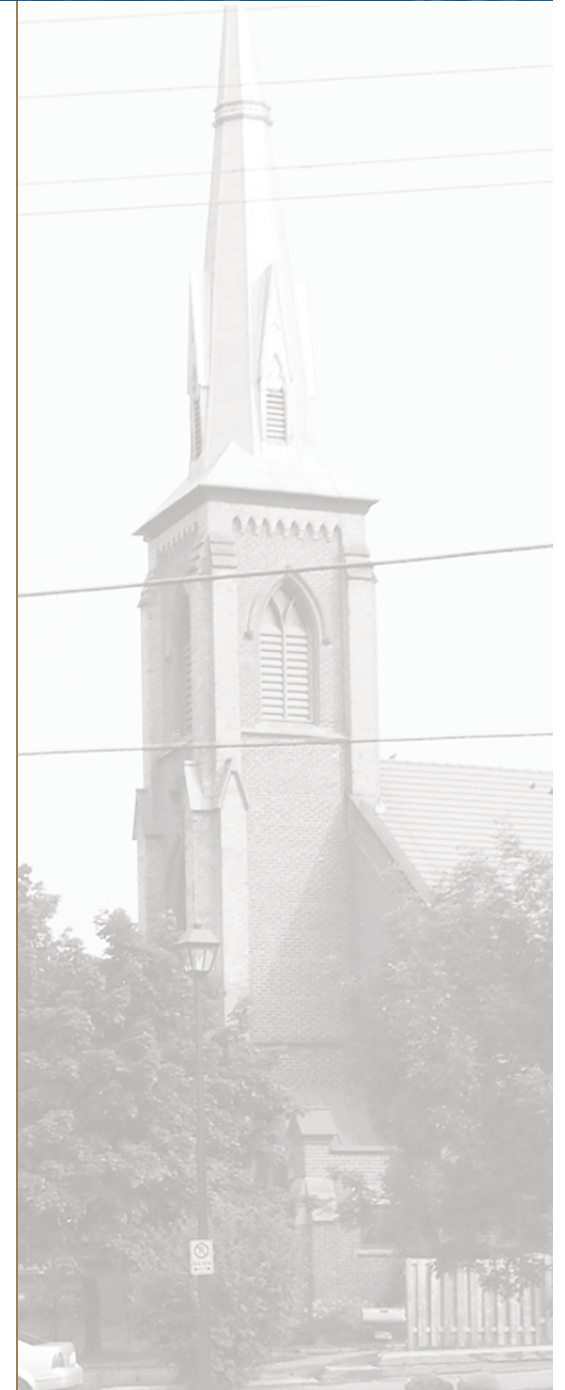


## PART 1.0 EXPLANATORY NOTE AND STRUCTURE





## Part 1.0: Explanatory Note and Structure

The Main Street North Development Permit System By-law is structured as a comprehensive policy document that brings together the policies, regulations, guidelines and application processing to function in a unified manner to achieve the planning objectives for the area.

This Development Permit By-law is divided into six parts. The following provides an overview of the various Parts to this by-law and gives a description of the intent and function of each Part.

### Part 2: Applicability

This section sets out the area to which the Main Street North Development Permit System applies and defines its relationship with the parent Development Permit By-law provisions.

### Part 3: Vision and Policies

The Vision and Policies provide the overarching policy framework for the Main Street North Development Permit System area. Operating in the manner of Official Plan and Secondary Plan policies, they provide the vision for the area, goals and objectives and detailed policies related to general land uses, development principles, heritage, transportation among others.

Part 3 provides the overall policy basis for the Regulations, Guidelines and Application Processing requirements of the Permit System Area. The review criteria for Development Permits will refer back to Part 3 to ensure that proposals are in conformity with the policies. Proposals and uses will need to conform to the policy intent of Part 3.

The Policies will be interpreted not as a regulation

as in Part 4 but as guiding policies for the area. However, if there is a clear issue of non-conformity, the criteria for review of a Permit cannot be met and a Permit will not be issued.

### Part 4: Regulations

Part 4 encompasses the regulations for land and uses within the DPS area. The Regulations set out the permissions, requirement and restrictions that govern the use of land within the DPS area. The Regulations are also linked to Part 5 dealing with Application Processing such that certain application types will be subject to certain regulations. The Guidelines under Part 6 are linked to the Regulations and have to be addressed in assessing a Development Permit. This reflects the importance of the Guidelines such that the form and design of development, as well as how such matters as site servicing are implemented, are of substantial importance in achieving the broader objectives for Main Street North.

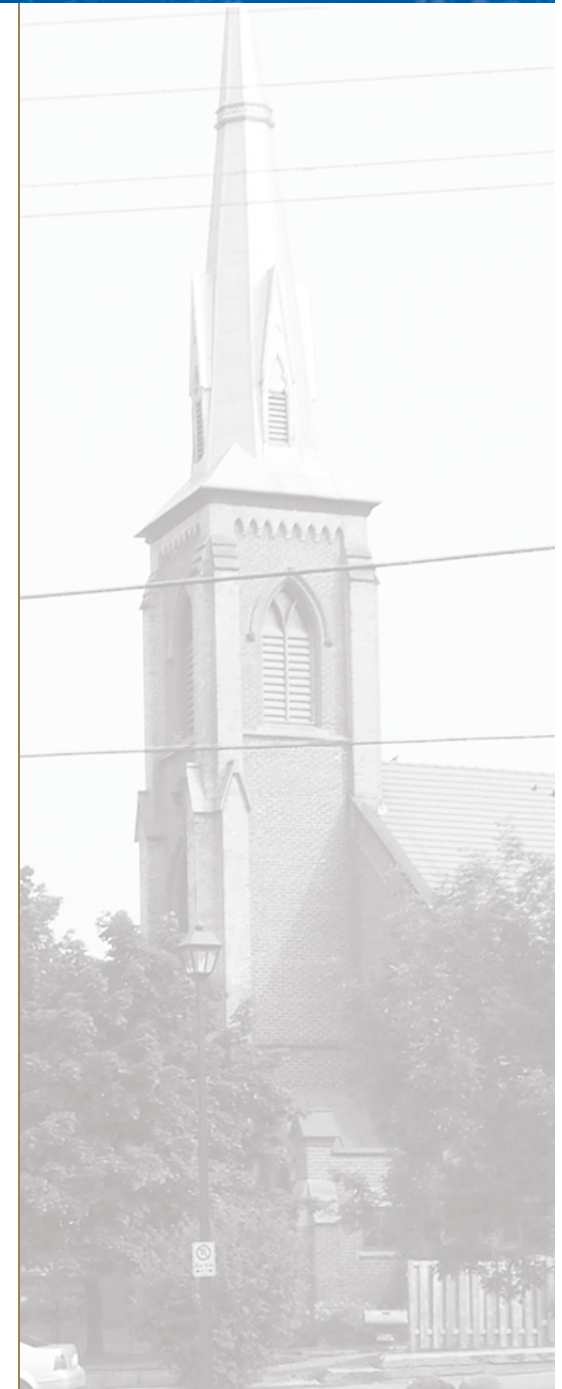
Whereas a zoning by-law typically uses the term “zone” this has been substituted by the term “district” to distinguish that this is a Development Permit By-law and not a Zoning By-law.

Development and uses have to meet the requirements and restrictions set out in Part 4. While a variance process is built into the by-law, if such is not supportable, the proposal would need to be revised. Alternately, an amendment to the Development Permit System could be initiated. Such amendment would necessitate the comprehensive review of the DPS area.

### Part 5: Application Process

This Part of the by-law establishes when a permit is required and what process will be applied (eg. Standard, Limited, Variance Only, among others).

Amendments to the Main Street North Development





Permit By-law may be made. They will be subject to a comprehensive review of the entire DPS area, unless the change is technical or housekeeping in nature. An amendment would need to meet the requirements of the Planning Act in terms of public notification and processing.

### **Part 6: Guidelines**

The Guidelines assist in the implementation of the Regulations under Part 4. Part 6 is linked to the Regulations with respect to Landscape and Streetscape Standards, Built Form Standards, Sustainable Development Requirements and Access Management to ensure that the principles set out in the Guidelines are met in relation to a Development Permit.

The Guidelines provide details on how development should occur within the framework of the Policies and Regulations. For instance, where the Regulations provide the framework for the building envelope on a parcel of land, the Guidelines establish how an addition or new building is constructed in terms of such matters as massing, architectural style, architectural details and material.

Numbers in guidelines are not prescriptive, but deviations from a recommended value in a Guideline would have to be done with a justification as to how the principle behind the guideline is still achieved. In other situations, in particular if there is a direct reference in Part 4, the Guidelines may be quite specific in how the principle should be achieved, with a limited number of options. In other cases, there may be a number of options to achieve the principles (such as with landscaping or implementing Low-Impact Development Standards).

### **Appendix**

The Appendix is not an operative part of the by-law. They provide additional information and requirements for permit applications. An Amendment to the

Appendix does not require an amendment to the Development Permit By-law.