

## Purpose of the CTS Planning Study

The purpose of the CTS Planning Study is to:

- Evaluate the applicable land use planning policies and Zoning By-law regulations as they relate to CTS Sites for pre-obtained illicit drug consumption, or any other similar type of use; and,
- Make recommendations on how the Official Plan and Zoning By-law could address the land use planning considerations for siting such a facility within the city.

**The CTS Planning Study is not identifying or making recommendations on specific potential sites.**

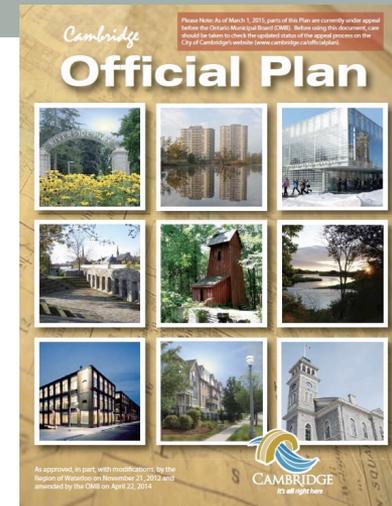
## Land Use Considerations for the CTS Planning Study

With this type of land use, there are a number of considerations including:

- **Where the potential patrons of the use are located** – This means that such a use should ideally be located where there are higher rates of public consumption – however, they could also be integrated with other health care related uses;
- **The location of the use in relation to pedestrian-oriented public space and commercial areas** – This means a determination needs to be made on whether such a use should be integrated with or separated from these types of areas;
- **The minimum physical size of the use** – To accommodate the required wraparound services and potential growth of the site; and,
- **The setbacks from other uses that should be established** – Such as from schools and other institutional uses and residential neighbourhoods.

# What is an Official Plan?

An **Official Plan** applies to the entire city and sets out the long term vision for a community and the conditions under which certain types of development can occur on land within the city.



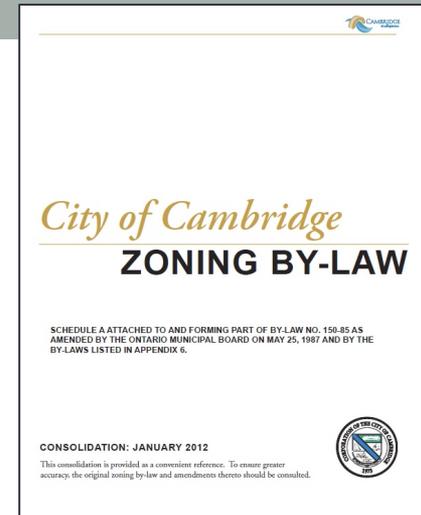
## The city-wide CTS Planning Study will make recommendations on:

- Areas where a CTS site could be considered, if one was proposed;
- The City's criteria that would need to be satisfied by a proponent before a CTS site could be permitted; and,
- Whether a Zoning By-law Amendment would be required before a CTS site could be permitted.



# What is a Zoning By-law?

- A **Zoning By-law** establishes the regulations (such as setbacks, height and parking) for each type of land use on all parcels of land within the city.
- Each parcel of land is assigned a zone category that applies specific permitted uses and regulations.
- A Zoning By-law must comply with the Official Plan and cannot be more permissive.



## The city-wide CTS Planning Study will make recommendations on:

- Which zones (if any) a CTS site could be permitted;
- The regulations that would apply to the parcel of land on which a CTS site was proposed; and,
- The broader regulations that may apply.