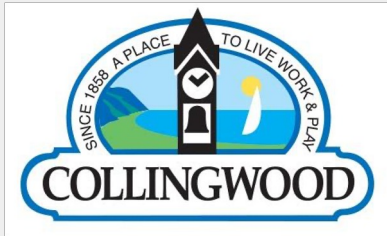


TOWN OF COLLINGWOOD

# OFFICIAL PLAN Draft 1



Community Information and  
Feedback Sessions  
**AUGUST 2, 2022**



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11. Implementation and Interpretation
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# WORK PROGRAM OVERVIEW

- Phase 1 → Project Start-Up
- Phase 2 → Community Visioning/Information Gathering
- Phase 3 → Background Analysis/Studies and Issue Identification
- Phase 4 → Directions/Recommendations
- Phase 5 → Draft Plan < **We are here**
- Phase 6 → Adoption

# WORK PROGRAM OVERVIEW – ACTIVITIES TO DATE

<b>Timeline</b>	<b>Activity</b>
<b>January 2020</b>	Council workshop and interviews
<b>March 2020</b>	Community issues identification workshop and What We Heard Report #1
<b>July 2020</b>	Community survey and What We Heard Report #2
<b>July 2020</b>	Release of Discussion Papers on eight key topic areas
<b>November 2020</b>	Community workshops on Discussion Paper topics and draft Options and Recommendations Report
<b>December 2020 to present</b>	Refinement of Options and Recommendations and preparation of the first draft of a new Official Plan

# BACKGROUND REPORTS

- Municipal Infrastructure
- Community Design
- Downtown and Waterfront
- Growth Management
- Housing
- Natural Heritage
- Sustainable Development
- Transportation
- Impact of COVID-19

# WORDS MATTER

- **Regulate:** Identifies mandatory requirements with little room for interpretive flexibility, using language such as 'require', 'will', 'shall' and 'must'
- **Manage:** More focused on management and implementing principles with some inherent interpretive flexibility, using language such as 'permit', 'prefer' and 'should'
- **Facilitate:** Intended to facilitate positive change that might be more difficult to achieve, using language such as 'encourage', 'desire' and 'incent'

# VISION

Collingwood is a unique community that is a hub of year-round healthy active lifestyles. It is defined by the shoreline of Georgian Bay, with a backdrop of the nearby Niagara Escarpment - both are cherished for their natural features, historic legacy, and recreational amenities.

The entire community comes together in the Downtown, which is recognized as the heart of the community, with a mix of activities, the highest quality public realm, and connections with the waterfront, to present a distinct image of the Town to residents and visitors alike.

The residents of Collingwood aspire to live in healthy and complete communities that are inclusive, accessible, compact and well connected for all modes of travel – and prioritizes active transportation such as pedestrians, and cyclists. Residents of all ages and abilities will continue to require access to a range and mixture of housing types, community services and recreational amenities to support their well-being.

Collingwood wants to retain and grow its economic prosperity, while protecting its environmental assets. The local economy will continue to thrive because it is diverse, entrepreneurial, and adaptable to changing trends, just as it has been over the course of Collingwood's history.

As Collingwood grows, the success of existing neighbourhoods and its cultural heritage resources will be strengthened, and the features that make the Town unique will remain as valued assets for future generations to enjoy.

# COMMUNITY VALUES

1. Conservation of the Natural Heritage System
2. Recognize the Downtown as the Heart of the Community
3. Support a Flexible Approach to Economic Development
4. Conserve Collingwood's Cultural Heritage Legacy
5. Promote High Quality Design
6. Provide a Full Range and Mix of Land Uses
7. Provide a Full Range of Housing Opportunities
8. Promote Compact Development and Intensification
9. Be a Healthy Community
10. Plan for Enhanced Local Transit
11. Develop an Active Transportation Network





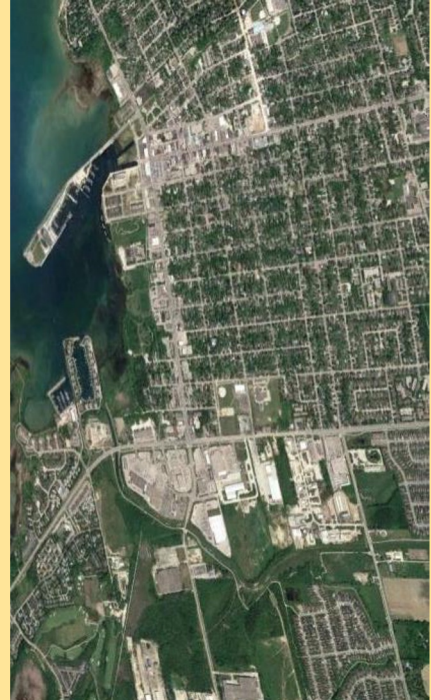
# BUILDING A SUCCESSFUL COMMUNITY

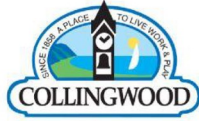
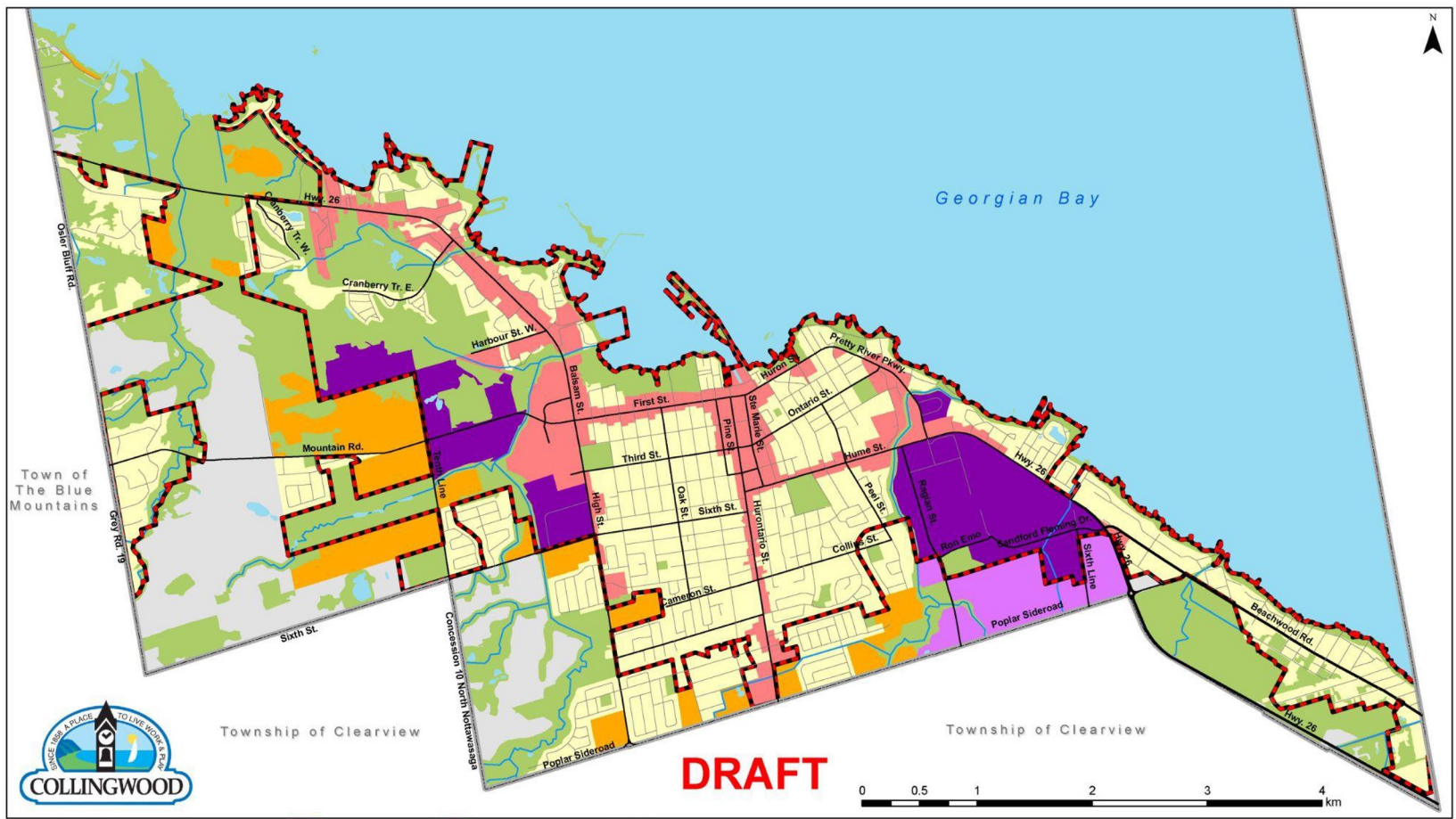
- Promoting Housing Opportunities
- Promoting a Strong and Healthy Economy
- Supporting a Healthy Community
- Ensuring High Quality Urban Design
- Conserving Cultural Heritage Resources
- Promoting Environmental Sustainability and Adapting to Climate Change



# GROWTH MANAGEMENT

- Population and Employment Forecasts - 2041
- Planning for Growth in an Urban Structure
- Accommodating Projected Growth/ Phasing





Township of Clearview

Township of Clearview

**DRAFT**



**Official Plan of the  
Town of Collingwood  
Schedule '1'  
Growth Management Plan**

- Employment Areas
- Strategic Growth Areas
- Residential Communities
- Greenlands System
- DGA - Employment Areas
- DGA - Residential Communities
- Municipal Boundary
- Delineated Built-up Area Boundary

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PLAN Natural Heritage *Plan-It Geographical*

# LAND USE DESIGNATIONS

## **General Provisions for All Land Use Designations**

- Development Review
- Land Use Permitted in All Land Use Designations
- Land Uses Prohibited in All Designations
- Natural Heritage and Hazard Lands
- Wayside Pits and Quarries and Portable Asphalt Plants
- Contaminated Sites

# LAND USE DESIGNATIONS

## General Provisions for All Land Use Designations

- Land Use/Built-Form Specific Policies
  - Low-Rise Buildings
  - Mid-Rise Buildings
  - High-Rise Buildings
  - Additional and Accessory Residential Units
  - Special Needs Housing
  - Live-Work Units
  - Home-Based Businesses
  - Bed & Breakfast Establishments
  - Short-Term Accommodations
  - Day Care Facilities
  - Small Scale Places of Worship
  - Neighbourhood Supporting Uses
  - Elementary Schools
  - Public Service Facilities

# LAND USE DESIGNATIONS

## **Community Area Designation:**

- Existing Neighbourhood Designation;
- Future Neighbourhood Designation;
- Major Institutional Designation; and,
- Parks and Open Space Designation.

# LAND USE DESIGNATIONS

## Strategic Growth Area Designations:

- Downtown;
- Mixed-use Corridor I;
- Mixed-use Corridor II; and,
- The Regional Commercial District.





# LAND USE DESIGNATIONS

## Employment Area Designations:

- Prestige Employment;
- General Employment;
- Waste Disposal Industrial; and,
- Waste Disposal Assessment Areas Overlay.

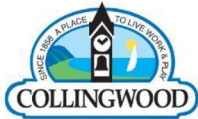
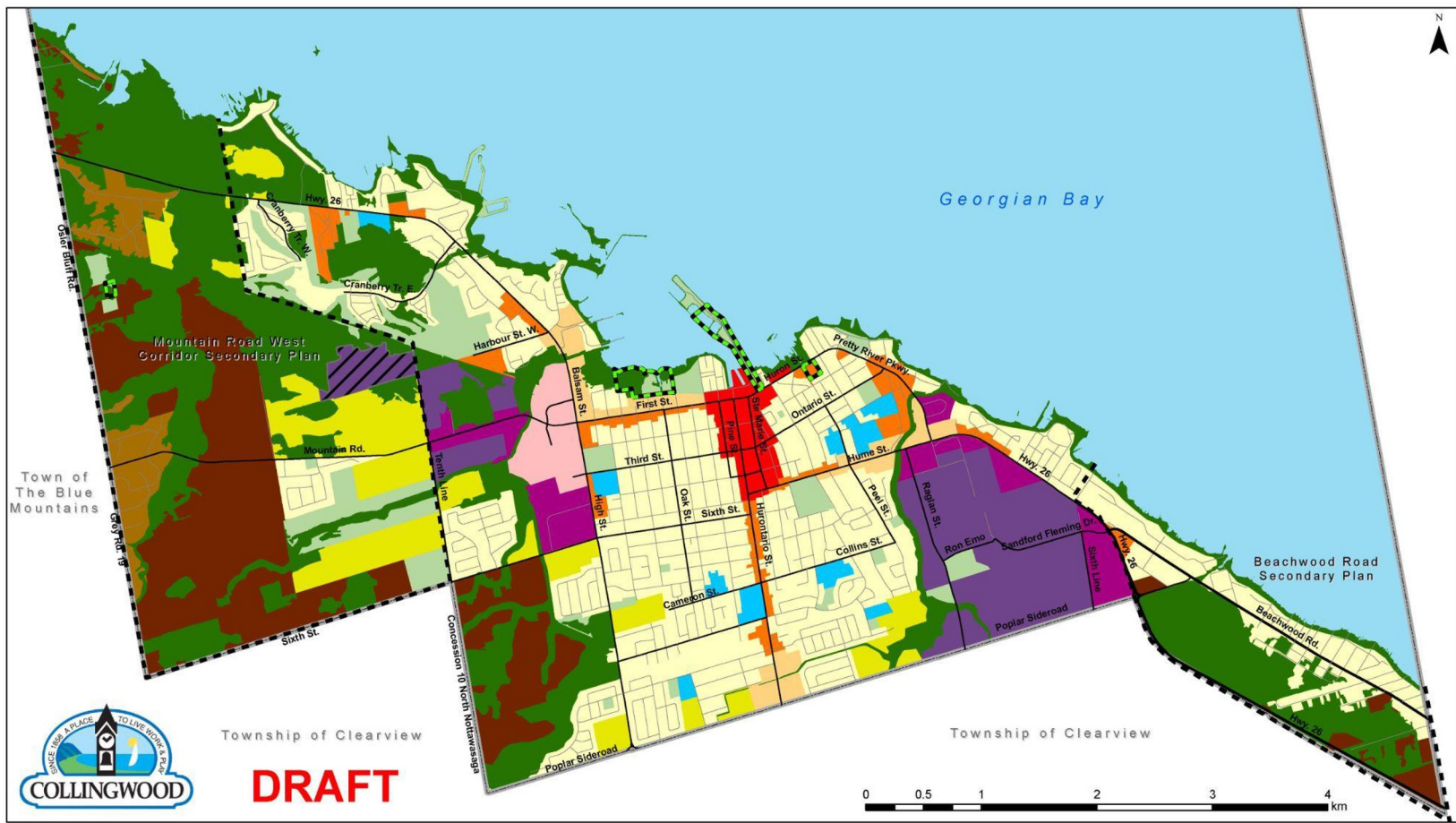




# LAND USE DESIGNATIONS

## Rural/Agricultural Area Designations:

- Rural; and,
- Rural Residential.



Township of Clearview

**DRAFT**

Township of Clearview

**Official Plan of the  
Town of Collingwood  
Schedule '2'  
Land Use Plan**

**Community Areas**

- Existing Neighbourhood
- Future Neighbourhood
- Major Institutional

**Strategic Growth Areas**

- Downtown
- Mixed Use Corridor I
- Mixed Use Corridor II
- Regional Commercial District

**Employment Areas**

- Prestige Employment
- General Employment
- Waste Disposal Industrial

**Rural/Agricultural Area**

- Rural Residential
- Rural

**Greenlands System**

- Environmental Protection
- Parks and Open Space

**Boundaries**

- Municipal Boundary
- Secondary Plan Area
- Inactive Private Landfill

*Note: Refer to Schedule 7 of this Plan for Area Specific Policies that supplement the land use designations on this Schedule.*



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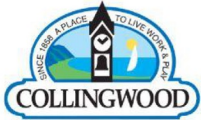
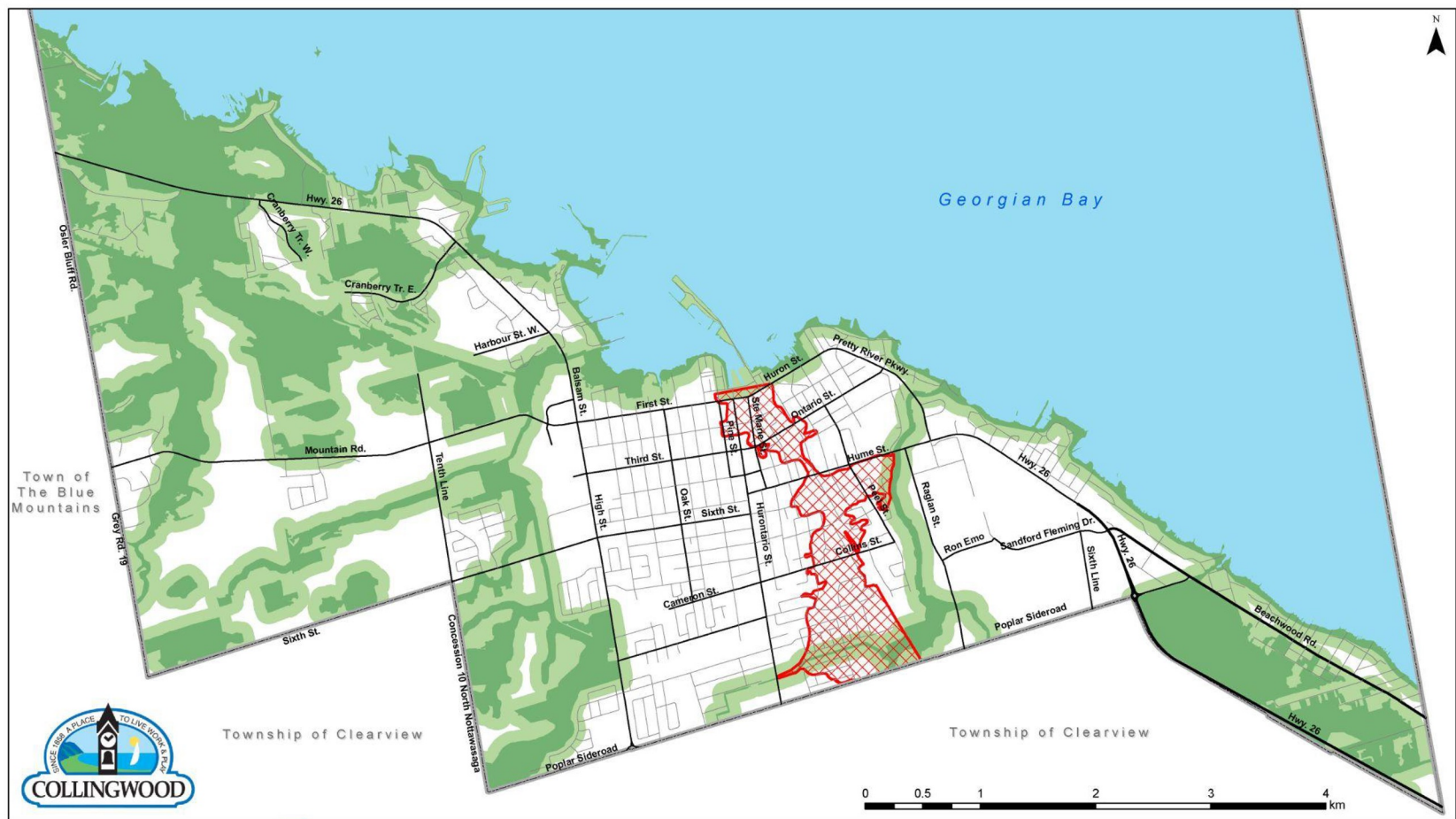
PLAN Natural Heritage *Plan-It Geographical*

# LAND USE DESIGNATIONS

## Greenlands System Area Designations:

- Environmental Protections; and,
- Adjacent Lands Overlay.





**Official Plan of the  
Town of Collingwood  
Schedule '3'  
Natural Heritage System**

- Natural Heritage System
- Adjacent Lands Overlay
- Pretty River Flood Fringe
- Municipal Boundary

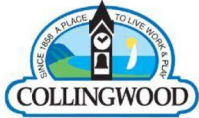


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PLAN B Natural Heritage *Plan-It Geographical*

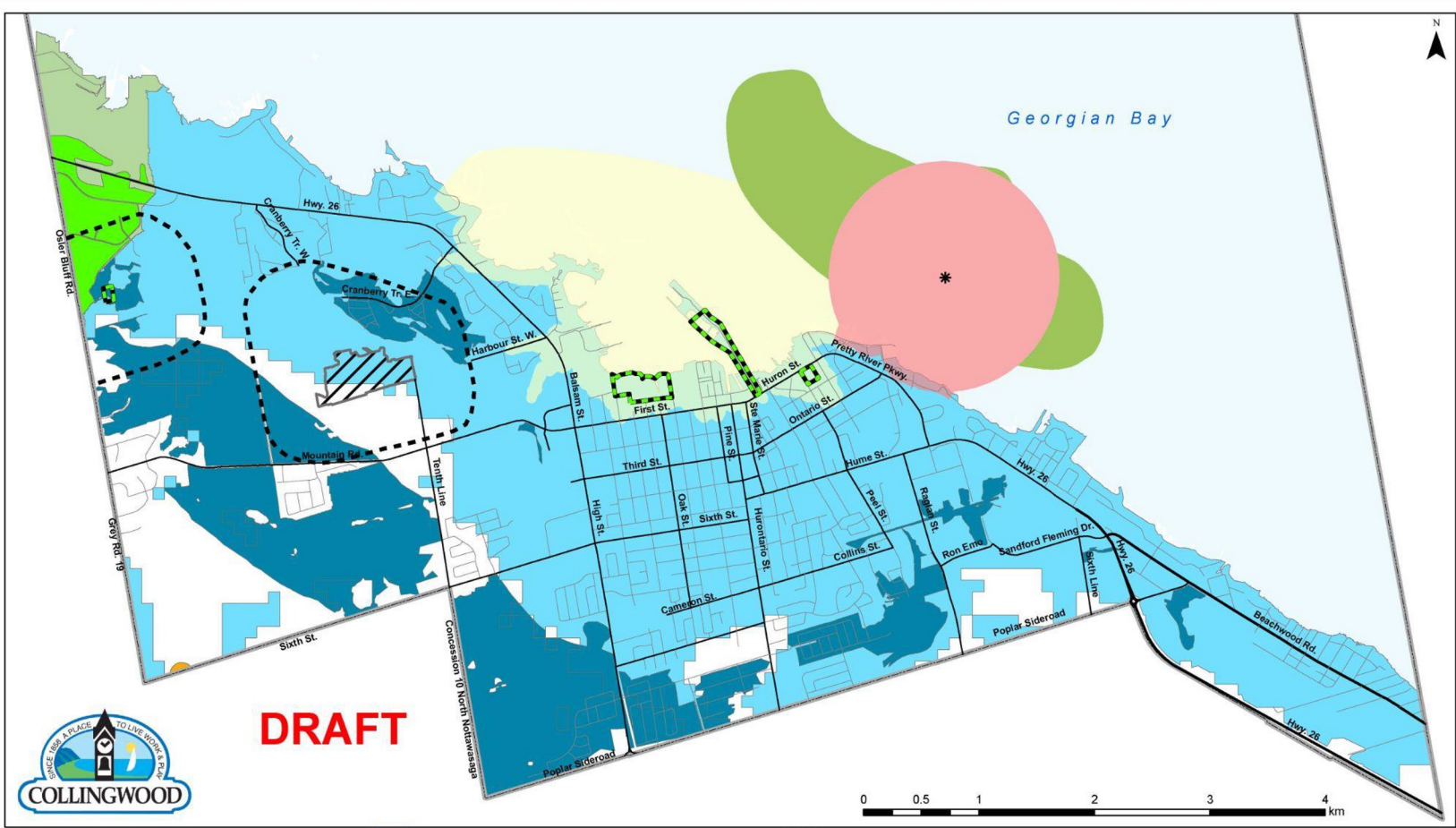




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**Official Plan of the  
Town of Collingwood  
Schedule '4'  
Landfills/Source  
Water Protection**

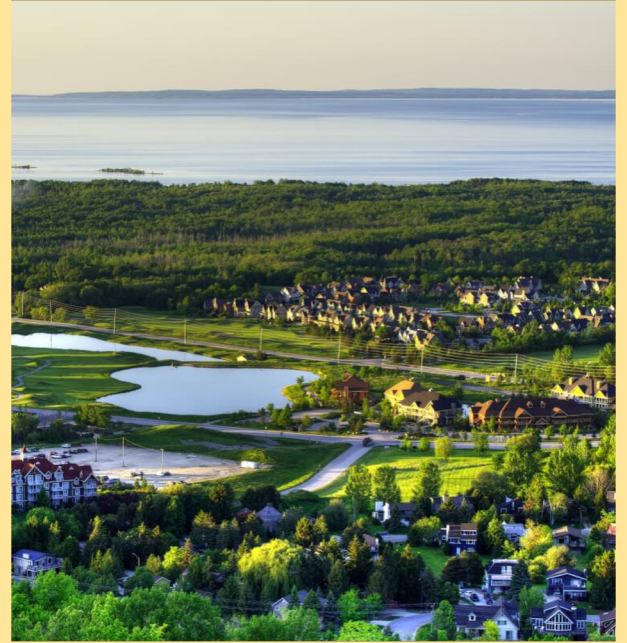
- |                                |  |                                 |
|--------------------------------|--|---------------------------------|
| <b>Intake Protection Zones</b> | Wellhead Protection Area A (WHPA-A)  | Active Landfill                 |
| IPZ-1                          | Significant Groundwater Recharge Area (SGRA)                                 | Inactive Private Landfill       |
| IPZ-2                          | Highly Vulnerable Aquifer (HVA)  | Waste Disposal Assessment Areas |
| IPZ-3                          | <b>Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan</b> | Municipal Boundary              |
| Surface Water Intake           | Significant Groundwater Recharge Area  |                                 |
|                                | Highly Vulnerable Aquifer  |                                 |

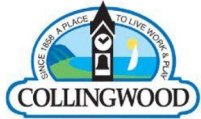


# TRANSPORTATION, MUNICIPAL SERVICE INFRASTRUCTURE, & UTILITIES

## A Multi-Modal Transportation System

- Goals
- General Policies
- Active Transportation and Complete Streets
- Public Transit
- Parking, Access and Loading
- Transportation Demand Management
- Goods Movement
- The Road Network

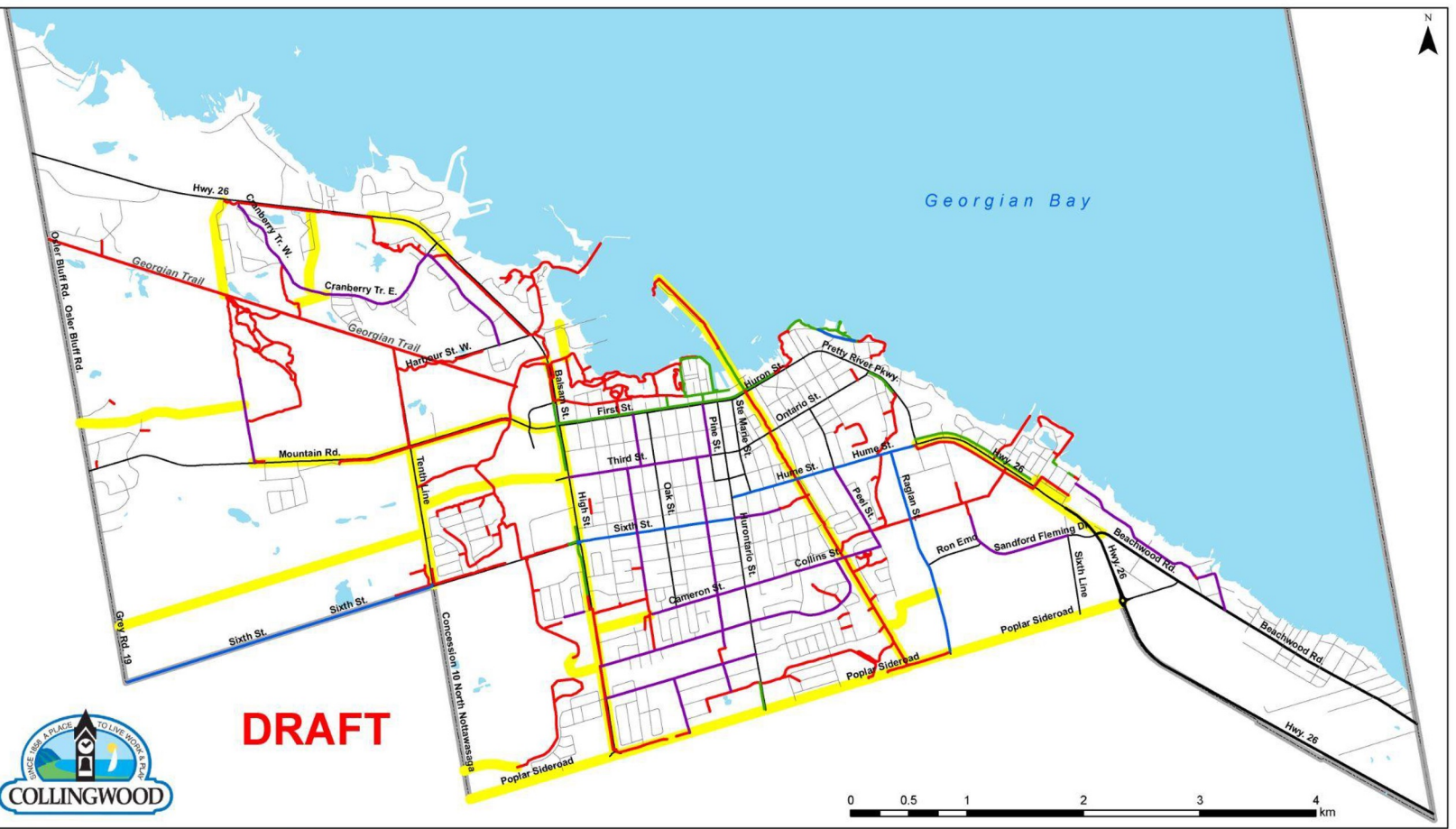




**DRAFT**

**Official Plan of the  
Town of Collingwood  
Schedule '5'  
Active Transportation Plan**

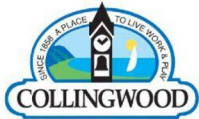
- Off-road Trail
- Multi Use Sidewalk
- Dedicated Bike Lane
- Bike Friendly Road Route (Current and Future)
- Future Trail/Trail Improvements
- Municipal Boundary



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PLAN Natural Heritage *Plan-It Geographical*

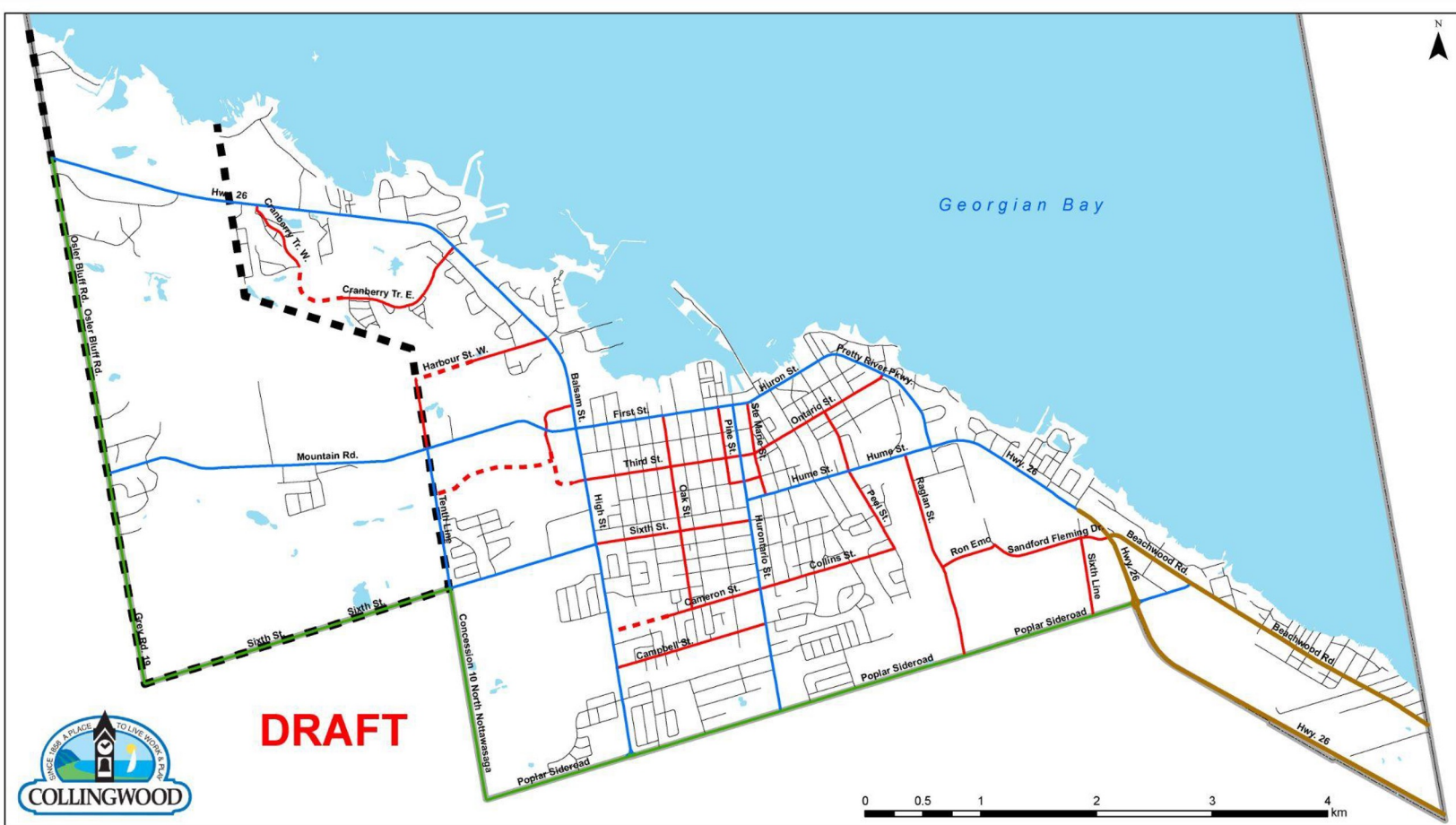




**DRAFT**

**Official Plan of the  
Town of Collingwood  
Schedule '6'  
Transportation Plan**

- Ministry of Transportation Jurisdiction (Provincial Highway)
  - County Jurisdiction (Arterial Road)
  - Arterial
  - Collector
  - - - Future Collector
  - Local
  - Municipal Boundary
  - Secondary Plan Area
- Future arterial and collector road alignments will be determined through the preparation of a Secondary Plan*



The Planning Partnership

PLAN Natural Heritage *Plan-It Geographical*



# TRANSPORTATION, MUNICIPAL SERVICE INFRASTRUCTURE, & UTILITIES

## **Municipal Service Infrastructure and Utilities**

- Goals
- General Policies
- Municipal Wastewater Servicing Infrastructure
- Municipal Water Servicing Infrastructure
- Private Individual On-site and Single Service Infrastructure
- Stormwater Management Infrastructure
- Utilities and Telecommunications Facilities
- Renewable Energy
- Gas and Oil Pipelines



# IMPLEMENTATION AND INTERPRETATION

## Implementation

- Upper Tier Legislation/Plans
- This Official Plan
- The Zoning By-Law
- The Committee of Adjustment
- The Subdivision of Land
- Legal Non-Conforming Uses, Buildings or Structures
- Site Plan Approval
- Other Provincial Planning Tools
- Land Acquisition
- Municipal Finance
- Public Meetings and Notification
- Development Applications

# IMPLEMENTATION AND INTERPRETATION

## Interpretation

- Definitions
- Land use Boundaries and Roads
- Numeric Standards
- Subsequent Legislation/Companion Documents
- Technical Revisions

# THE BIG MOVES

- Updated Urban Structure and Natural Heritage System
- Facing the Housing and Climate Crises
- Sustainable Development
- Sustainable Infrastructure
- Streamlined Approach



# UPDATED URBAN STRUCTURE AND NATURAL HERITAGE SYSTEM

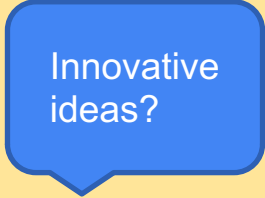
- Strategic Growth Areas to focus intensification and taller buildings
- System of nodes and corridors, less intensification in existing neighbourhoods
- Shift away from gross density – height and FSI
- Recognize the importance of downtown
- Updated Natural Heritage System, single designation with high protection
- Some flexibility for existing approvals and lots of record in the NHS
- Recognize that Natural Heritage System is not static

Do we still need protectionist policies?

Do we still need site specific policies?

## FACING THE HOUSING AND CLIMATE CRISES

- Town's Affordable Housing Task Force recommendations considered
- Targets for affordable housing
- Flexibility for innovative housing forms, housing mix and range
- Secondary dwelling unit policies expanded
- Groundwork set for inclusionary zoning
- Building a climate resilient community
- Addressing energy/water conservation, air quality, carbon mitigation, forest resources, urban agriculture



Innovative ideas?

# SUSTAINABLE DEVELOPMENT

- Complete community lens, live near work/play/school
- Mix of uses throughout nodes and corridors, no more stand-alone commercial designations
- Neighbourhood convenience to enable walkability
- Economic vitality through hierarchy of employment lands for the jobs we want
- Quality urban design standard framework
- Ground work set for checklists and indices
  - health, green development, climate change resiliency

Can we embrace sustainable change?

# SUSTAINABLE INFRASTRUCTURE

- Infrastructure to support sustainable growth
- Support multi-modal transportation
- Active transportation, complete streets, transit
- Most growth on municipal water/wastewater
- Implements the Town's Servicing Capacity Allocation Framework
- More refinement to stormwater management upon completion of a Master Plan

Can we change travel behaviour?



## STREAMLINED APPROACH

- Reduced complexity, increased understanding
- Addresses contemporary community priorities
- Reduce unnecessary detail
- Use other tools, zoning – guidelines – master plans – standards
- Minimize future site specific amendments



## Evolving Conversations

- County of Simcoe Municipal Comprehensive Review
- Grain Terminals Revitalization
- Short Term Accommodation Review
- Proposed Municipal Zoning Order
- Flood Management
- Ongoing Legislative Changes



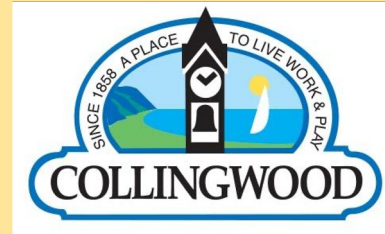
# NEXT STEPS

- Written comments on Draft 1 due by **August 17, 2022**  
officialplanupdate@collingwood.ca
- Indigenous engagement, followed by Draft 2
- Statutory Open House and Public Meeting  
(likely in September or October)
- County is approval authority

# DISCUSSION

TOWN OF COLLINGWOOD

## OFFICIAL PLAN Draft 1



AUGUST 2, 2022