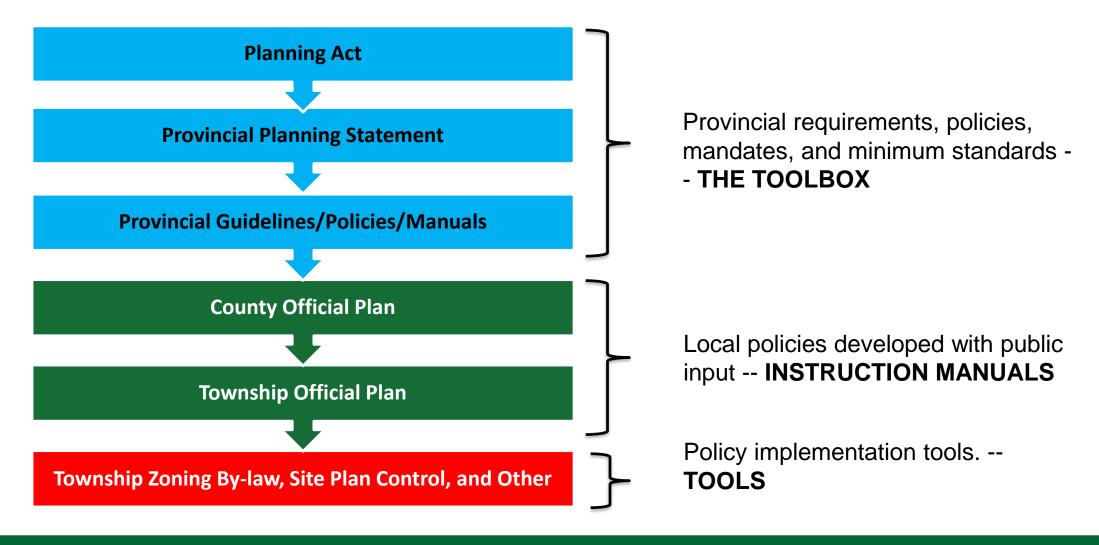
It includes any type of construction or site alteration activities that takes place on a property.

Development means anything from small deck addition to full scale property redevelopment that includes tear downs and rebuilds.



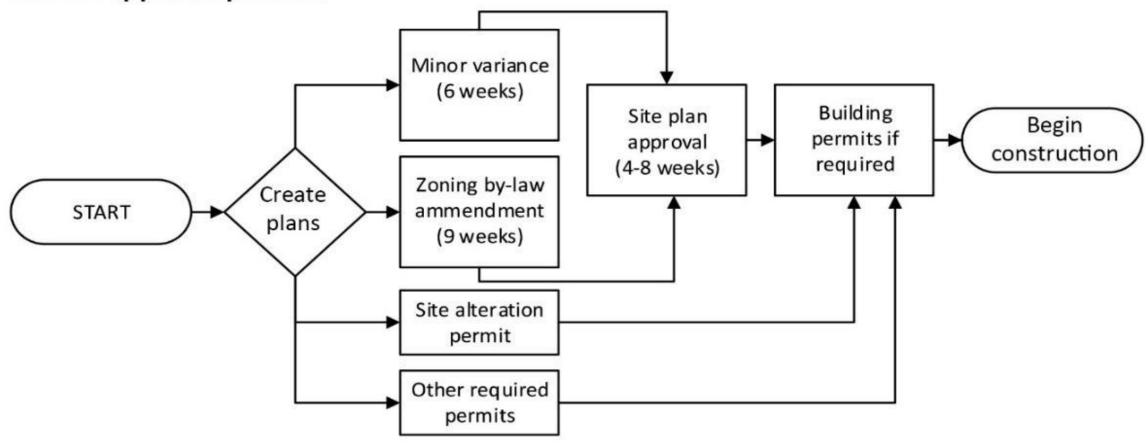


Current Planning / Development Review Framework



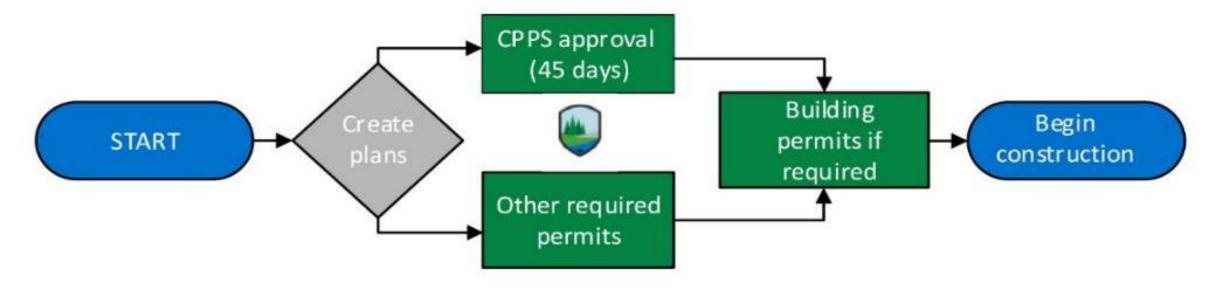


Current approval process:

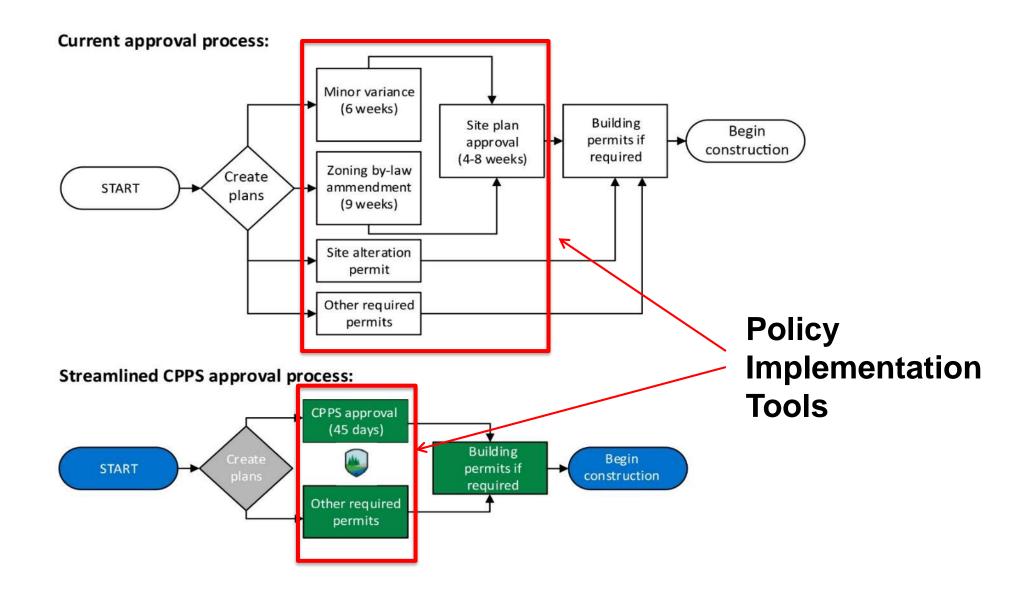




Streamlined CPPS approval process:









Issues with current development review process

- Shoreline vegetation removal and alteration may be protected by the Zoning By-law but difficult to enforce/manage outside of a Planning Application.
- More complex development approvals such as site plan still require development agreements in addition to a Planning Act application.
- Small developments or minor additions that meet all objectives and policies but require a minor variance must go through the same process as more complex applications and through the Committee of Adjustment.



Waterfront Area policies (generally)

- Lands within 150 meters from the shore
- Development should be designed to visually complement the natural setting.
- Natural vegetation will be maximized within the first 30 metres from the highwater mark of a waterbody. A shoreline naturalization planting plan may be required in order to ensure the protection and enhancement of the waterfront area;
- Disturbed areas will be minimized within the first 30 metres from the highwater mark, while allowing for a reasonable area for water access;
- The visual impact of the development as seen from the water and/or adjacent properties will be minimized;



North Frontenac Zoning By-law – Example

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall be maintained with natural vegetation

One (1) access corridor not greater than 7 metres in width passing through the natural vegetated buffer shall be permitted to provide an access between the main use of the land and the waterfront activity area;

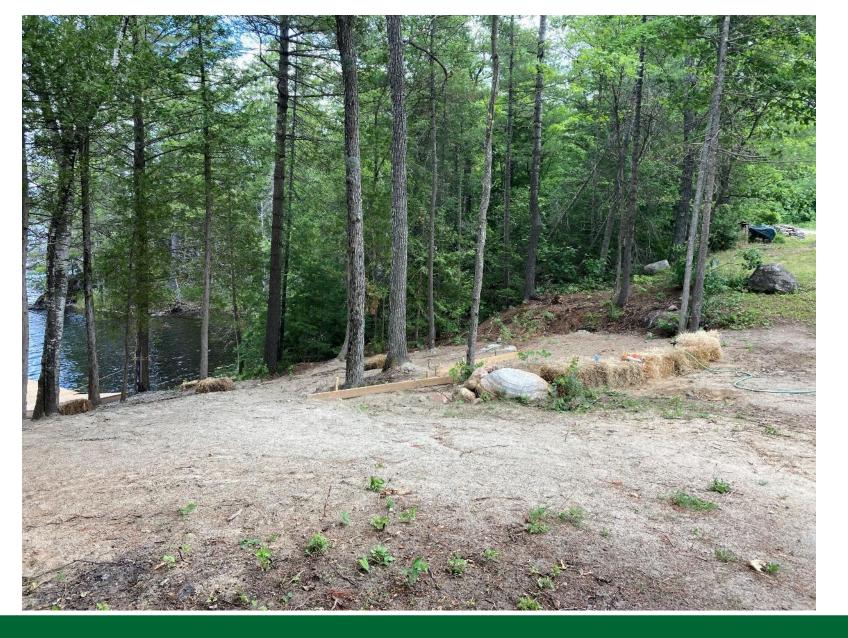
- (b) A pathway within the access corridor not greater than 2 metres in width is permitted provided it is constructed of permeable material. Permeable material include permeable interlocking concrete pavers, plastic or concrete grid systems, decking, or material deemed satisfactory to the Township;
- (c) Stairs for access to the shoreline are permitted with a maximum width of 2 metres;
- (d) Pruning of trees for viewing purposes is permitted;
- (e) Removal of dead or diseased trees for safety reasons is permitted;
- (g) Clearcutting is prohibited in this area;



Why are vegetated and resilient shorelines important?

- Provide a visual buffer between development and the waterbody so the shoreline does not appear overly developed. This helps to maintain the vision and existing character of our lakes and shorelines.
- Filters and slows down run-off so it does fish habitat is not impacted.
- Stabilizes shoreline erosion. Roots hold rocks and soil in place.
- Provides important habitat and breeding ground for aquatic species (e.g. turtles, fish, fowl, salamanders, skinks, etc).















What can the CPPS By-law do that the Zoning By-law cannot?

- 1. Provide built in variations to standards
- 2. Creates 'tiers' of approval. Simple to complex.
- 3. Allow development conditions that can be met during or after construction
- 4. Makes it easier to regulate pre-development activities.



By-law Variations

d) MINIMUM FRONT YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	10 metres (32.8 ft.)	Up to 10%	Over 10%



Tiers of Approval

- 1. Exemption Straight to building permit
- 2. Minor Approval by staff
- 3. Moderate Approval By Council/Committee
- 4. Major Amendment to By-law Approval by Council



CPPS By-Law Conditions

Can include things like:

- Enhancement or retention of vegetation
- Construction methods (e.g. erosion control)
- Environmental or other supplementary studies
- Lighting



Benefits of CPPS

The CPPS has the potential to:

- Streamline simple, minor approvals that do not result in any impact on the character of the waterbody.
- Combines several different types of approvals such as Zoning By-law Amendment, Site Plan Control, Development Agreements into one permit.
- Better at regulating of shoreline vegetation clearing and pre-application site prep
- Overall, the CPPS is a better tool to meet the objectives of ensuring that shoreline vegetation is maintained and waterfront character does not diminish.

"CPPS process makes it easier to implement the established vision of the Township Official Plan"





