

Discussion Papers Conversation with the Community

October, 2024

About the Zoning By-law Update

The Town of Collingwood is updating its Zoning By-law and we are interested in your feedback to "Zone the Future of Collingwood".

Five Discussion Papers have been prepared as discussion starters and input to preparing the new By-law:

- 1. Official Plan and Town Standards Implementation
- 2. By-law and Mapping Structure and Usability
- 3. Intensification, Design and Sustainability
- 4. Contemporary Zoning Principles and Trends and Gap Analysis
- 5. Site Specific Provisions

What Are Zoning By-laws (ZBLs)

- Regulatory tools that control the use of land within a community
- Implement the Official Plan for day-to-day administration
- Contain site-specific requirements
- Legally enforceable and compliance is required prior to issuing building permits
- Two parts:
 - 1. Text (definitions, provisions and standards)
 - 2. Detailed mapping



What Can Be Controlled Through Zoning?

What *can* be controlled

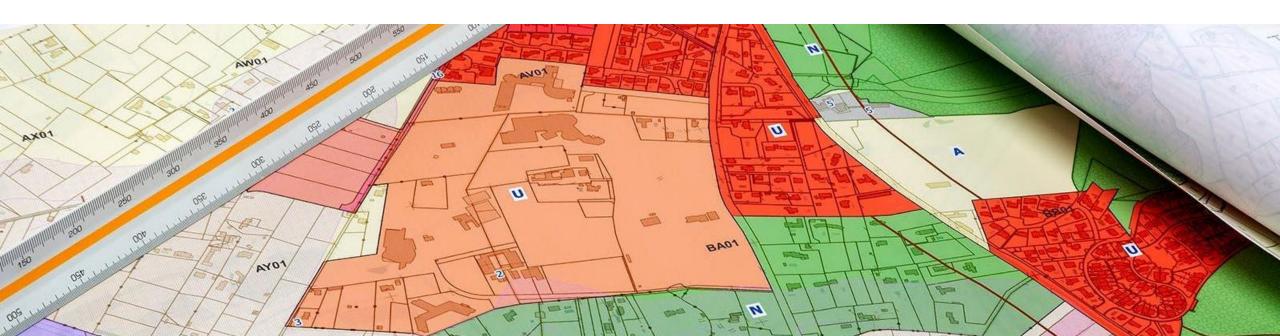
- Use of land and buildings
- Built form/location/number/type of structures
- Lot area/dimensions
- Density/gross floor area
- Height
- Setbacks
- Lot coverage
- Access
- On-site parking
- Limited elements of design
- Confirmation of servicing availability

What *can't* be controlled

- Land or unit tenure
- Number of occupants
- Price or affordability
- Type of end users/occupiers (i.e. cannot discriminate against any person or group of people)
- Vegetation retention/replanting
- Architecture, building materials, construction techniques
- Internal design or fixtures
- Design of streetscapes, landscaping or parks
- Off-site parking

Why Update the Zoning By-law?

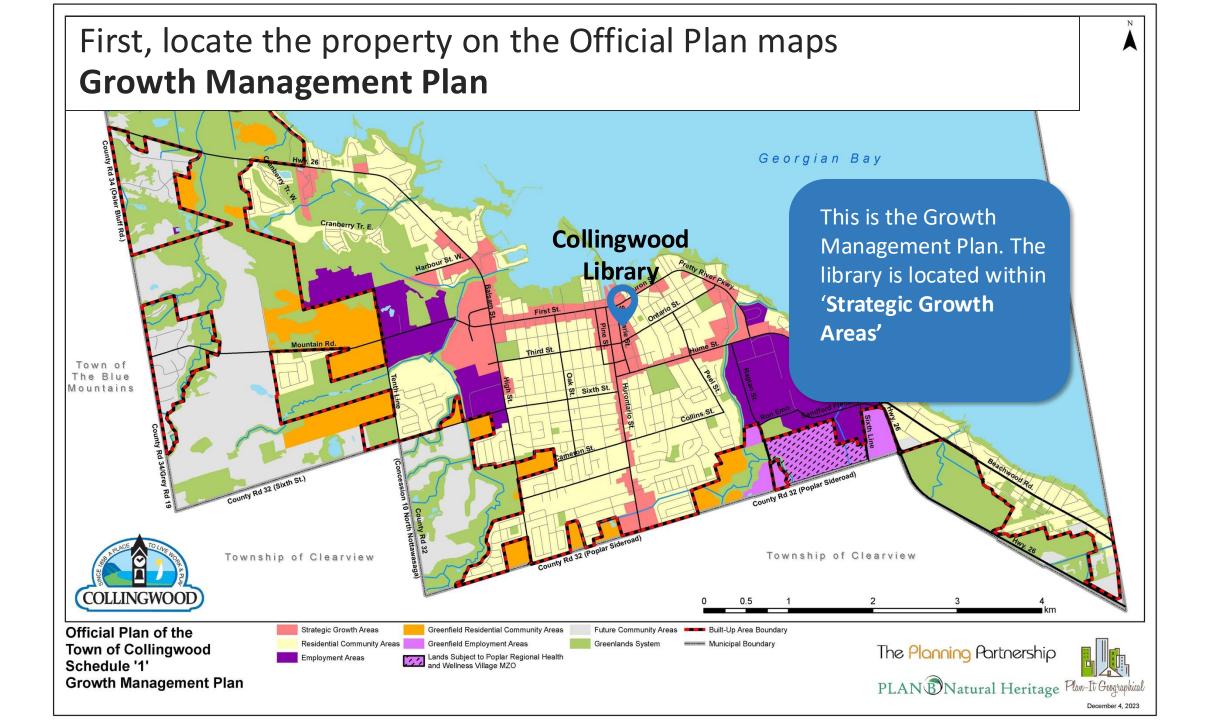
- Align with community vision and priorities
- Incorporate new information and background studies
- Improve clarity and ease of use
- Legislatively required within 3 years from approval of a new OP to implement the objectives and policies

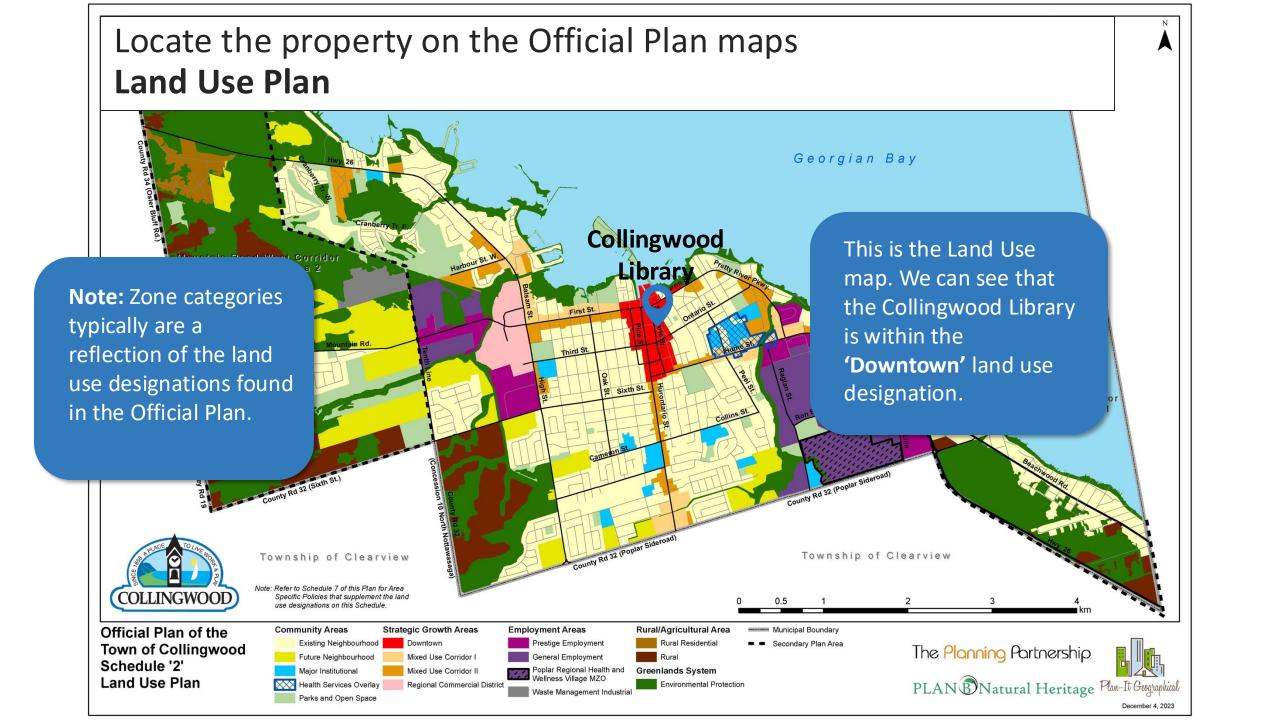


Using the Zoning By-law to find out what is or isn't permitted on a property

Let's say you want to know more about the land use, designations, permitted buildings and structures for a certain property. Let's use the **Collingwood Library** as an example.



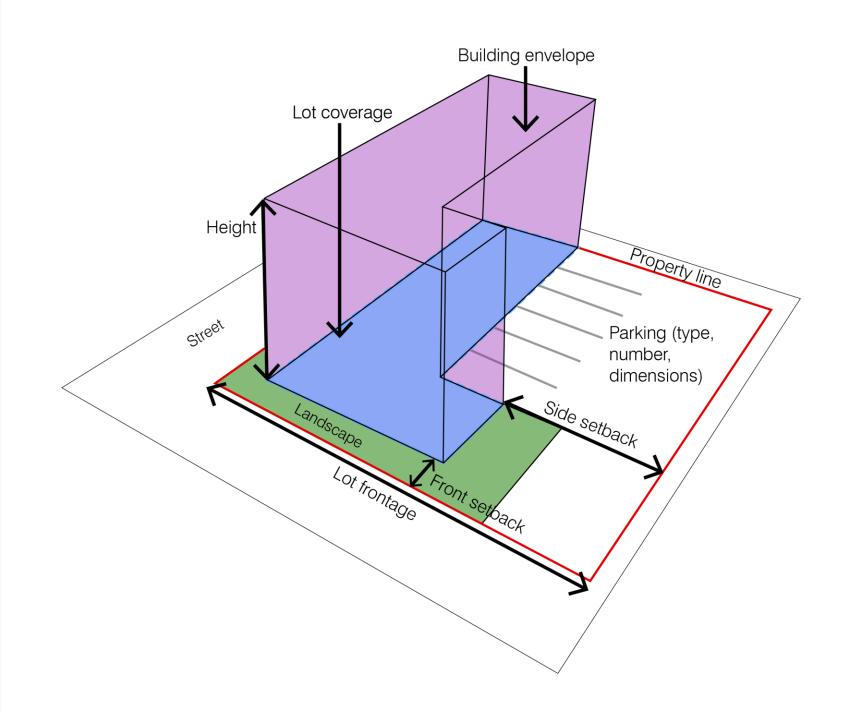




What can be controlled through zoning?

Zoning can control what specific land uses are permitted, where they are allowed on a lot, and what regulations apply to the development of these uses.

That includes things like building height, density, parking, lot coverage, setbacks, frontage, and more.





1. Official Plan and Town Standards Implementation

This technical paper guides the update of the zoning by-law to align with the new Official Plan and provincial policies.

- 1. How can zoning by-law updates create a more streamlined development process?
- 2. Form based zoning focuses more strongly on built form rather than uses. What barriers or opportunities do you see?
- 3. How can the zoning by-law enhance the Town's long-term planning goal "Building a Successful Community" as outlined in the Official Plan?



2. By-law and Mapping Structure and Usability

This technical paper aims to guide the update of Collingwood's Zoning By-law, focusing on improving **readability**, **usability**, and **clarity** for a wide range of users, including planners, developers, landowners, and the public.

- 1. How can we make the zoning by-law more user friendly?
- 2. What additional features or tools would you like to see in the digital zoning maps?

5.1 Residential Zones

Sample page from Sarnia

The Residential Zones support a variety of housing and building types, as well as uses supporting neighbourh living. Development within the Residential Zones will contribute to the creation of accessible, compact, connected, and walkable/bikeable neighbourhoods, with a wide range of community assets, such as parks, schools, and mixed use areas within easy access.

	R1 Residential One Zone	R2 Residential Two Zone	SR1 Suburban Residential Zone	PR1 Private Residential Community Zone
Permitted Buildings and Uses	Single Detached Dwellings Semi-Detached Dwellings Duplex, Triplex and Fourplex Dwellings Special Needs Housing, in a built form otherwise permitted in this zone Lodging House, in a built form otherwise permitted in this zone Institutional Uses Parks and Open Spaces	Street Townhouse Dwellings Block Townhouse Dwellings Stacked Townhouse Dwellings Apartment Dwellings in a Low-Rise Apartment Building Special Needs Housing Lodging House, in a built form otherwise permitted in this zone Institutional Uses Parks and Open Spaces	Single Detached Dwellings Special Needs Housing Institutional Uses Parks and Open Spaces	Single Detached Dwellings Special Needs Housing Mobile homes Modular homes Park model homes Existing campgrounds Parks and Open Spaces
Permitted Accessory Buildings and Uses	Additional Residential Units Home Industries Home Occupations	Additional Residential Units Home Industries Home Occupations	Additional Residential Units Home Industries Home Occupations	



















3. Intensification, Design and Sustainability

This paper explores the role of zoning in supporting **intensification**, **urban design**, and **sustainability** in Collingwood. Intent is to promote higher density, walkable neighbourhoods and mixed-use area and ensures new developments fit into existing communities with minimal impact on privacy, noise, and traffic.

- 1. How can zoning better balance sustainable intensification with community character?
- 2. How can zoning better support sustainable building practices and green infrastructure?
- 3. How can parking standards and alternative mobility options like Electric Vehicle charging and bike parking be integrated into zoning to reduce vehicle reliance?



4. Contemporary Zoning Principles and Trends and Gap Analysis

This paper identifies zoning gaps and recommend updates based on current trends and best practices, aligning with the Collingwood Official Plan.

Question:

What are challenges, opportunities or trends do you see needing to be addressed in Collingwood's zoning?

- Housing affordability
- Sensitive infill and intensification in neighbourhoods
- Sustainability, climate resiliency and environmental protection
- Flexibility to permit innovative and contemporary businesses
- Regulations for landscaping and trees



5. Site Specific Provisions

- 1. How should the zoning by-law handle existing site-specific provisions and minor variances to ensure they remain relevant and for future developments?
- 2. How do you see the transition provisions being helpful in dealing with active applications or future projects?

Next Steps

- 1. Strategic Directions Presentation to Council targeting late 2024
- 2. Text and Mapping for Draft 1 of the Updated Zoning By-Law November through to the end of January
- 3. Next round of Public Engagement targeting early 2025

Please forward additional written feedback by **November 15, 2024** to zoningbylawupdate@collingwood.ca

Check out the **Engage Collingwood** page for more information.