



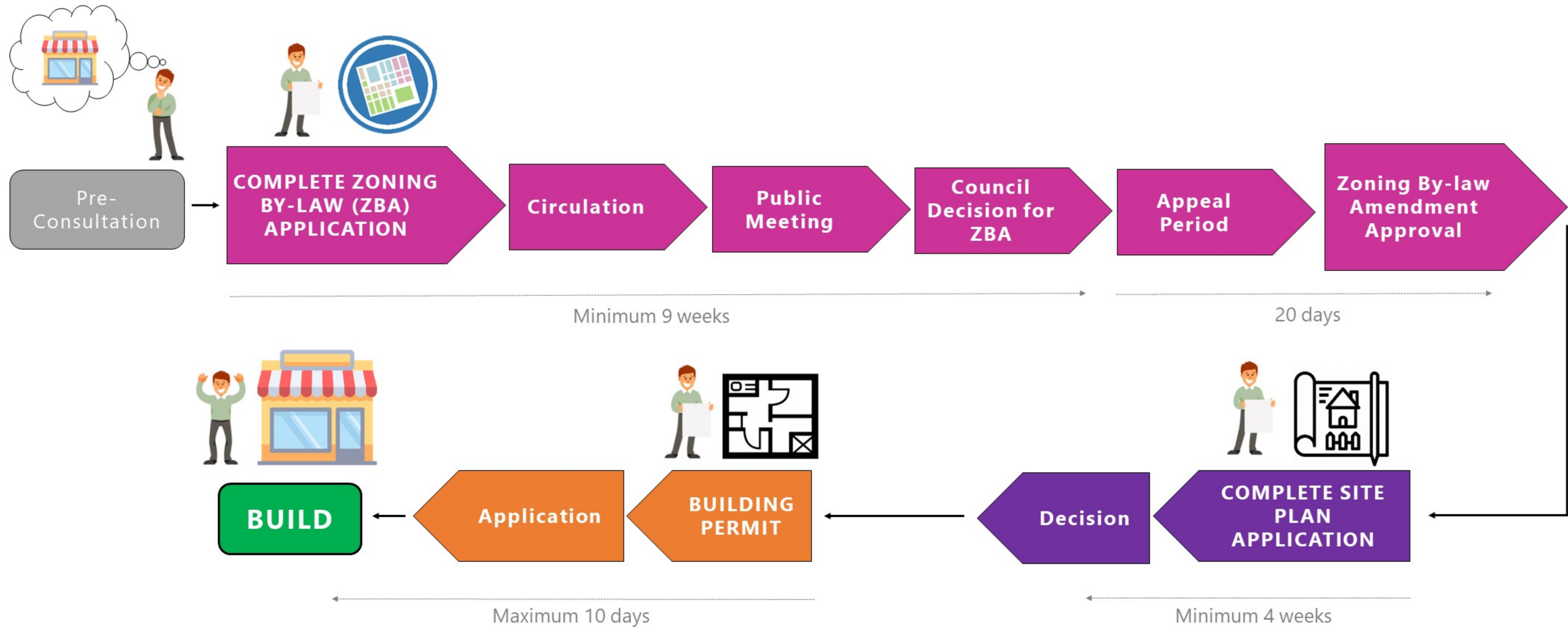
Scenario 1:

This is John. **John would like to expand his commercial business.** His property is zoned Highway Commercial (C3) and he would like to construct an accessory building for a use that is not current permitted on his property (e.g. a retail store).

In the **current system**, he will require:

- Zoning By-law amendment to add a permitted use
- Site Plan approval, as per Site Plan Control By-law
- Building Permit

*This graphic is for illustrative purposes



With the new **Community Planning Permit System**, he will require:

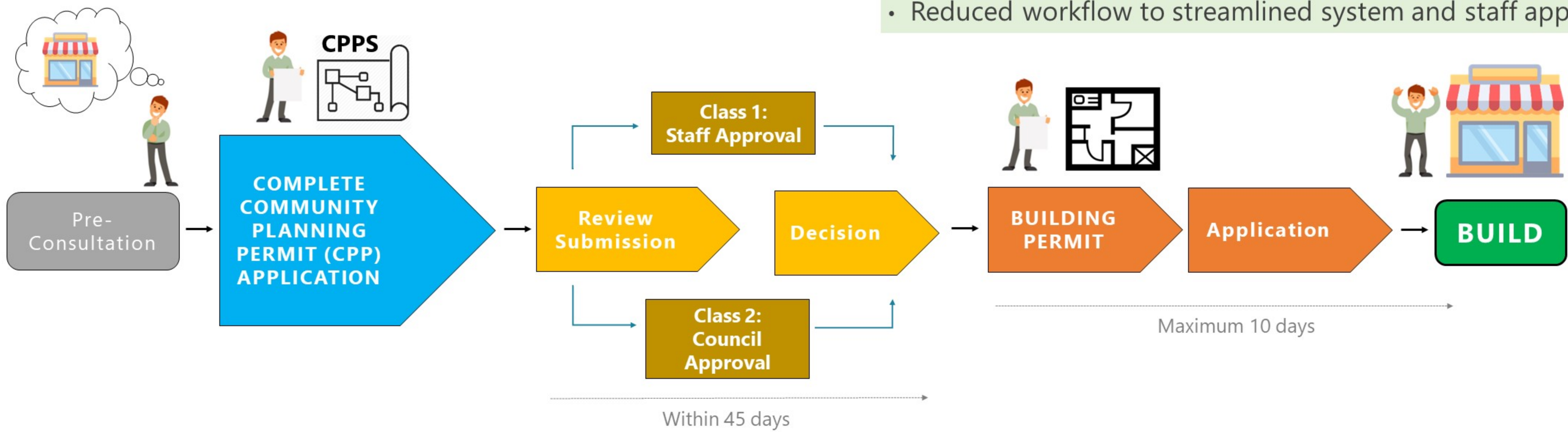
- Community Planning Permit
- Building Permit

In this new system, benefits for the applicant (like John) include:

- Single application
- Streamlined process
- Quicker approval

Benefits for the Town include:

- Reduced workflow to streamlined system and staff approvals



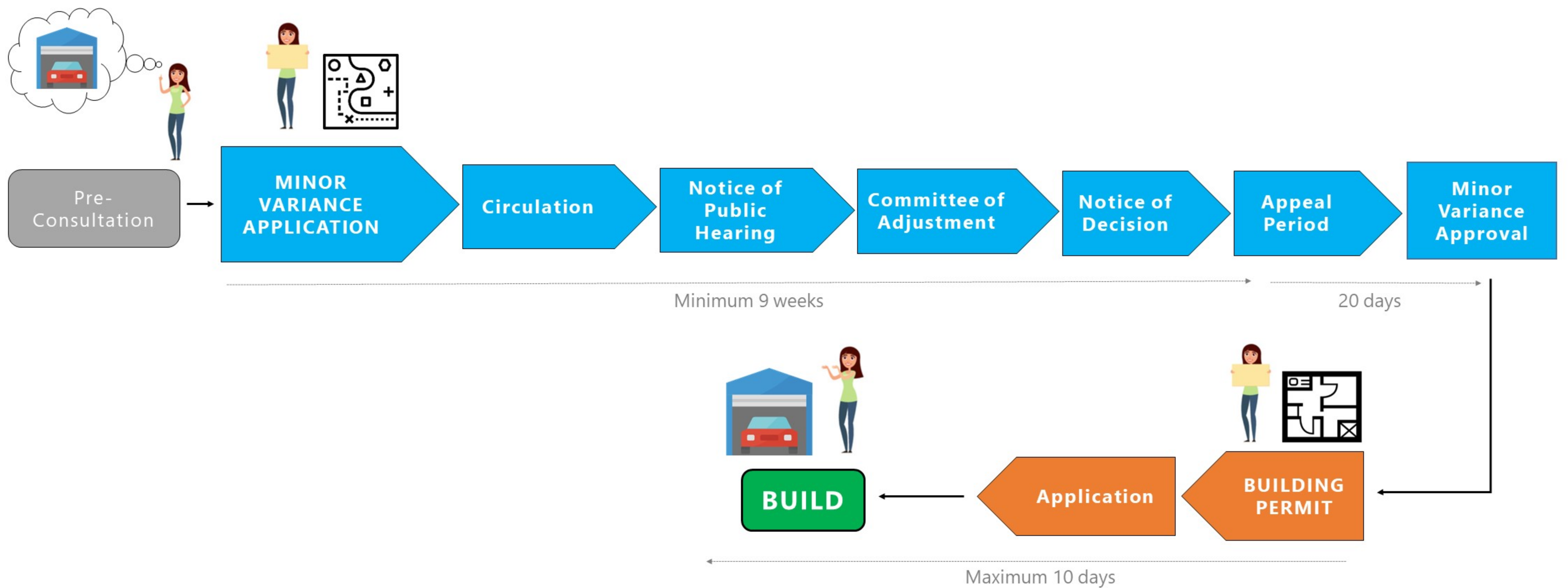


Scenario 2:
This is Rachel. **Rachel would like to build a garage.** Her property is zoned Residential One (R1) and she is not able to achieve the side yard setback.

In the **current system**, she will require:

- Minor Variance to permit a reduction in side yard setback
- Building Permit

*This graphic is for illustrative purposes



With the new **Community Planning Permit System**, she will require:

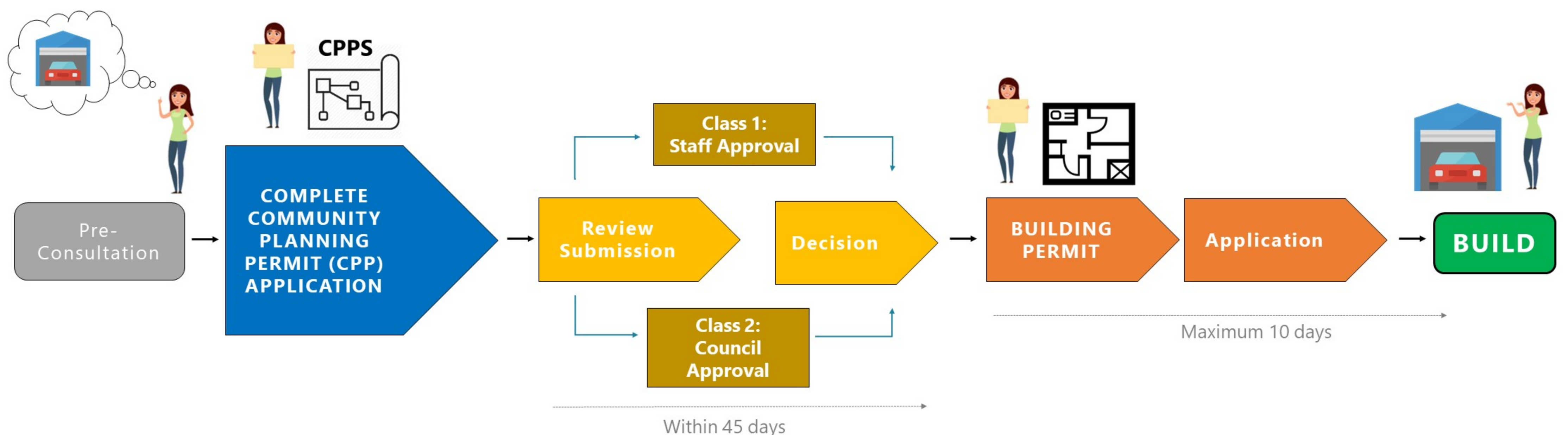
- Community Planning Permit
- Building Permit

In this new system, benefits for the applicant (like Rachel) include:

- Single application
- Streamlined process
- Quicker approval

Benefits for the Town include:

- Reduced workflow to streamlined system and staff approvals





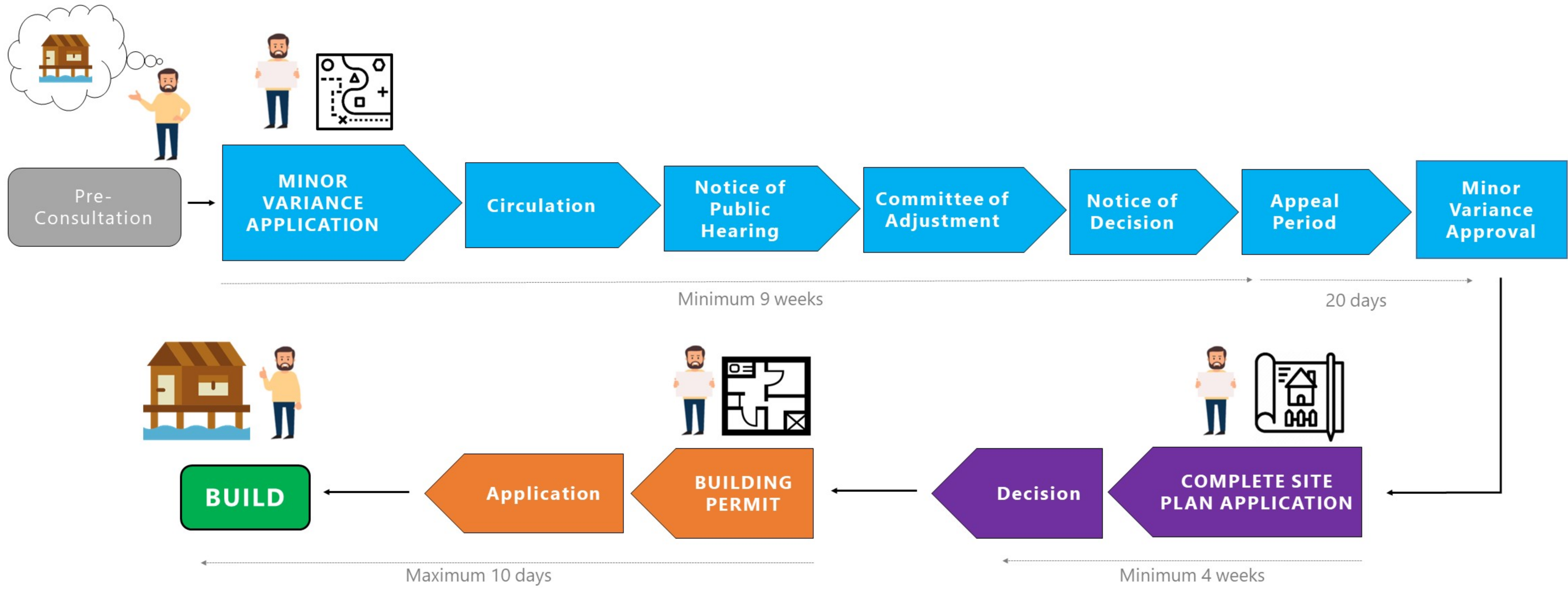
Scenario 3:

This is Charlie. **Charlie would like to build a boathouse on his waterfront property.** His property is zoned Residential One (R1).

In the **current system**, he will require:

- Minor Variance to permit a reduction in side yard setback
- Site Plan approval, as per Site Plan Control By-law
- Building Permit

*This graphic is for illustrative purposes



With the new **Community Planning Permit System**, he will require:

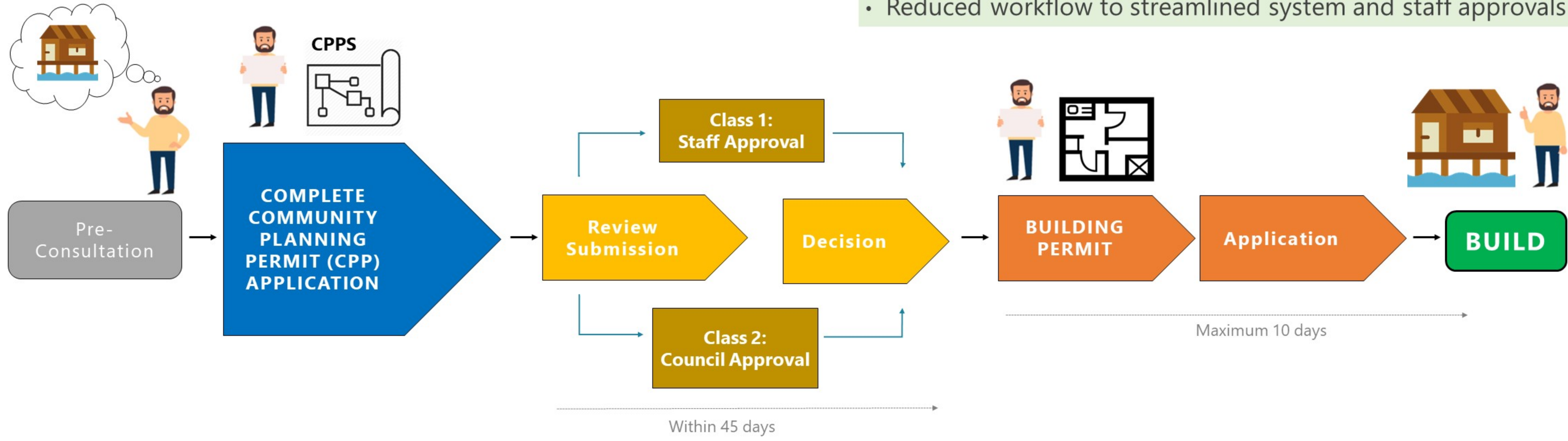
- Community Planning Permit
- Building Permit

In this new system, benefits for the applicant (like Charlie) include:

- Single application
- Streamlined process
- Quicker approval

Benefits for the Town include:

- Reduced workflow to streamlined system and staff approvals





Scenario 4:

This is Shaila. **Shaila bought a vacant residential lot which she would like to eventually build on.** She is still confirming plans, however there are some trees, shrubs and brush on the site that she would like to remove before starting the approvals process.

In the **current system**, she will require:

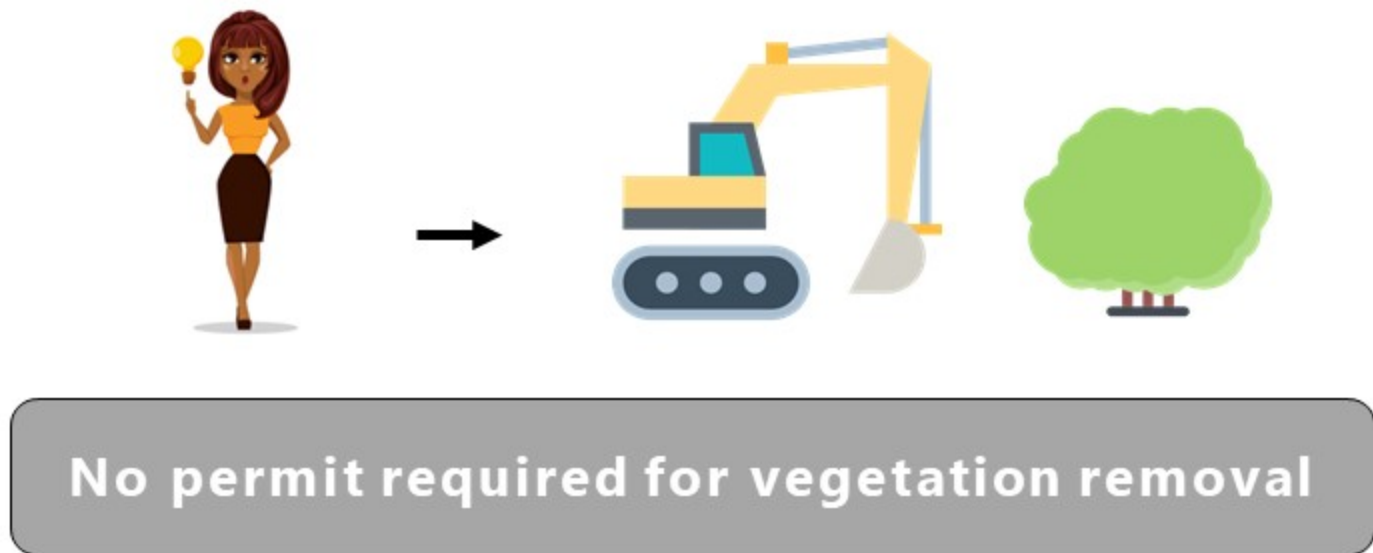
- Nothing from Town for vegetation removal*

Before building she will require:

- Potential Site Plan approval, depending on site location, as per Site Plan Control By-law
- Potential Minor Variance, if required
- Building Permit

This graphic is for illustrative purposes.

*No authorization is needed from the Town provided removal occurs outside of shoreline buffer and no restrictions to the contrary exist in an Agreement with the Town. Other legislation may also apply.



With the new **Community Planning Permit System**, she will require:

- Class 1 (staff approval) Community Planning Permit for vegetation removal

Before building she will require:

- Potential Community Planning Permit for building, depending on whether variances are required
- Building Permit

With the new system, benefits for applicants (like Shaila) include:

- ★ Single application
- ★ Input into minimizing impact to wildlife system

Benefits for the Town and Community include:

- ★ Review and input on vegetation removal
- ★ Protection of significant natural areas
- ★ Retention of tree cover and minimizing destruction of trees
- ★ Sustaining a healthy natural environment

