County of Simcoe

Affordable Housing Community Planning Permit (CPP) By-law Template

LPWG and PSC (Session 2)

November 12, 2025

COUNTY OF SIMCOE

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

Agenda

1) Overview of Draft CPP By-law Template
   - Preamble
   - Built Form, Mixed-Use District

2) Draft By-law Template Review by Section
   - Working Discussion

3) Implementation/Application
   - Working Discussion

New Affordable Rental Builds (West Street, Orillia)

What is a CPPS?

- **Replaces** a zoning by-law for a specific area and combines the planning processes of a zoning by-law amendment, minor variance and site plan into one permit process
- Enhances **transparency** in the approval process
- Provides for **conditional approvals**
  - May include additional studies, public infrastructure, community contributions, landscaping, sustainable design element requirements, etc.
- **Discretionary uses** are permitted if conditions are met
- **Flexibility** by allowing variations from permitted standards
- A Class system of permits with **delegated approval**

Why a CPPS for Simcoe County?

- The **goal** is to support and encourage housing that achieves affordable and attainable targets.
- The by-law will **implement the "vision"** identified in the County's Housing Needs Assessment, Housing Attainable Supply Action Plan, and the 10-Year Affordable Housing and Homelessness Prevention Strategies
- Simplifies and **streamlines application** processes
- May define financial **initiatives and incentives** to reduce affordable housing development costs
- **Consistent planning** and development throughout the County

Rose Street Housing Project (concept) (Barrie)

Goals for our CPP By-law Template

1) Achieve missing middle housing targets by:

- Streamlining development approvals
- Removing development restrictions in settlement areas
- Creating a mixed-use area / district / precinct (zone) that focusses on development standards for built form only with community benefits when flexibility is required
- Allows residential and small scale commercial uses on all lots

2) A CPP By-law that is adaptable, implementable, understandable and user-friendly

Mixed Use Area

- Intended to support low to medium density housing in a variety of forms
- Permits residential and limited / small commercial uses
- Removes development constrains while still preventing over-development
- Allows market driven intensification that is evaluated and conditioned on a site by site / permit basis

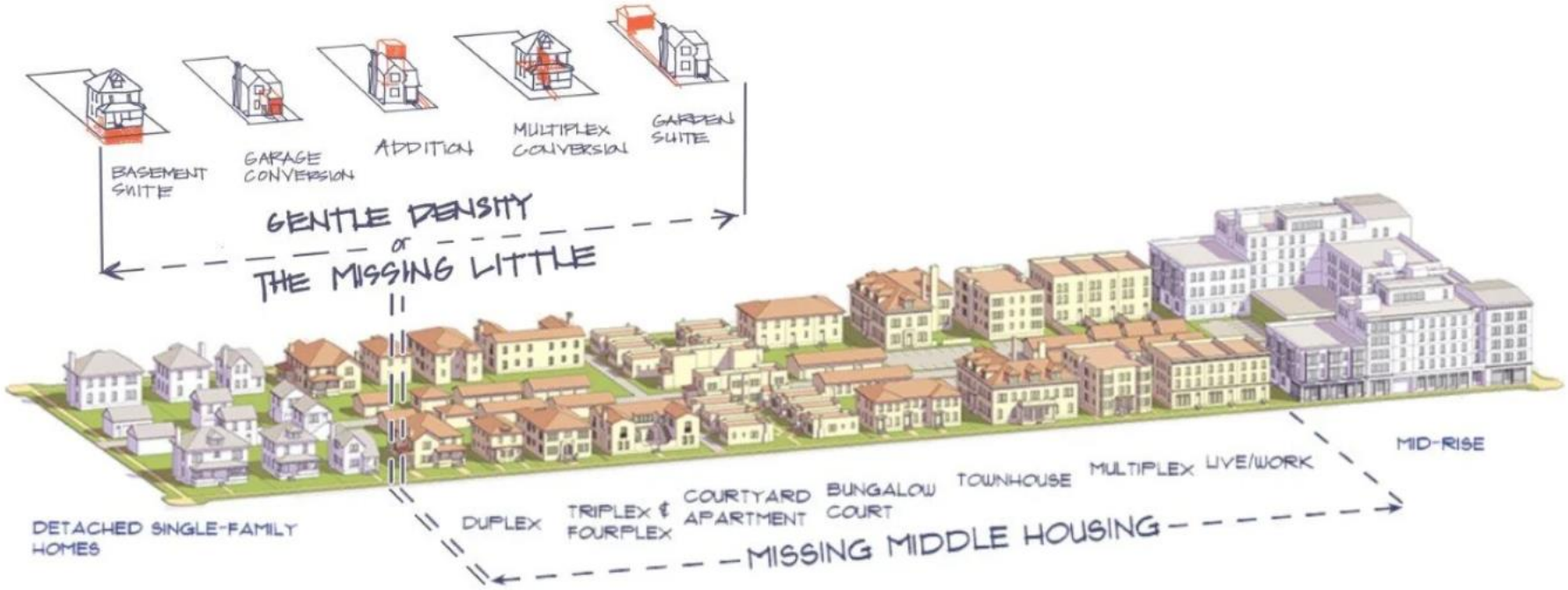


Image by Daniel Parolek, with additions by Tuf Lab, Michael Piper

Vancouver Example

Vancouver's Missing Middle Explained

Adding missing middle housing and simplifying regulations in low density neighbourhoods | Shape Your City Vancouver

Niagara on the Lake Example

"One of the premises of New Urbanism is that people should be able to take care of their ordinary daily needs within walking distance – food, health, companionship, school," says Andrés Duany, an architect partner at DPZ CoDesign, in Miami. "It should be within a five-minute walk, which makes it more worthwhile to walk than to get in the car."

"It's not just about architecture. It's also sociability," says Mr. Duany, who created the master plan for the Village and co-founded the Congress for New Urbanism, a group of like-minded professionals who spearheaded the movement.

Markham / Cornell Example

"The more successful approach integrated small-scale commercial uses directly into residential blocks. Corner stores, live-work units, and small offices were woven into the neighbourhood fabric, creating the fine-grained mixed-use visible along streets like Bur Oak Avenue. These smaller-scale interventions have generally maintained better occupancy and serve genuine neighbourhood needs."

"The neighbourhood-integrated approach succeeded because it:

- **Matched Scale to Market:** Small commercial spaces suited to local entrepreneurs and services
- **Served Local Needs:** Corner stores and services that residents could genuinely walk to
- **Lower Overhead:** Smaller spaces with lower rents for local businesses
- **Incremental Development:** Could adapt organically to market conditions"

Fine-grained mixed-use at the corner of Bur Oak Ave and Morning Dove Drive, showing how Cornell's flexible zoning allowed commercial uses to integrate into residential areas [Source: Loozrboy, Wikimedia Commons]

Built Form and Parking as the Controls

- Municipalities will decide on the ultimate built form that is acceptable in the community as the standard
- Variations are available for all standards
- Community Improvement Exchanges are available for lot coverage, height, parking and legal non-conformity
- Provisions related to Built Form should reflect local areas

Draft CPP By-law Template

Section Review and Discussions

COUNTY OF SIMCOE

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

How to Read this By-law

- ***Section 1: Administration*** – this section outlines the procedural framework for how the by-law is implemented, enforced and interpreted.
- ***Section 2: Development Standards, Provisions and Variations*** – defines the permitted, conditional and prohibited uses of the Mixed-Use Area as well as the specific land use provisions.
- ***Section 3: Community Improvement Exchanges*** – outlines the instances where increases in certain provisions may be granted in excess of the standards and variations outlined in the by-law or where parking requirements may be reduced in exchange for providing listed community improvements.
- ***Section 4: Permit Approval Conditions*** – describes the general provisions for conditional approvals of a Permit as well as lists the possible conditions that may be required.
- ***Section 5: Site Specific Exceptions*** – lists the previously approved site-specific decisions under previous authority that apply to lands within the Community Planning Permit area of this By-law.
- ***Section 6: Definitions*** – provides a list of definitions used in this by-law to facilitate understanding. Definitions throughout the by-law are provided in *italicized* text for convenience.

Fundamentals

- Working Title: Neighbourhood Mixed-Use Planning Permit By-law
- One Permit Area: Mixed-Use Area – no General Provisions section as everything applies to only one area
- Conceptual Application Area: Small urban or rural settlement areas
- Implementation Options:
  - Have a CPP By-law and a Zoning By-law
  - Replace the existing Zoning By-law with a CPP By-law and replace the existing residential and commercial zones with the “NMU – Neighbourhood Mixed-Use Area”. The result is one implementing by-law with only the NMU having variation or trade-off ability. The municipality can then systematically update the other zones with variations etc. as they are ready.

Section 1: Administration

10-minute break

Suggestion: Grab coffee and skim Section 1 of the CPP By-law – we'll come back and review key areas, but can discuss any part of Section 1 you wish to provide comment on.

Permit Classes

Class	Development/Description	Approval
Class 1	Application meets all CPP Development Standards	Municipal Staff
Class 2	Application requires one or more variation to the CPP Development Standards	Municipal Staff
Class 3	Application requires one or more variations to the CPP Development Standards beyond the established threshold of a Class 2 Permit	Committee of Council

1.6 Requirement for a CPP

1.6.1 All development within the area identified on Schedule A to which this By-law applies shall require a Community Planning Permit.

1.6.2 Should an application include the requirement for both Town/Township Staff (Class 2) and Council approved Planning Permits (Class 3), the entire application shall require a Council approved Planning Permit.

1.7 Exemptions from CPP Permits

1.7.1 The following types of development shall not require a permit:

a) Any development consistent with an approved site plan agreement pursuant to the Town/Township's Site Plan Control By-law or previously approved rezoning or minor variance prior to the date of this by-law coming into force and effect;

b) Renovations, maintenance and repairs not requiring a building permit, provided that there is no change in use or intensification;

c) Storage sheds no greater than 15 square metres in size;

d) Placement or removal of fill less than [insert volume amount acceptable to the municipality – example is 10 cubic metres];

e) Projects initiated by a public authority; and

f) The removal of diseased, dead or dying trees, including those trees that present a potential hazard to life or property, or reasonable trimming or pruning without harm to the tree or bush does not require a permit. Township staff should be contacted with images of the trees in question for feedback on their removal.

1.13 Decision and Conditions of Approval

1.13.1 Decision: Upon review of a complete Application, the Town/Township may:

a) Approve the Application and issue a permit with no conditions;

b) Approve the Application subject to conditions being met before the issuance of a permit. When conditions are met, issue a permit with additional conditions attached;

c) Approve the Application and issue a permit with conditions attached

d) Refuse the Application and no permit is issued.

2. Mixed Use Area and Provisions

2.1 Permitted Uses

a) Permitted uses in the Mixed-Use Area are intended to be residential and small commercial uses that:

   i. Do not create a land use conflicts with neighbouring properties;

   ii. Are not noxious or the cause of nuisance impacts;

   iii. Do not create traffic, parking or other operational impacts to surrounding properties;

   iv. Are of a scope and scale that is small to prevent and avoid negative impacts to the surrounding neighbourhood.

b) Accessory structures

2.2 Discretionary Uses

2.2.1 Discretionary land uses require a Class 3 permit for approval.

2.2.2 Discretionary land uses include:

a) Transitional Housing

b) Assisted Living

c) Outdoor patio

d) Student Housing

e) Short Term Rental Units

2.2.3 Applications for a Class 3 permit for a discretionary use shall include a land use compatibility study by a qualified professional that addresses issues that include (but are not limited to); compatibility, walkability, parking and access to community services.

2.3 Prohibited Uses

a) Adult Entertainment Parlour

b) Industrial Uses

c) Obnoxious Uses

d) Outdoor Storage

e) Storage of inoperative vehicles or trailers of any kind

2.4 Land Use Provisions

2.4.1 Residential *developments* greater than four units will required confirmation from a Qualified Professional of servicing availability.

2.4.2 Commercial uses are permitted to occupy all, or portions, of the first floor of a structure. A Class 2 or 3 permit shall be required to allow commercial uses on floors higher than the first floor of a structure.

2.4.3 All *development* in the Mixed-Use Area as identified in this By-law shall comply with the provisions of Table 2 below:

2.4 Mixed Use Area Land Use Provisions

Provision	Class 1 Permit - Standard (staff approval)	Class 2 Permit (staff approval)	Class 3 Permit (Council Approval)
Minimum Lot Area	300 m^2	Up to 10% reduction	Greater than 10% reduction
Minimum Lot Frontage	10 m	Up to 20% reduction	Greater than 20% reduction
Minimum Front Yard	5 m	Up to 20% reduction	Greater than 20%
Minimum Interior Side Yard	2 m	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	4 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	7.5 m	Up to 30% reduction	Greater than 30% reduction
Maximum Lot Coverage	50%	See Class 3 Permit	See Section 3

2.4 Mixed Use Area Land Use Provisions

Provision	Class 1 Permit -Standard (staff approval)	Class 2 Permit (staff approval)	Class 3 Permit (Council Approval)
Minimum Landscaped Open Space	30%	Up to 10% reduction	Greater than 10% reduction
Minimum Landscape Buffer	2 m (1)	Up to 33 % reduction	Greater than 33 % reduction
Maximum Building Height	12 m	See Class 3 Permit	Up to 4 storeys See Section 3
Minimum Indoor Amenity Space in Mixed-Use Buildings	4 m^2 per residential unit	Up to 20% reduction	Greater than a 20% reduction
Minimum Outdoor Amenity Space in Mixed-Use Buildings	30 m^2 per residential unit to a maximum of 100 m^2	Up to 20% reduction	Greater than a 20% reduction
Accessory Structures			
Minimum Front Yard	6 m	Up to 20% reduction	Greater than 20% reduction
Minimum Interior Side Yard	1 m	Up to 30% reduction	Greater than 30% reduction
Minimum Exterior Side Yard	2 m	Up to 30% reduction	Greater than 30% reduction
Minimum Rear Yard	1.5 m	Up to 30% reduction	Greater than 30% reduction

Home Based Business / Occupation

S 2.13 (page 24 of draft By-law)

Discussion:

Do we need provisions for home-based businesses as we are in a mixed use area?

Upper floors could have a home-based business as this is written. Other zoning by-law examples allow only one home based business per lot.

In the context of potentially multiple floors of residential (and commercial permitted on the ground floor), do you want home based business also to be able to function in the upper floors?

Site Servicing

S 2.22 (page 31 of draft By-law)

2.22.1 Where municipal water and sewage services are not available or where the lot is unsuitable for private services, *development* is not permitted.

2.22.2 Partial services are permitted where it can be demonstrated that the service is appropriate.

Discussion:

What servicing considerations should be added given the mixed use in your experience?

Section 3: Community Improvement Exchanges

10-minute break

Suggestion: Use the facilities – load up on some sugar and we'll come back and review the Community Improvement Exchanges section which will include a discussion of parking and legal non-conformity

Community Improvement Exchanges

What do you think about the title?

Is it clear and intuitive?

3.1 Applying Exchanges

3.1 Applying Exchanges

3.1.1 Where an applicant requires a variation to the lot coverage, height and / or parking standards of this by-law, a Community Improvement Exchange is required.

3.1.2 Where an applicant requires a Class 2 or 3 permit due to an increase in height or coverage that will give the effect of gross floor area for housing, satisfaction of one Mandatory Exchange is required as a condition of approval.

3.1.3 Where an applicant requires a Class 2 permit, satisfaction of one Additional Community Benefit is required as a condition of approval.

3.1.4 Where an applicant requires a Class 3 permit due to multiple variations required, two (2) Additional Community Benefits are required as a condition of approval. Variations in coverage and height are included in the variations applied to this provision.

3.2 Mandatory Improvements

3.2.1 A minimum of 20% of residential units shall be provided as affordable or attainable housing, as defined by the County of Simcoe; or

3.2.2 Dedication of 20 % of residential units to a not-for-profit housing provider through deed or long-term lease agreement; or

3.2.3 Affordable or Attainable Housing or Dedicated Units shall be secured through a legal agreement registered on title for a minimum of 20 years; or

3.2.4 An applicant providing 30% or greater affordable or attainable units on a lot is not required to provide an Additional Community Benefit as per Section 3.1.3; and

3.2.5 Native Plantings: Where a development proposes an increase in building coverage or height beyond the standard limits of the zone, the Municipality may permit such an increase provided that additional vegetated open space is created on the lot at a minimum ratio of 1:2. That is, for every additional two square metres of building coverage or height granted, one square metre of vegetated open space shall be provided on-site. Vegetated open space shall consist of permeable, landscaped areas planted with native or climate-resilient vegetation and may include rain gardens, bioswales, or other green infrastructure features.

3.3 Additional Community Benefits

Drafted Categories:

3.3.1 Public Realm Enhancements

3.3.2 Greenspace Dedication of Cash-in-Lieu

3.3.3 Community Amenities

3.3.4 Accessible Units

3.3.5 In-kind Community Improvements

3.3.6 Electric Vehicle Parking Spaces

3.3.7 Bicycle Parking

See page 35 of draft By-law

Guelph Example for Discussion:

Council may authorize a variation provided the proposal provides additional facilities, services and matters that shall meet a need identified by the City, such as the following:

Community Planning Permit By-law 25

a) Land to be conveyed to the City for municipal purposes;
b) Accessible dwelling units;
c) Purpose-built rental units;
d) Additional affordable dwelling units, beyond those required in Table 1.4;
e) Public Service Facilities or Institutional use;
f) Public transportation infrastructure, facilities, and services;
g) Active transportation infrastructure and facilities;
h) Public parking and improvements to existing public parking;
i) Public art;
j) Urban forestry;
k) Parkland and improvements to existing parks in excess of what is required under Section 42 of the Planning Act and the City's Parkland Dedication By-law, as amended;
l) Conservation, protection and preservation of cultural heritage resources or natural heritage features and systems;
m) Implementation of voluntary sustainability measures above and beyond the energy, water and sustainability policies of the City's Official Plan in force and effect on the effective date of this by-law; and,
n) Any other in-kind contribution as approved by Council

Parking Reduction Exchanges

Parking Premise

No differentiation has been made between residential and commercial parking when identifying the accessible spaces required. The legal requirement has been amended so that any development with between 5 and 12 spaces requires one accessible parking space.

Parking is simplified:

- 2 spaces per primary unit
- 1 space per unit after that
- 0.5 spaces per unit for visitor parking
- 1 parking space per 28 sq. m of commercial gross floor area
- For group homes: 1 space per 3 supervised residents in addition to the 2 primary unit spaces, plus the visitor provision

3.4 Parking Reduction Exchanges

See page 36 of Draft By-law

Please review provisions and discuss comments, concerns and suggestions that will make parking a limiting factor for scope and scale of development but also a viable exchange mechanism for community improvements.

3.3 Legal Non-Conforming Trade-Offs

3.5.1 All applications under this section shall be processed as a Class 3 Community Planning Permit and require Council approval.

3.5.2 A Land Use Compatibility Assessment may be required to evaluate compatibility, traffic, servicing, and environmental impacts of expanding legal non-conforming uses or structures.

3.5.3 The property must have a legally established non-conformity under Section 34(9) of the Planning Act.

3.5.4 The use must be continuous and documented (e.g., leases, tax records).

3.5.5 The proposed increase must not create undue adverse impacts.

3.5.6 Where the legal non-conforming condition relates to parking, the provisions of Section 3.2.3 shall apply, including the requirement for a Parking Study and consideration of alternative parking solutions.

3.5.7 Applications for increased height from the existing condition or increased gross floor area from the existing condition, require the applicant to provide one or more of the following:

a) Mandatory Exchange: Minimum 20% of units as affordable and attainable housing; or

b) The provision of two (2) Additional Community Improvements

Section 4: Conditions of Approval

Possible conditions of a provisional approval. These conditions are applied at the discretion of staff and are intended (but not required) to be identified during the Pre-Application meeting prior to the formal submission of an application.

Condition	Description
Any condition pursuant to sections 34, 40, 41 and 42 of the *Planning Act*.	Section 34 - Zoning By-laws, Section 40 - Agreement exempting owner from requirement to provide parking, Section 41 – Site Plan control area, and Section 42 – Conveyance of land for park purposes.
Department of Fisheries and Oceans (DFO), Ministry of Natural Resources (MNR), Ministry of Environment, Conservation and Parks (MECP) or Conservation Authority (CA) Permits etc.	Permits may be required from other authorities as a condition of approval where appropriate.
Cash-in-lieu of Parking	Where parking requirements cannot be met, cash-in-lieu of parking is subject to a Class 2 or 3 permit approval at the discretion of staff at a cost of $5000.00 per parking space.
Conformity Statement	Conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws.

Possible Conditions of Provisional Approval

Condition	Description
Construction Access Plan	To articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction
Contamination / Spill Management Plan	A contamination or spill management plan by a *qualified person* may be required.
Dark Sky Lighting Confirmation / Lighting Plan	Confirmation of the use of dark sky and site plan lighting of walkways etc. may be required.
Easements	Easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other public utilities.
Environmental Impact Statement (EIS)	An EIS may be required where a *natural heritage feature* or function may be impacted by proposed *development* or site works. A *qualified person* shall prepare the EIS and where deemed required, the EIS may be subject to peer review or comment from an appropriate authority.
Erosion and Sediment Control Plan	An erosion and sediment control plan may be required where *negative impacts* from erosion or run-off are possible.

Possible Conditions of Provisional Approval

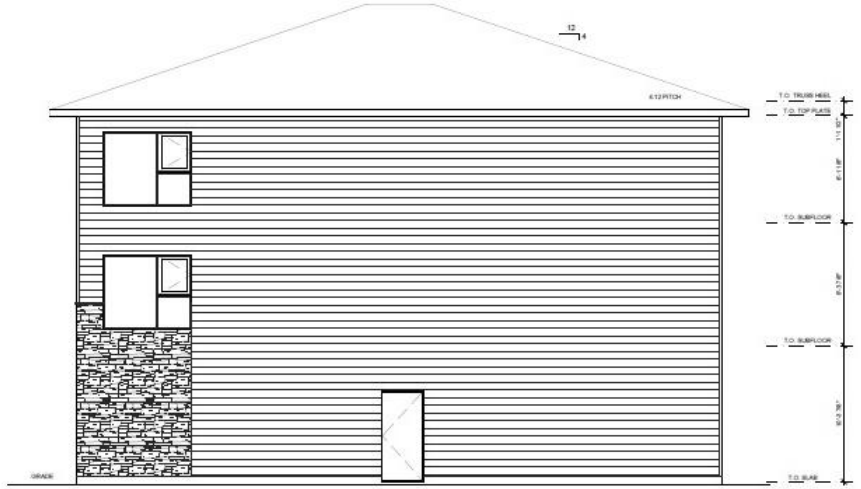
Condition	Description
Functional Servicing Report	Facilities for the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon. A report detailing garbage and snow storage may also be required.
Low Impact Design (LID) Plan	Provision of sustainable / low impact design features in the form of a documented plan may be required.
Monitoring Plan	Monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment. Execution, maintenance and monitoring of any feature or works associated with a condition or a report.
Plan of Survey	A qualified surveyor to provide a formal survey of the parcel and *development*.
Securities	Securities may be required up to 100% of the value of all off-site works and 80% of the value of on-site works.
Site Alteration / Grading Plan	A *Site alteration* or Grading Plan may be required to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill.

Possible Conditions of Provisional Approval

Condition	Description
Registered Agreements	Agreements with the Town/Township and / or any regulating bodies, to be registered on title, to confirm *development* will proceed in accordance with the Community Planning Permit, including the requirement of financial securities may be required.
Functional Servicing Report	Facilities for the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon. A report detailing garbage and snow storage may also be required.
Technical Study Recommendation Implementation	Conditions related to recommendations in technical reports, including siting requirements that may exceed minimum requirements may be imposed.
Cash-In-Lieu	Payment of cash-in-lieu, equal to 5% of the land as per the *Planning Act* for the creation of new lots or for an agreed upon amount under Section 1.20 of this By-law.
Road Widenings	Land for road widenings to the extent established in the County of Simcoe and municipal Official Plan and/or for daylighting triangles.

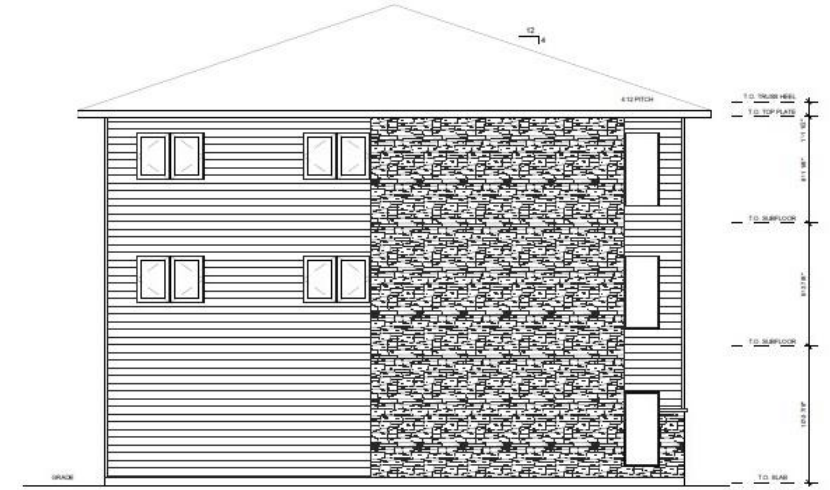
Traditional Application Example

ELEVATION A



ELEVATION C

ELEVATION B



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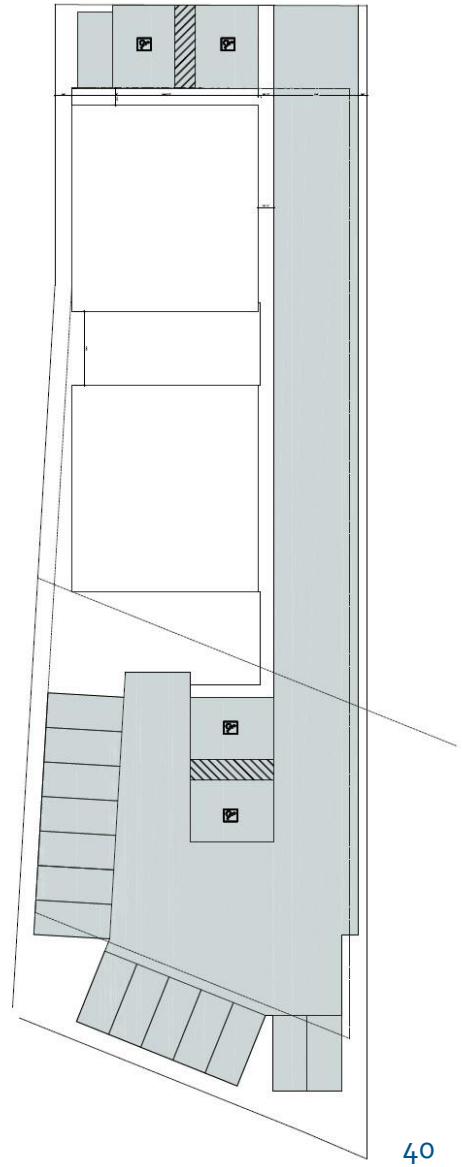
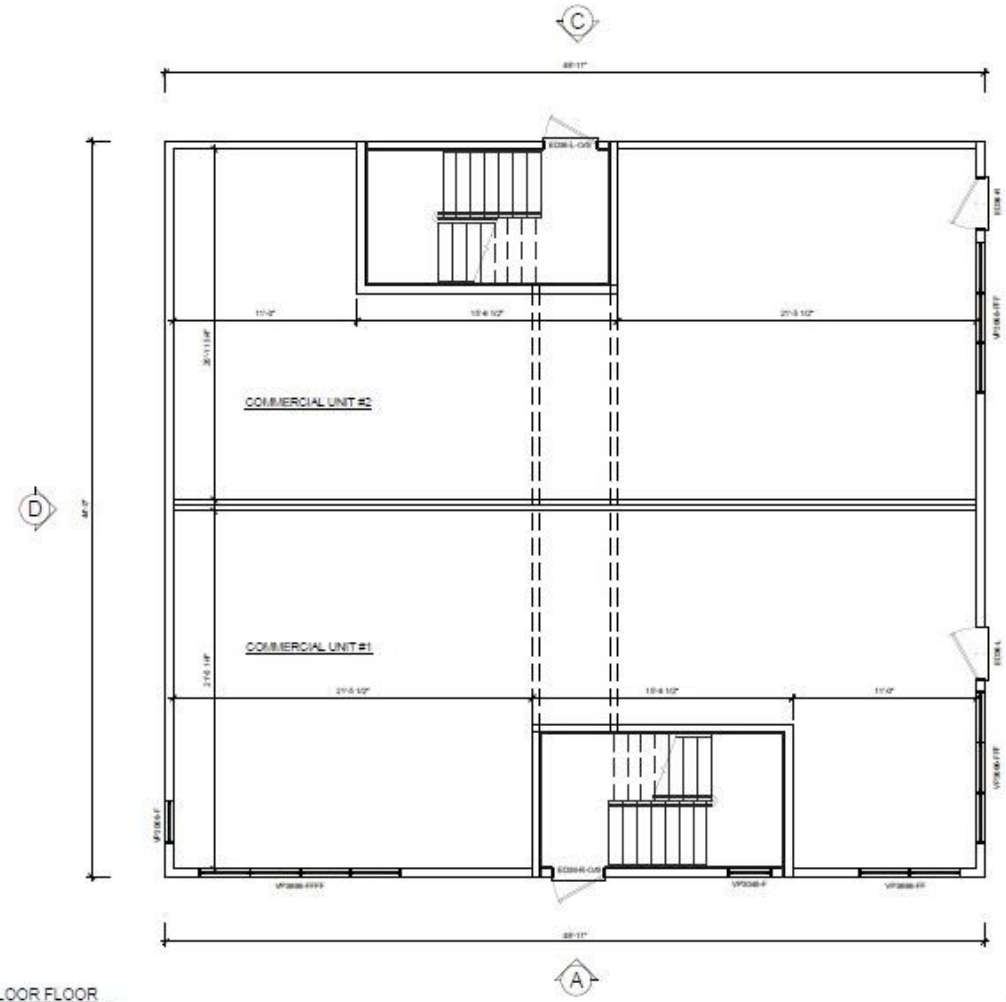
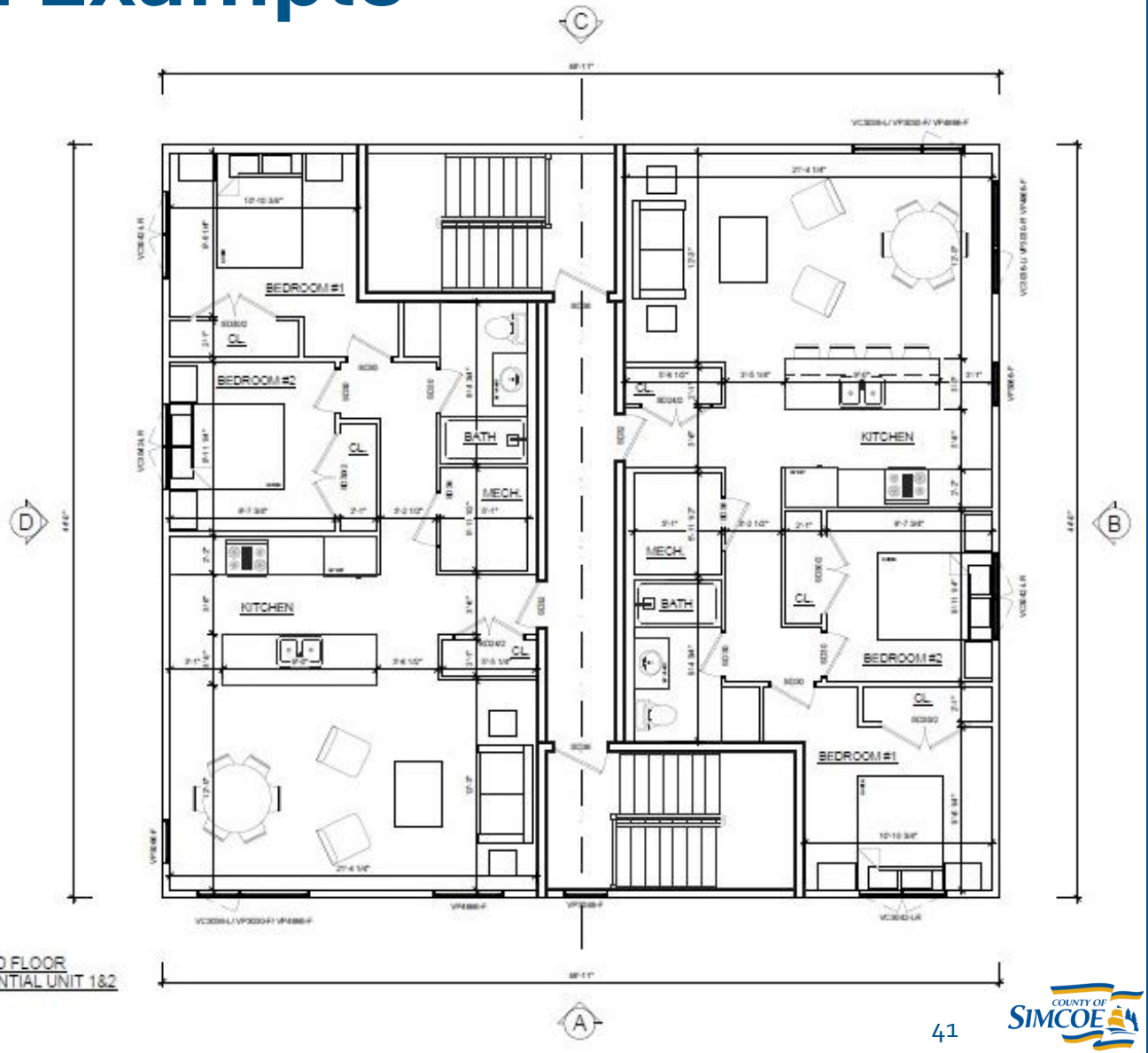


Traditional Application Example

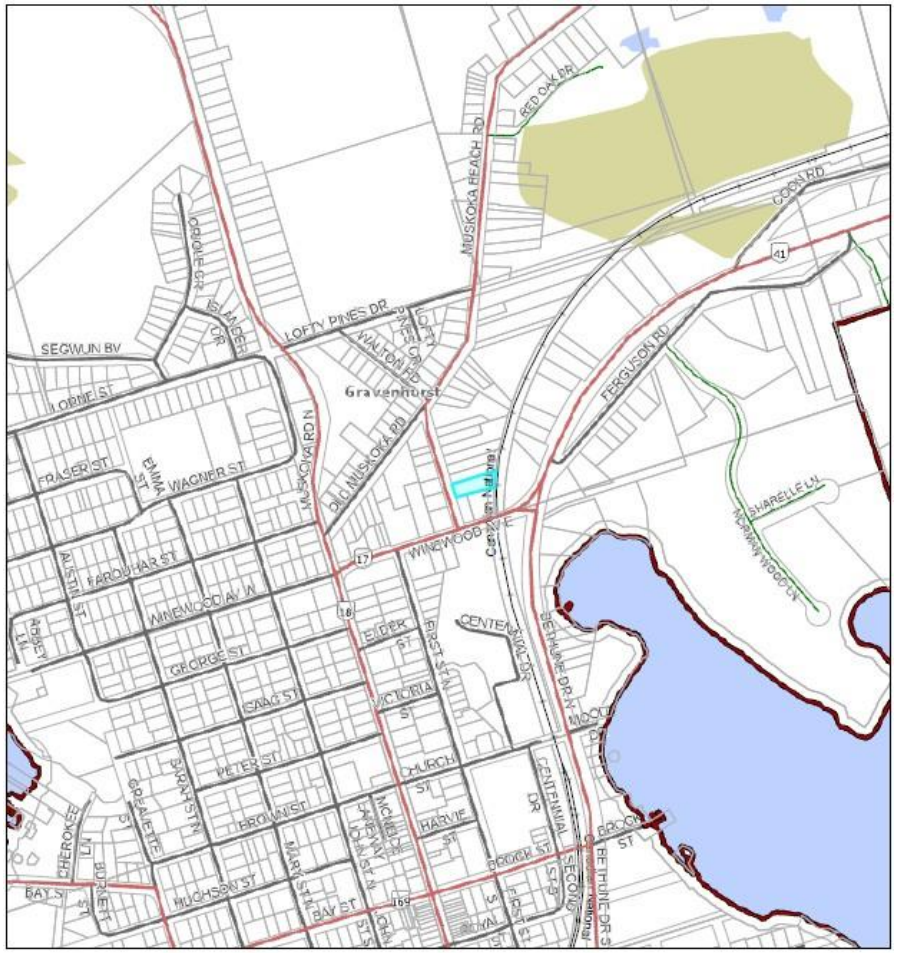


MAIN FLOOR FLOOR
COMMERCIAL UNIT 1&2



SECOND FLOOR
RESIDENTIAL UNIT 1&2

Traditional Application Example



Traditional Application Example

Zoning By-law Provisions (Example Township)

Provision (C-2 Service Commercial)	Permitted	Proposed
Minimum Front Yard Setback	10.5 m	4.8 m
Minimum Side Yard Setback	3.0 m	1.2 m
Number of Dwelling Units	Unspecified for C-2	8
Off-Street Parking 2 commercial units ± 170 m^2 each 8 Dwelling Units	Depending on Commercial Use: ± 22 Spaces	18

CPP Application Example

Mixed-Use Area Land Use Provisions

Provision (Mixed-Use Area)	Permitted (Class 1 Permit)	Permitted (Class 2 Permit)	Permitted (Class 3 Permit)	Proposed
Minimum Front Yard	5m	Up to 10% reduction (up to 4.5m)	Greater than 10% reduction (less than 4.5m)	4.8m
Minimum Interior Side Yard	2m	Up to 30% reduction (up to 1.4m)	Greater than 30% reduction (less than1.4m)	1.2m

CPP Application Example

PLANSCAPE
Building Community Through Planning

Number of Required Parking Spaces

Use	Minimum Number of Parking Spaces	Standard	Proposed
Residential Units	2.0 parking space per primary unit (one unit per lot) and an additional 1 parking space/each additional dwelling unit (8 or 9? spaces)	26 spaces	18 spaces
Visitor Parking	Additional 0.5 spaces per unit shall be provided as visitor spaces where there are greater than 3 units on one lot (4 spaces)		
All commercial Uses 2 commercial units ± 170 m^2 each 8 Dwelling Units	1 parking space per 28 sq m of gross floor area in addition to the 2 spaces required for the primary unit (12.14 spaces)		

County of Simcoe

CPP Application Example

3.1 Applying Exchanges

3.1.4 Where an applicant requires a Class 3 permit due to multiple variations required, two (2) Additional Community Benefits are required as a condition of approval. Variations in coverage and height are included in the variations applied to this provision.

CPP Application Example

3.4 Parking Reduction Exchanges

3.4.1 Parking Variations up to a 25% reduction can be considered by Staff as a Class 2 permit. Parking variations are to be considered in the total variations required when assigning a Class of permit to an application.

3.4.2 Parking variations greater than a 25% reduction shall be considered by Council as a Class 3 permit.

3.4.3 The following exchanges are available subject to meeting required criteria:

- Cash-in-Lieu of Parking
- Applicants may pay a fee in lieu of providing required parking spaces.
- The fee shall be calculated based on the estimated cost of constructing equivalent municipal parking *infrastructure*.
- Funds shall be deposited into a dedicated reserve for public parking, transit, or *active transportation* improvements.
- If a municipality as a per space fee, that can be inserted into the by-law instead of the current wording. The same figure would be used in the conditions table in Section 4.

CPP Application Example

3.4 Parking Reduction Exchanges

3.4.4 Off-site or shared parking solutions must be accompanied by the satisfaction of an Additional Community Benefit as well as a legal agreement registered on title.

3.4.5 Where a reduction of 2 or more spaces on the lot is requested, bicycle parking as per 3.3.7 must be provided and can be included as one of the required Additional Community Improvements.

3.4.6 Where a reduction of 2 or more spaces on the lot is requested, two (2) Additional Community Improvements must be provided.

3.4.7 Council may approve or reject proposed parking alternatives based on:

- Impact on surrounding land uses and *transportation systems*;
- Alignment with Official Plan policies and urban design objectives;
- Availability of municipal parking *infrastructure*;
- Equity, accessibility, and sustainability considerations.

CPP Application Example

3.4 Parking Reduction Exchanges

3.4.8 A Parking Study shall be required for any *development* application that:

a) Proposes a reduction in the minimum parking standards established in this By-law of greater than 30%;
b) Seeks to utilize cash-in-lieu of parking;
c) Proposes shared parking arrangements with adjacent or nearby properties;
d) Includes mixed-use or multi-residential *development* with more than 10 residential units or 500 m^2 of non-residential floor area.

3.4.9 The Parking Study shall be prepared by a qualified professional and include:

a) Site context and transportation *infrastructure* analysis;
b) Parking demand projections based on land use and occupancy;
c) Justification for reduced parking supply;
d) Identification of potential shared parking opportunities within a 300 m radius;
e) Assessment of cash-in-lieu feasibility, including cost estimates and municipal *infrastructure* capacity;
f) Consideration of Transportation Demand Management (TDM) strategies.

3.4.10 Innovative parking and transportation solutions are encouraged to add benefit to the larger community where possible.

Section 6: Definitions

Definitions have been minimized to those in the document. Please note that full formatting for italics has not yet taken place.

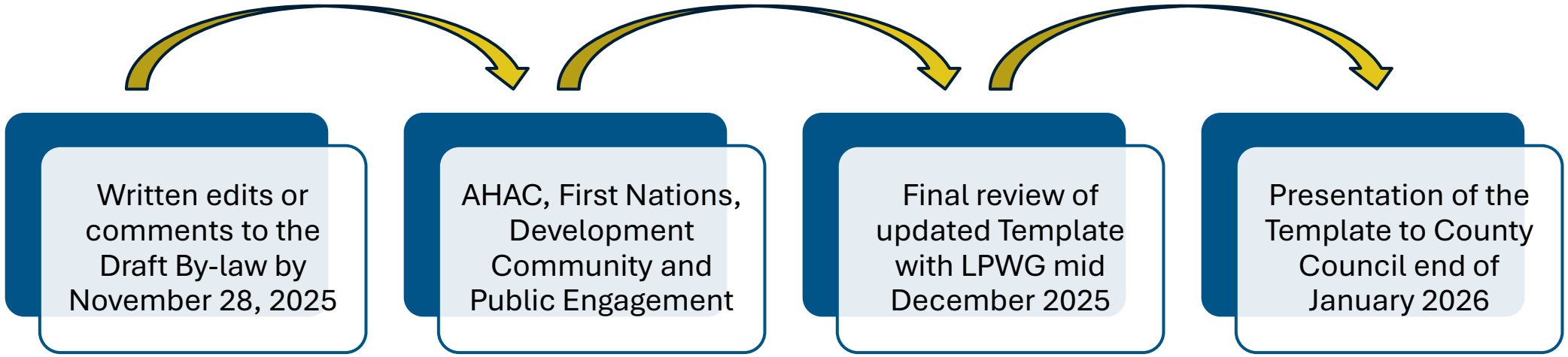
Are there other definitions you feel should be included?

Implementation Guide

What would your municipality need to implement this by-law?

What would you include in an implementation guide to be most effective?

Next Steps



LPWG comments will inform revisions to the Draft By-law Template

Date / Timing	Audience / Participants
Tuesday, November 18, 2025	AHAC Meeting
Wednesday, November 19, 2025 (virtual)	Engagement Session #1 – First Nations
Monday, November 24, 2025	Engagement Session #2 – All groups, respectively
Wednesday, November 26, 2025 (virtual)	Engagement Session #3 - Developers

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