

Official Plan Update Discussion Papers

July 2020



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Engagement with Indigenous Peoples

The history of indigenous peoples in Collingwood, both prior to and after contact with Europeans, is reflected in the cultural perspective and oral history of the people who have occupied and harvested these and area lands and waters. There is a rich archaeological record of indigenous occupation and use in the area. This record readily acknowledges that, although this is one of the more studied areas, the extent of the history of occupation and land use in the area by indigenous peoples has yet to be fully uncovered. As it stands, the record we do have matches the written accounts of early European contact with indigenous people that documented settlement by thousands of people living in communities across the area in complex societies with unique social and cultural perspectives. This history is an evolving one and reflects the dynamics of indigenous land use patterns, the geo political and post-colonial legacy of interaction with other cultures and self-determination to the present day.

To recognize the important contributions of indigenous peoples in Collingwood, each formal meeting of the Town of Collingwood Council begins with an evolving acknowledgement of indigenous peoples that generally runs as follows:

“Today we acknowledge that this event is taking place on the traditional territory of the Indigenous peoples of Turtle Island, including the traditional lands of the Anishinaabek, Haudenosaunee, and Ojibwe peoples, and on lands connected with the Lake Simcoe-Nottawasaga Treaty of 1818. This is the home of a diverse range of Indigenous peoples whom we recognize as contemporary stewards of the land and vital contributors of our society.”

This acknowledgement and its spirit extends to the Official Plan Update. The Town recognizes those indigenous peoples who reside in, have historical connections to and contribute to the community in Collingwood and the surrounding area today. The Town acknowledges the historical and cultural perspective of indigenous peoples and their unique relationship with the land. As the Official Plan Update focuses on where and how land is used in Collingwood, in this respect, the Official Plan Update can benefit from the unique perspective of First Nations and Metis people. To this end, the Town is reaching out to indigenous people with connections to the area to seek opportunities for engagement.

The Provincial Policy Statement (the Province’s lead policy document on the land use regime in Ontario) sets out and prioritizes matters of Provincial interest and requires that municipalities conform or have regard to these accordingly. Through the Official Plan Update the Town will seek to fulfill the directives of the Province of Ontario as set out in the Provincial Policy Statement by reaching out to area First Nations and Metis to:

- > Engage with Indigenous communities and coordinate on land use planning matters; and,
- > Engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

At a time of reflection on the relationship with indigenous peoples both past, present and moving forward, the Town seeks to fulfill this direction and, where possible, help continue on the path of reconciliation.

00 Introduction and Purpose of the Discussion Papers

What will your Collingwood look like over the next 20 years?

The Town of Collingwood is completing its Official Plan Update, to develop a modernized planning policy framework guiding the future evolution and development of the Town. This Official Plan Update project provides an opportunity to refresh the vision for the Town, recognize Collingwood's unique identity, respond to Collingwood's evolution as a community, respond to changing circumstances and plan for the future.

The Official Plan is an important policy document that contains a broad range of community goals, objectives and policies that provide guidance and direction to landowners, potential investors, land developers, home builders, and the community at large. It includes policies related to numerous community-building elements, such as housing, commercial and industrial development, heritage, the environment, parks and open space, transportation, infrastructure and urban design. The New Collingwood Official Plan (NCOP) is required to conform with the County of Simcoe Official Plan and the Provincial Growth Plan and be consistent with the Provincial Policy Statement.

As part of the preliminary phases of the Official Plan Update, the project team undertook a detailed background review to gain an understanding of what are some of the key issues in Collingwood, how is the Collingwood context evolving and what are residents, business owners and developers concerned about. A critical part of this background review also involved reviewing what the current County and Provincial policies say, and what needs to be reflected in the NCOP.

The results of this comprehensive background work is presented in the 8 Discussion Papers. The purpose of these Discussion Papers is to organize the project team's findings in a logical manner, provide access to these findings to all who are interested in the Official Plan Update, and serve as the basis for obtaining additional public and stakeholder input. The Discussion Papers will set the stage for the next step of preparing an Options and Recommendations Report and, ultimately, preparing the NCOP.

The 8 Discussion Papers are designed to act as 'stand-alone' documents, with each including the same introduction and context information throughout. However, the topics addressed through each of the Discussion Papers are interconnected, and therefore gaining a comprehensive overview of specific topics may require reference to multiple Discussion Papers.

Responding to the unique global event now impacting many facets of our everyday lives, the project team also prepared a 9th document to outline some of the potential land use planning considerations resulting from the Covid-19 pandemic. As this public health crisis is still underway and there remain many unknowns, this document is not intended to outline definitive impacts, and is instead intended to start a conversation to explore this issue.

The next two sub-sections introduce how to shape the Official Plan through policy language, and an overview of the Collingwood context. More detail on land use planning in Ontario and the role of the Official Plan is found in the Appendix.

Levels of Control: Regulate - Manage - Facilitate

It will be important to consider the specific language of the policies in the NCOP. Each policy provides direction on how it is to be implemented, how it is situated within the broader Town-wide context, and how it relates to other policies. The choice of language in the NCOP is crucial.

For each topic to be included within the NCOP, with a few exceptions, a decision about what to control and the level of control to be exercised will need to be made. The language used in the NCOP will distinguish between the types of policies and the nature of implementation. The identification of the “level of control” is an important discussion because it will involve decisions about how the NCOP will be applied throughout Collingwood, particularly in consideration of achieving particular elements of the vision and principles.

- > **Regulate** - The Official Plan can include both aspirational and regulatory elements. At the regulatory level, the Official Plan includes policies that specifically identify what is to be done, and how it is to be done. The wording of regulatory policies tends to include words like ‘require’, ‘will’, ‘shall’ and ‘must’, identifying elements of the policy framework that are mandatory, and that compel a landowner to do things in conformity with the policy in a very specific way. When a policy is considered at the regulatory level there is typically little room for interpretive flexibility;
- > **Manage** - A policy framework that is somewhere in between the regulatory and facilitative levels is considered to be more focussed on a management function. Words used here include ‘permit’, ‘prefer’, ‘may’ and ‘should’. This more permissive approach

talks about principles and uses words that have inherent interpretive flexibility. Generally, the less specific and less narrow the policy framework is, there is less control exerted over development and there is more flexibility to allow things to happen; and,

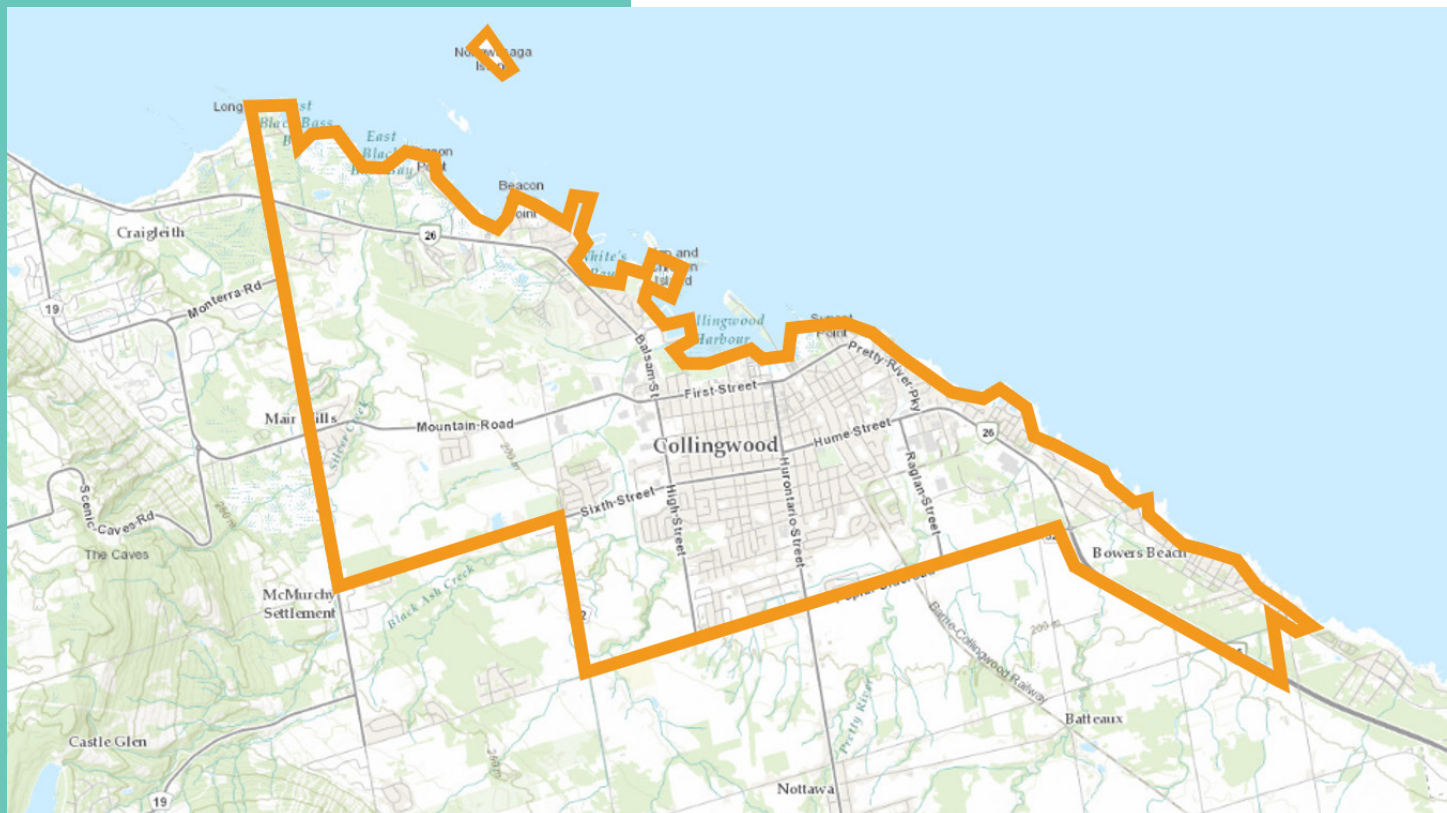
- > **Facilitate** - The Official Plan is, by nature, an aspirational document, providing a road map for the Town over a long-term time horizon. Within the NCOP, there will be town-building elements that are desirable, but more difficult to achieve due to market responsiveness, or fiscal constraints. The NCOP in considering its regulatory and management functions, should also be considered a powerful tool to facilitate positive change. The facilitative element of the NCOP is expected to use words like ‘encourage’, ‘desire’ and, in some cases, ‘incent’. Where a particular town-building element is desirable, but is typically difficult to achieve, the policy framework needs to move to its facilitation function. The facilitation function generally deals with a spectrum of key elements, including:
 - + Establish the environment for change;
 - + Reduce the costs associated with development; and,
 - + Reduce the inherent risk of the development approval process.

The Town will play an important role in the facilitative aspects of the NCOP, and in doing so all of the identified key elements noted above need to be considered, and some of those elements must find their way into the NCOP.

Collingwood Context

The Town of Collingwood is located along the shoreline of Nottawasaga Bay in the northwest corner of the County of Simcoe, herein referred to as “Simcoe County.” The municipality’s total area amounts to an estimated 3,300 hectares (8,150 acres), and is generally bordered by Highway 26 and Poplar Sideroad and Sixth Street to the south, Simcoe Road 34/Grey Roads 19/21 to the west, and the Nottawasaga Bay shoreline to the north and east. Surrounding municipalities to Collingwood include The Blue Mountains to the west, Clearview to the south, and Wasaga Beach to the far east.

Town of Collingwood Municipal Boundary



Collingwood Context Continued

Collingwood functions as a major commercial centre for northwest Simcoe County and northeast Grey County. As one of the larger settlement areas within Simcoe County, Collingwood offers a wide range of residential, commercial, institutional, and recreational uses; and has continued to evolve into a well-balanced community for residents and visitors. The Town of Collingwood possesses the following key locational characteristics:

- > **Transportation Access:** Collingwood is primarily accessed by way of Highway 26, which connects the Town to Wasaga Beach and Barrie to the east, and Owen Sound and other South Georgian Bay communities to the west. Further, Highway 26 is the primary route for traffic travelling to Blue Mountain Resort and other area ski destinations. Public transit in Collingwood is operated by Colltrans, which includes three frequent bus transit routes within the Town. A less frequent Collingwood-Wasaga Beach Link route to connect the two municipalities is operated by Simcoe County LINX. For the most part, however, Collingwood is an auto oriented community;
- > **Local Institutions:** The Town is home to the Collingwood General and Marine Hospital and Georgian College – South Georgian Bay Campus, which offers full-time academic programming in hospitality, personal support work, and computer programming, among others. Both of these institutions provide existing and future residents of Collingwood with access to well-paying jobs as well as essential services;
- > **Local Commercial Uses:** Because of its role as a regional centre and tourism and outdoor recreation destination, Collingwood has an abundance of commercial nodes with a diverse range of retail/service commercial offerings. Most notably, the western commercial district contains large format retailers/facilities including Canadian Tire, Galaxy Cinema, Walmart, The Home Depot, and Winners. Hurontario Street functions as Collingwood’s historic downtown and offers a variety of restaurants, boutique shops, and art galleries; and,
- > **Outdoor Recreation Amenities:** Collingwood is well situated on the shoreline of Nottawasaga Bay, and in proximity to prominent ski and snowboard destinations. Further, the area’s extensive trail networks, harbour, scenic caves, golf courses, and beaches have firmly established the Town as a four-season tourism destination and has attracted a significant visitor and seasonal population.

01 Overview: Greenlands (Natural Areas & Parks) Discussion Paper

Recognized for its unparalleled access to natural areas and attractions, the natural heritage system is an important component of Collingwood's landscape and ecology. This Official Plan Update will include the review of natural heritage features and functions within the Town, in accordance with the requirements of the Provincial Policy Statement and Endangered Species Act. Mapping will be supported by policy options for protecting, enhancing, and restoring key features and functions for the long term. Key to the natural heritage system discussion is the preliminary natural heritage system mapping prepared by Plan B Natural Heritage for this Official Plan Update process.

The Town's greenlands system also includes its parks and open space network which will need to continue to grow and evolve to meet the needs of current and future residents as the Town accommodates new development. With the passing of Bill 108, the way that municipalities acquire parkland has also shifted, requiring a re-examination of parkland provision policies.

The Greenlands Discussion Paper focuses primarily on developing a Preliminary Update to the Natural Heritage System.

The following discussions are based on a review of the existing policy context, including Provincial Plans, the County Official Plan, the existing Town Official Plan, as well as other relevant documents, which is found in Section 03.

Definitions

Coastal wetland: means

- a) any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected. (PPS)

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions. (PPS)

Fish habitat: as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood plain: for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (PPS)

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations. (PPS)

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (PPS)

Natural heritage features and areas: means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (PPS)

Natural Heritage System: a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The system can include key natural heritage features, key hydrologic features, federal and provincial parks and conservation reserves, other natural heritage features and areas, lands that have been restored or have the potential to be restored to a natural state, associated areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. (Based on PPS, 2014 and modified for the Growth Plan)

Definitions Continued

Negative Impact:

- a) In regard to water, degradation to the quality or quantity of surface or groundwater, key hydrologic features or vulnerable areas and their related hydrologic functions due to single, multiple or successive development or site alteration activities;
- b) In regard to fish habitat, any permanent alteration to or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and
- c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities. (Based on PPS, 2014 and modified for the Growth Plan)

Quality and quantity of water: is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (PPS)

Significant Groundwater Recharge Area: an area that has been identified:

- a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS, 2014;
- b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006; or

- c) as an ecologically significant groundwater recharge area delineated in a subwatershed plan or equivalent in accordance with provincial guidelines.

For the purposes of this definition, ecologically significant groundwater recharge areas are areas of land that are responsible for replenishing groundwater systems that directly support sensitive areas like cold water streams and wetlands. (Growth Plan, originally from the Greenbelt Plan)

Significant Wetland: a wetland that has been identified as provincially significant by the Province. (Based on PPS, 2014 and modified for the Growth Plan)

Significant Wildlife Habitat: a wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province. (Based on PPS, 2014 and modified for the Growth Plan)

Significant Woodland: a woodland which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Province. (Based on PPS, 2014 and modified for the Growth Plan)

Definitions Continued

Significant Valleyland: a valleyland which is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an

identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province. (Based on PPS, 2014 and modified for the Growth Plan)

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. (PPS)

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (PPS)

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time. (PPS)

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (PPS)

Vegetation Protection Zone: a vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature. (Growth Plan, originally from the Greenbelt Plan)

Vulnerable: means surface and/or ground water that can be easily changed or impacted. (PPS)

Water Resource System: a system consisting of ground water features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas. (Growth Plan)

Watershed: means an area that is drained by a river and its tributaries. (PPS)

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Definitions Continued

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest".

02 Key Topics for Discussion

A Developing a Preliminary Update to the Natural Heritage System

Introduction

The following Natural Heritage Discussion Paper provides an overview level description and analysis of the natural heritage features and functions located within the Town of Collingwood. The information contained herein was drawn from the following documents, reports, and agency databases:

- > Blue Mountains Subwatershed Health Check 2018 (NVCA 2018);
- > Town of Collingwood Natural Heritage System (NVCA 2011);
- > Town of Collingwood Official Plan and Schedules (2019);
- > County of Simcoe Official Plan (2016);
- > MNRF Land Information Office (GIS layers);
- > NVCA Natural Features and Regulation Mapping (GIS layers);
- > Soil Survey of Simcoe County (Hoffman et al. 1962);
- > Physiography of Southern Ontario (Chapman and Putnam 1984); and,
- > 2016 aerial photography.

The background reports, mapping and aerial photography were used to confirm/refine a natural heritage system (NHS) for the Town of Collingwood Official Plan review process. The baseline for the NHS analysis was Schedule A and Schedule B from the current Town of Collingwood Official Plan (2019), and the Town of Collingwood Natural Heritage System prepared for the Town by the NVCA in 2011.

A comprehensive description and mapping of the natural heritage features and functions within the study area can be found in the Town of Collingwood Natural Heritage System report prepared by NVCA (2011).

The Town of Collingwood Official Plan Review (OPR) study area is shown on Figure 1 in Appendix II.

Existing Conditions Overview

Topography & Soils

The topography of the study area is shown on Figure 2 in Appendix II. The landscape slopes gently from the southwest to the northeast, towards Nottawasaga Bay. The gently sloping to flat topography is part of the Simcoe Lowlands physiographic region of Southern Ontario (Chapman and Putnam 1984). This area is characterized by sand, silt, and clay deposits from former Lake Algonquin, flanked by boulder/limestone terraces and beaches along the Nottawasaga Bay shoreline. The study area also includes relict shorelines and terraces from former Lake Nipissing.

The various soil types that comprise the study area are shown on Figure 3 in Appendix II. The predominant soil types are well drained to imperfectly drained sandy loam and clay loam soils.

The Simcoe Lowlands are dissected by several watercourses that drain into Nottawasaga Bay. The headwaters of these watercourses occur in the Niagara Escarpment highlands to the west and southwest of Collingwood. The main watercourses (and associated tributaries) within the study area include the following (Figure 4 in Appendix II):

- > Silver Creek;
- > Black Ash Creek;
- > Pretty River; and,
- > Batteaux Creek.

Defined valleylands associated with these watercourses are generally confined to the upper reaches within the study area, in proximity to the adjacent slopes of the Niagara Escarpment. The watercourses tend to exhibit broad floodplains and meander belts due to the gently sloping to flat character of the Simcoe Lowlands. The lower reaches of Black Ash Creek and the Pretty River consist of constructed flood control channels that extend downstream to Nottawasaga Bay.

Hydrogeology

The study area supports a large, highly vulnerable aquifer that underlies the majority of Collingwood (Figure 5 in Appendix II). The groundwater associated with this aquifer is important for sustaining private and Municipal wells, irrigation for agricultural crops, stream baseflow, wetland hydrology, and water quality.

Significant groundwater recharge areas within the study area are shown on Figure 6 in Appendix II. They generally correspond to areas of well drained sandy and sandy loam soils (Figure 3 in Appendix II). Groundwater recharge areas are of critical importance for sustaining stream baseflow, water quality, wetland hydrology, and associated habitat functions.

The surface water intake protection zone for the Municipal drinking water source is shown on Figure 7 in Appendix II. It encompasses Nottawasaga Bay and adjacent shoreline areas. A Municipal wellhead protection area is located in the southwest corner of the study area. The location of the surface water intake protection zone underscores the importance of protecting groundwater quality/quantity, as well as surface water quality in Black Ash Creek, the Pretty River, and Nottawasaga Bay.

Wetlands

Wetland coverage within the study area is approximately 12% (i.e. 419 ha), which is slightly above the minimum guideline of 10% coverage for healthy, sustainable watersheds (Environment Canada 2013 – How Much Habitat is Enough – 3rd Edition). The percentage of wetland habitat cover within the Blue Mountains subwatershed is approximately 6.5% (NVCA 2018), which is well below the 10% minimum guideline established by Environment Canada (2013).

The wetland swamps, marshes, and fens within the Blue Mountains subwatershed provide habitat for a rich assemblage of plants and animals, including habitat for rare species and species at risk protected under the Endangered Species Act (NVCA 2018). Wetlands within the study area are shown on Figure 8 in Appendix II.

A mosaic of shoreline wetlands (including fens), swamps and lowland forests are present along the Nottawasaga Bay shoreline, northwest of urban Collingwood. A fragmented series of swamps and lowland forests are associated with the study area watercourses, and along the Georgian Bay shoreline, southeast of Collingwood (NVCA 2018).

The Silver Creek Provincially Significant Wetland (PSW) complex is located in the northwest corner of the study area, in association with the Silver Creek drainage system and the Nottawasaga Bay shoreline. Coastal marsh wetlands occur in areas of gently sloped limestone bedrock along the Nottawasaga Bay shoreline. According to NVCA (2011), these wetlands support rare plant communities in rich fens (i.e. an open wetland community dominated by low shrubs, ferns, sedges, and grasses) that are found only along the Great Lakes shorelines. The fen communities are maintained by naturally fluctuating water levels in Nottawasaga Bay and the low nutrient shoreline environment. In view of this, maintaining/enhancing surface water and groundwater quality is of paramount importance to sustaining the Great Lakes coastal wetlands. The total area of coastal wetlands within the Town is approximately 138 ha.

The study area supports several unevaluated wetlands that have not been evaluated by MNRF to determine their level of significance (i.e. PSW or non-PSW). Several of the unevaluated wetland features shown on Figure 8 in Appendix II, however, would qualify for inclusion with the larger, evaluated Silver Creek PSW complex due to their proximity and hydrologic/hydrogeologic relationships.

Wetland plant communities with the study area are depicted on Figure 9 in Appendix II (Source: NVCA 2011).

Woodlands

Woodland coverage within the study area is approximately 19% (i.e. 669 ha), which is well below the minimum guideline of 30% coverage for healthy, sustainable watersheds (Environment Canada 2013). The percentage of woodland habitat cover within the Blue Mountains subwatershed is approximately 35.0%, which is slightly higher than the minimum guideline established by Environment Canada (NVCA 2018).

Woodland cover within the study area is comprised mainly of isolated/fragmented woodlots, riparian forest, treed swamps (wetlands), and valleylands. Woodland cover within the study area is mainly confined to the following areas:

- > Northwest sector – in association with the Silver Creek PSW complex;
- > Riparian corridors – Silver Creek, Black Ash Creek, Pretty River, Batteaux Creek;
- > Urban portion of the Town (e.g. vacant lots of record, previously developed lots);
- > Nottawasaga Bay shoreline; and,
- > Southeast sector – in association with Batteaux Creek.

Deciduous, mixed, and coniferous forest associations of varying age, species composition, and disturbance history occur within the study area. These features provide habitat for a diverse assemblage of plants and wildlife, including potential habitat for rare species and species at risk protected under the Endangered Species Act. Woodlands within the study area are depicted on Figure 10 in Appendix II. Woodland plant communities are shown on Figure 9 in Appendix II.

Fish Habitat

The study area supports several watercourses that provide spawning and nursery habitat for various species of fish (Figure 11 in Appendix II). Silver Creek is a coldwater system that provides productive habitat for trout species, as well as Silver Lamprey, a species of Special Concern (Figure 12 in Appendix II). Black Ash Creek and Batteaux Creek are primarily warmwater systems that provide spawning habitat. The upper reaches of Black Ash Creek and the Pretty River also support coldwater spawning and nursery habitat. For the most part, the reaches of the Pretty River within the study area provide warmwater spawning and nursery habitat.

The near-shore or littoral zone of Nottawasaga Bay also provides important spawning and nursery habitat for a variety of fish species, including habitat for Deepwater Sculpin, a species of Special Concern.

In terms of overall stream health, the majority of watercourses within the study area exhibit “impaired” or “below potential” characteristics largely due to impacts associated with agriculture (nutrient inputs) and urban land uses (hydro-carbons, road salt, sediment, stream channelization) (Source: NVCA 2018). The lower reaches of Silver Creek (in association with the PSW complex) exhibit “unimpaired” stream health. The lower reaches of Black Ash Creek and the Pretty River consist of constructed flood control channels that extend downstream to Nottawasaga Bay.

Species at Risk

The study area supports a mosaic of woodland, wetland, valleyland, watercourse, and shoreline features that have the potential to support habitat for species at risk protected under the Endangered Species Act. In particular, the wetlands associated with the Silver Creek PSW complex and the Nottawasaga Bay shoreline contain rare plant communities (e.g. fen) that support rare species and species at risk. Rare plant communities are also considered “significant wildlife habitat” features under the Natural Heritage Reference Manual to the Provincial Policy Statement (MNR 2010).

Cultural vegetation features within the study area (refer to Figure 9 in Appendix II) also have the potential to support habitat for various species at risk such as grassland bird species.

A more detailed description of species at risk within the study area can be found in the Town of Collingwood Natural Heritage System report prepared by NVCA (2011).

Wildlife Habitat

The study area supports a mosaic of terrestrial, wetland and aquatic features that provide habitat for a diverse assemblage of wildlife species. The key wildlife habitat features within the study area are associated with the larger, intact forest blocks, wetland features, Nottawasaga Bay and shoreline, and riparian stream corridors. Species dispersal functions are supported by existing riparian corridors such as Silver Creek and Black Ash Creek, and the Nottawasaga Bay shoreline. Maintaining and enhancing existing riparian stream cover would provide for increased wildlife habitat and dispersal functions within the Town.

Some of the key wildlife habitat functions within the Town of Collingwood include the following (NVCA 2011):

- > Local winter deer yard (coniferous forest/swamps in the northwest);
- > Waterfowl stopover and staging (Nottawasaga Bay);
- > Amphibian breeding (wetlands);
- > Migratory stopover habitat for birds and butterflies (Nottawasaga Bay/Shoreline, remnant woodland/wetland habitats, cultural features);
- > Habitat for area-sensitive species (large forest/wetland blocks in the northwest and southeast sectors); and,
- > Species dispersal between natural areas within the Town and adjacent Municipalities (Nottawasaga Bay shoreline, stream/river corridors, fragmented woodlands/wetlands).

Maintaining and enhancing the remaining woodland and wetland patches within the Town of Collingwood is important for sustaining various wildlife habitat features and functions, as describe above.

Hazard Land Features

NVCA regulated hazard land features (i.e. floodplain, meander belt, valley slope/erosion areas) associated with the study area watercourses are shown on Figure 13 in Appendix II. Regulated wetland features are also depicted. Due to the gently sloping to flat topography of the study area, the watercourses tend to have broad floodplains and meander belts with little valleyland confinement. Defined valleyland reaches are mainly confined to the upper reaches of the watercourses, in proximity to the slopes of the Niagara Escarpment.

Current Policy Framework

The study area is designated as a Settlement Area in the Growth Plan for the Greater Golden Horseshoe (2019) and the County of Simcoe Official Plan (2016). NHS and Greenlands designations abutting the study area are shown on Figure 14 in Appendix II. They generally coincide with large blocks of remnant habitat associated with major watercourses (e.g. Pretty River, Black Ash Creek, Batteaux Creek) and natural areas associated with the Niagara Escarpment.

Natural Heritage Systems

A natural heritage system (NHS) is defined by the Province of Ontario as: “A system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objectives may also be used” (Provincial Policy Statement 2014).

Ecosystem-based planning recognizes that natural heritage features linked by proximity or by stream and valley corridors within a connected NHS are more likely to function over the long-term than those that are highly fragmented.

Why it’s Important

An NHS typically includes natural features such as woodlands, wetlands, watercourses, valleylands, and habitat for species-at-risk. They provide society with important ecosystem services that are life sustaining and improve the overall quality of life. Ecosystem services include the following:

- > A clean and reliable supply of groundwater and surface water;
- > Flood moderation;
- > Erosion control;
- > Moderation of air quality, temperature and wind speed;
- > Pollination services;
- > Genetic resources for food, medicine, fiber or other products; and,
- > Recreational opportunities and pursuits.

One of the fundamental goals of an NHS is to protect, restore and enhance the natural heritage features of the Town of Collingwood for future generations, including protecting and enhancing the quality and quantity of surface water and groundwater resources for plants, wildlife, fish, and human use.

The recommended NHS for the Town of Collingwood is comprised of natural heritage features, buffers and enhancement areas. The system is predominantly made up of lands that are in a natural or semi-natural condition, such as forests, wetlands, watercourses and water bodies. Many of the natural heritage features within the Town meet the test of “significance” under the current Provincial Policy Statement and the companion Natural Heritage Reference Manual and Significant Wildlife Habitat Technical Guide (MNR 2010, MNR 2000). Examples of “significant” natural heritage features within the Town of Collingwood include large, connected woodlands, wetlands, valleylands, aquatic habitat, wildlife habitat (e.g. deer wintering areas, waterfowl staging areas), and the shoreline of Nottawasaga Bay. The Town also supports habitat conditions that have the potential to support numerous species-at-risk, including habitat for endangered and threatened species protected under the Endangered Species Act.

The natural heritage features within the Town of Collingwood were previously identified by NVCA (2011), based on an application of current landscape ecology principles and theories, supported by the scientific literature and the Natural Heritage Reference Manual to the Provincial Policy Statement.

Natural heritage features and their associated buffers comprise the NHS for the Town of Collingwood. They are essential for protecting and enhancing the long-term function, health and resilience of the Town’s natural environment.

Natural Heritage System Approach

As noted above, NVCA previously prepared a natural heritage system strategy for the Town of Collingwood in 2011. The NHS was based on the following categories:

- > Category 1 and Category 2 woodlands;
- > Category 1 wetlands; and,
- > Category 1 valleylands.

The key components of the NHS were as follows:

- > Nottawasaga Bay and shoreline;
- > Silver Creek PSW Complex;
- > Large, intact forest/wetland blocks;
- > Watercourses and their associated riparian corridors, floodplains and valley slopes (i.e. Silver Creek, Black Ash Creek, Pretty River, Batteaux Creek); and,
- > Headwater woodlands/wetlands.

NVCA’s recommended NHS for the Town of Collingwood is provided in Appendix I. This base information combined with the Environmental Protection (EP) designation from Schedule A of the current Town Official Plan was used as the “baseline” for confirmation/refinement of the NHS primarily through aerial photograph interpretation and a review of background information sources. The EP land use designation on Schedule A includes the major watercourses within the study area (i.e. Silver Creek, Black Ash Creek, Pretty River, Batteaux Creek), the Silver Creek PSW complex, and some of the larger forest blocks and unevaluated wetlands. Floodplains and erosion prone slopes are also included within the EP designation.

The recommended NHS for the Town of Collingwood OPR is shown on Figure 15 (NHS) and Figure 15a in Appendix II (NHS with NVCA floodplain overlay). As noted above, the NHS is largely based on the NVCA recommended NHS (Appendix I) and the current EP designation (Schedule A) with the following refinements:

- > Addition of isolated woodlands/wetlands in headwater drainage areas;
- > Addition of isolated woodlands/wetlands that provide a “stepping-stone” or linkage connection between natural areas or subwatersheds within or adjacent to the study area;
- > Addition of woodlands/wetlands that are contiguous with riparian corridors;
- > Addition of woodland/wetland features in proximity to PSW features, large, contiguous forest blocks, or the Nottawasaga Bay shoreline; and,
- > Increasing the width of existing riparian dispersal corridors (i.e. major watercourses).

Small, isolated woodland and wetland features (i.e. generally less than 4.0 ha in size) within the study area are identified on Figure 15 in Appendix II as “Other Environmental Feature”. These environmental features are primarily located within the existing built-up urban portion of the Town on vacant lots of record or previously developed parcels of land. Further investigation of these features is recommended at the development application stage to identify opportunities and constraints to future development.

Buffers & Linkage Enhancement Opportunities

In order to protect and enhance NHS features and functions for the long-term, a 30 m buffer is recommended. The application of 30 m buffers from NHS features is a widely recognized practice in Southern Ontario and is consistent with the natural heritage policies of the Growth Plan and the Greenbelt Plan, among other policy documents. NVCA policies also recommend the application of 30 m buffers from woodland and wetland features.

A 30 m buffer is also recommended from the edge of watercourses to promote the protection of existing riparian vegetation, and to help achieve the Environment Canada (2013) target of a minimum of 75% riparian cover.

Additional enhancement opportunities include the naturalization of floodplain and meander belt areas that are undevelopable, and the creation of linkage connections between natural areas and subwatersheds. Opportunities for enhancing linkages between NHS components is shown on Figure 16 in Appendix II.

Buffers help to reduce the impacts of adjacent land uses on the ecological function of natural heritage features and assist in the creation of additional habitat. The naturalization of 30 m buffers, hazard lands, and linkage connections will provide a high level of protection and enhancement for the Town of Collingwood’s NHS.

It should be noted that properties identified as natural heritage linkage opportunities on Figure 16 have been identified on a preliminary basis, for further consideration at the development application stage to assess the implications and importance for the long-term protection/enhancement of the Town of Collingwood’s NHS.

Ecological Off-Setting

The study area includes numerous small/isolated woodland and wetland features (mainly less than 4.0 ha in area) that have been identified as “Other Environmental Feature” on Figure 15 in Appendix II (NHS). These features are mainly associated with vacant lots of record or developed parcels of land. The Town also contains numerous cultural features such as old field meadows, shrub thickets, successional woodlands, and hedgerows that have not been identified on the NHS figure. Given the potential for these features to support various important natural heritage system features/functions, including providing habitat for rare species and species at risk, further investigation is recommended at the development application stage to identify opportunities and constraints to future development. Cultural habitat features within the Town of Collingwood are shown on Figure 9 in Appendix II.

Although the Other Environmental Features have not been included within the recommended NHS, they do provide important ecosystem services, and contribute to the overall area of woodland and wetland coverage within the

Town of Collingwood and the Blue Mountains subwatershed. As noted above, woodland coverage within the Town (i.e. 19%) is well below the minimum guideline of 30% for healthy watersheds (Environment Canada 2013). The area of wetland in the Town is slightly higher than the 10% minimum coverage guideline, however, wetland area in the Blue Mountains subwatershed (i.e. 6.5%) is well below the guideline. The riparian cover of watercourses within the study area is also below the guidelines established by Environment Canada (i.e. 30 m vegetated on either side of a watercourse over 75% of stream length). These observations underscore the importance of both maintaining and increasing woodland, wetland, and riparian habitat cover both within the Town of Collingwood and the Blue Mountains subwatershed.

To address potential development conflicts with the protection of NHS features, the application of 30 m buffers or the protection of Other Environmental Features, ecological off-setting is a tool that the Town of Collingwood can utilize to balance competing interests while achieving a net ecological gain. NVCA has an ecological off-setting model that can be used by the Town during the development review process to help balance competing interests and avoid conflicts. The goal of this approach is to ensure that woodland, wetland, and riparian coverage within the Town of Collingwood (and the Blue Mountains subwatershed) does not decline any further. The naturalization of 30 m NHS buffers, riparian corridors, shorelines, and linkage connections will greatly assist in achieving this goal.

Future Study Requirements

As noted above, further investigation is required to confirm opportunities and constraints to development associated with Other Environmental Features identified on Figure 15 in Appendix II, as well as cultural habitat features not identified on the NHS mapping. This can be achieved through the preparation of an Environmental Impact Study (EIS) in conjunction with future development applications. The terms of reference for the EIS should be developed in consultation with the Town and NVCA and follow current guidelines for the preparation of these types of study.

Things to Think About

1. To provide an appropriate level of protection for the NHS features and functions within the Town of Collingwood, the Official Plan policies should strive to achieve the following environmental objectives:
 - + Provision of 30 m buffers to NHS features.
 - + Naturalization of buffers and open space with locally indigenous plant species.
 - + Application of Low Impact Development (LID) stormwater management measures for future development, where feasible.
 - + Application of Enhanced level stormwater management measures for future development, particularly for coldwater streams.
 - + Integration of the South Georgian Bay Lake Simcoe Source Protection Plan policies (LSRCA, NVCA and SSEA 2015) for wellhead protection areas, intake protection zones, highly vulnerable aquifers, and significant groundwater recharge areas.
 - + Preparation of an EIS for future development applications within or adjacent to an NHS feature, Other Environmental Feature, cultural habitat feature or NHS linkage enhancement opportunity.
 - + Screening for species at risk as part of future development applications with follow-up surveys, as necessary.
 - + Application of the NVCA Ecological offsetting model during the development review process to ensure that there is an overall net gain of woodland, wetland and riparian cover, post-development.
 - + Completion of a baseline biological inventory of Town open space lands as a basis for the preparation of a future Open Space Resource Management and Recreation Plan.
 - + Environmental stewardship of the NHS by the public and private sector.

2. As per this policy/mapping review and evaluation to establish a draft updated natural heritage system, as well as the Collingwood Natural Heritage System Peer Review, it is important to undertake a thorough review of the Town's existing natural heritage policy framework to ensure that it responds to the above recommendations, meets the requirements of the Provincial and County plans, responds to the unique Collingwood context, and meets the objectives of the Town for environmental sustainability and the protection of its natural environment. As part of this Discussion Paper, the project team has also prepared draft mapping to delineate an updated natural heritage system. It should be noted that the due to date of the aerial photography available for this mapping (i.e. 2016), several properties that have been developed or are under development are not identified on the mapping for this Discussion Paper.
3. Building on the draft updated natural heritage system, another important discussion will be with respect to existing buildings, development approvals and development rights. Bearing in mind that to a significant degree, the protection of the natural heritage system is mandated by Provincial policy, this Update will need to ensure that a 'made-in-Collingwood' approach is developed which balances the numerous objectives of the Town, while meeting the Town's obligations to Provincial policy. This will likely include establishing a transparent and scientifically defensible process for amending the boundary of the natural heritage system, where appropriate, compensation/ecological offsetting measures and vegetation protection zone policies.
4. It will be necessary to integrate the Town's OPA 42 to ensure that source water protection is appropriately addressed.
5. The Parks, Culture and Recreation Master Plan identifies a number of policy revisions which could help to strengthen the Town's parkland system, as well as the need for a separate Trails Master Plan. This Plan further identifies an updated parkland hierarchy to more specifically address parkland needs for a variety of functions and contexts. In addition to the implementation of the Parks, Culture and Recreation Master Plan, this Official Plan Update will consider whether there are further policies or regulatory frameworks to help respond to the Town's evolving parkland needs, as the Town continues to grow. This could include adding to the proposed hierarchy to better address more urban parkland types, which may become more relevant as Collingwood intensifies.
6. Town staff have indicated that some flood protection work has been completed which is not yet reflected in the Official Plan and its associated schedules. This includes the channelization of Black Ash Creek, work along Pretty River and flood delineation along Oak Street Canal. This work and its implications for flood control will need to be reflected in the updated Official Plan, and an appropriate policy framework will need to address appropriate measures to mitigate flooding risks from new development and/or relax controls where flood risks have been eliminated or minimized.
7. There is a need to consider how the Natural Heritage System will be applied to existing lots of record, approved, but undeveloped plans of subdivision, properties with existing designations and existing zoning for development.

Conclusions

In summary, given the overall significance, sensitivity and connectivity of the Town of Collingwood's natural heritage features, and their relationship to natural heritage features in adjacent Municipalities, the recommended NHS should be properly protected, restored and enhanced for the long-term, in accordance with the direction of the natural heritage policies of the Provincial Policy Statement (2020).

Appropriate policy measures to protect, restore and enhance the Town of Collingwood's NHS for the long-term should therefore be developed as part of the Official Plan review process.

03 Policy Review

A The Provincial Policy Statement 2020

POLICY REFERENCE:

Section 1.5 (Public Spaces, Recreation, Parks, Trails and Open Space)

Section 2.1 (Natural Heritage)

Section 2.2 (Water)

Section 3.0 (Protecting Public Health and Safety)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under the authority of Section 3 of the Planning Act and came into effect on May 1, 2020. It is a requirement that the Town of Collingwood’s new Official Plan shall “be consistent with” the PPS. The test of “be consistent with” has been interpreted to mean that policies and decisions may vary from the policies of the PPS only if there is a rationale/ justification for the variance.

The PPS advises that healthy and active communities should be promoted by planning and providing for parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources. In addition, providing opportunities for public access to shorelines and minimizing negative impacts on conservation reserves and other protected areas should be promoted by municipalities (Policy 1.5.1).

The PPS recognizes the importance of protecting and conserving natural resources, and requires that natural features not only be protected for the long term, but that the diversity and connectivity of natural features, and the long-term ecological

function and biodiversity be maintained, restored or, where possible, improved (Policy 2.1.1 & .2.1.2).

The PPS does not allow development or site alteration to take place in areas with significant natural heritage features or their adjacent lands. However, if it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, then development and site alteration may occur, with the exception of significant wetlands or coastal wetlands (Policy 2.1.4-2.1.8).

Policy 2.2.1 requires planning authorities to protect, improve or restore the quality and quantity of water by minimizing potential negative impacts, identifying important water resource systems that are necessary for the integrity of the watershed, maintaining linkages and related functions among water and natural heritage features and implementing necessary restrictions on development and site alteration to protect drinking water supplies and vulnerable water features and resources. In addition, municipalities shall plan for the efficient use of water resources, consider environmental lake capacity, and ensure that stormwater management practices are performing properly (Policy 2.2.1).

The PPS directs development away from areas of natural or human made hazards, as defined in the PPS, where there is an unacceptable risk to public health, safety, or property and that development should not create new or aggravate existing hazards (Policy 3.1.1). However, development and site alteration may be permitted in certain hazardous lands and sites, when the risks to public safety are minor and all necessary mitigation efforts have been undertaken (Policy 3.1.7).

In addition, under Policy 3.1.2, development and site alteration shall not be permitted within floodways or areas that would be rendered inaccessible during a flooding event, unless appropriate access can be ascertained.

Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:

- > In those exceptional situations where a Special Policy Area has been approved by the Province; or,
- > Where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

If a two zone concept for flood plains has been applied, development and site alteration may take place in the flood fringe, subject to the appropriate floodplain management measures and as approved by the Minister of Natural Resources (Policy 3.1.7).

B The Growth Plan for the Greater Golden Horseshoe (2019)

POLICY REFERENCE:

Section 4.2.2 (Natural Heritage System)

Section 4.2.5 (Public Open Space)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) works hand in glove with the PPS, with the distinction that the PPS is applicable to the entire Province of Ontario, whereas the Growth Plan is only applicable to the defined Greater Golden Horseshoe.

The Growth Plan for the Greater Golden Horseshoe (2006) was the first growth plan to provide a framework for implementing Ontario’s vision for building stronger, prosperous communities by better managing growth in this region. It established the long-term framework for where and how the region will grow, while recognizing the realities facing our cities and smaller communities and acknowledging what governments can and cannot influence. It also demonstrated leadership for improving the ways in which our cities, suburbs, towns, and villages will grow over the long-term.

The new Growth Plan (2019) builds upon the success of the initial Growth Plan (2006) and responds to the key challenges that the region continues to face over the coming decades with enhanced policy directions. Progress has been made towards the achievement of complete communities that are compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities. At the same time, efforts must continue to ensure protection of our natural areas and support climate change mitigation and adaptation as Ontario moves towards the goal of environmentally sustainable communities.

The Growth Plan is issued under the authority of Section 7 of the Places to Grow Act, 2005. It was approved through an Order in Council under that Act to come into effect on May 16, 2019. It is a requirement of current planning legislation that the Town of Collingwood Official Plan conform with the Growth Plan, which is a slightly more onerous test than the “be consistent with” test of the PPS. Conformity is a test with limited

interpretive flexibility. The Growth Plan is a document that provides an overarching policy framework that is aimed at achieving important Provincial planning objectives. It directs specific actions that must be fully reflected in the Town’s new Official Plan.

Natural Heritage

A guiding principle of the Growth Plan is to protect and enhance natural heritage, hydrologic, and landform systems, features and functions.

Municipalities will incorporate the Natural Heritage System for the Growth Plan as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of the features and areas (Policy 4.4.2.2). Beyond the Natural Heritage System, including within settlement areas, municipalities:

- > Will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and,
- > May continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS (Policy 4.4.2.6).

Public Open Space

Municipalities are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas that:

- > Clearly demarcates where public access is and is not permitted;
- > Is based on a co-ordinated approach to trail planning and development; and,
- > Is based on good land stewardship practices for public and private lands (Policy 4.2.5.1).

Municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks (Policy 4.2.5.2).

C Bill 108, The More Homes, More Choice Act (2019)

The More Homes, More Choice Act received Royal Assent on June 6, 2019, and amends 13 different provincial statutes relating to land use planning, and associated processes.

Bill 108 makes several changes to the Planning Act, including to Section 42: Parkland Dedication. Changes made to Section 42 include removing the ability for municipalities to charge developments alternative rates for parkland dedication, which indicates that the maximum parkland dedication charges will be the standard maximum rates of 5% of the land area for residential development and 2% of the land area for commercial, industrial and institutional development.

The ability of municipalities to implement a parkland dedication by-law is now also directly tied to a municipality's decision of whether or not to enact a Community Benefits Charge By-law (replacing the former Section 37 height and density bonusing). The amendments establish that Section 42 by-laws are deemed of no force and effect when a municipality passes and enacts a Community Benefits Charge By-law under the proposed amendments to Section 37, which would therefore have to incorporate funding for parkland as well as other community services. Prior to establishing a Community Benefits Charge By-law, the municipality would have to prepare a Community Benefits Charge Strategy, which would articulate the increased need for community services associated with new development. It must be noted that there is no obligation for developers to provide parkland (rather than cash-in-lieu) under the Community Benefits Charge regime, although it is allowed as an in-kind contribution, unlike through a parkland dedication by-law where municipalities have the authority to require parkland dedication. This puts the decision to provide land in the hands of the developer.

The changes made to the Planning Act through Bill 108 are currently not in force, as the final transition regulations pertaining to the Planning Act changes have yet to be released by the provincial government. However, recently released draft regulations propose a land value cap for a Community Benefits Charge of 10% for lower-tier municipalities (with another 5% for upper-tier municipalities) and that the migration to the new Community Benefits Charge regime must happen within one year after the date that the final Community Benefits Charge regulations come into effect.

D Simcoe County Official Plan (2016)

POLICY REFERENCE:

Section 3.3 (General Development Policies)

Section 3.8 (Greenlands)

Section 4.5 (Resource Conservation)

The Simcoe County Official Plan (SCOP) was approved by the Ontario Municipal Board in December 2016. It provides a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions. It was prepared and approved prior to the latest updates of both the Growth Plan (2019) and the PPS (2020), and it is therefore not in conformity, or consistent with either.

The SCOP is a document designed to assist in growth management in a County expected to experience continued strong growth in population and urban development over the next twenty years in accordance with the Growth Plan (2006) as amended. It attempts to achieve a balance between the demands for economic development, community building, and environmental conservation and provide a framework for coordinated planning with adjacent municipalities, agencies, and other levels of government. The SCOP provides, to a significant extent, a County-wide policy framework guiding the preparation of the new Collingwood Official Plan.

The Town of Collingwood is designated as a settlement area within the County's Official Plan, and is not subject to any County Greenlands designation. However, the Town is home to numerous provincially significant wetlands along the waterfront as well as highly vulnerable aquifers throughout the Town.

Natural Heritage Features

Development and site alteration is not permitted within significant wetlands and significant coastal wetlands. Development and site alteration is not permitted within other significant natural heritage features unless it has been demonstrated that there will be no negative impacts (Policy 3.3.15).

Linkages (between natural heritage features and areas) policies shall be contained in local municipal official plans and should consider the following criteria:

- > The nature and type of natural features which could serve a linkage function;
- > Whether it is feasible to maintain, restore or where possible improve ecological linkages which connect natural heritage features and areas given the function of the linkage and the nature of adjoining lands;
- > The ecological function of the linkage and the types of flora and fauna that may use the linkage;
- > The size and extent of linkage necessary to achieve the function; and,
- > The ability to realize the necessary size along the extent of the linkage (Policy 3.3.16).

Stormwater Management

Local municipalities are encouraged to establish stormwater management policies for new plans of subdivision and condominium and other large scale development in order to protect, improve or restore the quality and quantity of water resources and related natural heritage systems. The policies will consider the requirement for a Stormwater Management (SWM) Report to address the impacts of the development on: stormwater runoff volumes; water quality; erosion and sedimentation; and environmental features, including fish habitat (Policy 3.3.19).

Natural Heritage Systems

Policy 3.8.13 states that "local municipal official plans may contain policies and mapping that implement local natural heritage systems that identify local natural heritage features and areas in addition to the County's natural heritage system. Local municipal official plans shall establish criteria for evaluating development and site alteration applications within these identified local natural features and areas."

Local municipal official plans may contain policies and mapping that detail the criteria for determining significant woodlands in accordance with the definition of significant woodlands in the County OP. Significant woodlands can also be determined through an Environmental Impact Statement. Local municipalities shall determine whether a woodlot is a significant woodland within a settlement area based on criteria established within the local official plan (3.8.14).

Development Control

Local municipal official plans are required to identify and map natural heritage features and areas within settlement areas and provide policy direction in accordance with the County's Official Plan. Local municipal official plans may also map other natural heritage systems and provide policy direction related to those systems within settlement areas (3.8.17).

Water

Land use planning and development within the County shall protect, improve or restore the quality and quantity of water and related resources and aquatic ecosystems on an integrated watershed management basis (Policy 4.5.1).

Water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas which are necessary for the ecological and hydrological integrity of the watersheds within the County shall be identified in local municipal official plans, and include policies for their protection, improvement or restoration including maintaining linkages and related functions. Further, local municipal official plans shall provide that mitigative measures and/or alternative development approaches may be required in order to protect, improve, or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions. (Policy 4.5.2).

Aquifers, headwater areas, and recharge and discharge areas shall be identified and protected in the policies and maps of local municipal official plans and/or through the development and subdivision approval process. Development should generally be directed away from areas with a high water table and/or highly permeable soils. In settlement areas or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods (Policy 4.5.6).

Local municipalities shall ensure that stormwater management practices match pre development stormwater flow rates and where possible, minimize flow rates, minimize containment loads, and where feasible maintain or increase the extent of vegetative and pervious surfaces (4.5.7).

Flood Plains and Other Hazard Lands

Where there is a One Zone Concept in place, uses which may be permitted in the floodplain subject to the approval of the regulatory agencies include:

- > Open space for public or private recreation and related structures;
- > Agricultural uses and related structures, excluding dwellings;
- > Structural works for flood and erosion-sediment control;
- > Additions to existing structures;
- > Replacement structures on existing lots subject to local official plan policies, and satisfactory engineering studies; and,
- > Aggregate development provided all requirements of the Aggregate Resources Act and the relevant conservation authority are met (Policy 4.5.15).

Delineation of the flood prone areas shall, where applicable, be identified on schedules to local municipal official plans (Policy 4.5.18).

E Town of Collingwood Official Plan

POLICY REFERENCE:

Section 3.9 (Natural Hazards)

Section 4.1 (Environmental Protection)

Section 4.2 (Recreation)

The Existing Collingwood Official Plan (ECOP) was last comprehensively reviewed in 2004 and consolidated in January of 2019. It establishes goals, objectives, land use, transportation, servicing and community improvement policies to direct the physical growth of the Town of Collingwood, within a context of relevant social, economic and environmental constraints, in order to obtain the most desirable living environment for present and future residents, and those citizens from the surrounding area who are utilizing the regional facilities within the Town.

The ECOP establishes the general pattern and quantifies future growth to the year 2031. Its purpose is to ensure the best form of development under the most desirable conditions. It is required that the ECOP be consistent with the PPS and in conformity with the Growth Plan. It is also required that the ECOP conform to the SCOP.

The current Official Plan for the Town of Collingwood identifies environmental protection and natural heritage resource areas within Schedule B of the Official Plan. These natural heritage resources include both provincially and locally significant wetlands, significant valleylands, significant woodlands and fish habitats. In addition, there are four major river streams and the Nottawasaga Bay shoreline that are susceptible to flooding within the Town of Collingwood.

Section 3.9 articulates the importance of ensuring that development and site alteration only takes place in areas where it is appropriate, in order to ensure that sensitive natural heritage features are protected, as well as property and the health and safety of residents. The Official Plan seeks to do this by providing direction on stormwater management for new development, as well as floodplain management by using both the One-Zone and Two-Zone concepts for areas susceptible to flooding.

Collingwood's land use designations are outlined in Section 4.0, and include an Environmental Protection designation, which is intended to preserve and enhance natural heritage features and water resources and limit development on lands with the Environmental Protection designation.

Two objectives of the current Official Plan relating to the Town's parks and trails system are to continue to grow and enhance its park systems and establish an interconnected trail system through the municipality and into the surrounding region. In addition, the Official Plan indicates that the Town intends to continue to expand its natural heritage linkages, particularly along the waterfront.

F Nottawasaga Valley Integrated Watershed Management Plan, 2019

The Integrated Watershed Management Plan (IWMP) provides long-term direction for the sustainable management of the Nottawasaga Valley watershed resources. The IWMP provides strategies and identifies agencies and stakeholders that will need to work collaboratively to address the six key issues of water quality and quantity, flooding, erosion, stormwater management, natural heritage and policy and protocols. The IWMP outlines specific actions to be implemented in order to address the key issues identified.

The majority of the actions prescribed to municipalities relate to the planning approval process. The Planning Act allows municipalities to ask an applicant for certain information and materials only if the official plan contains provisions that relate to application requirements.

The following are specific actions for municipalities to take for each issue as outlined in the IWMP:

Water quality and quantity

- > Incorporate conditions relating to the implementation of innovative erosion control practices on development sites into planning act approvals; and,
- > Incorporate conditions of urban development related monitoring into planning act approvals.

Flooding

- > Identify and protect wetland features; and,
- > Identify areas for source control within urban development boundaries.

Erosion

- > Implement source controls in stormwater management, for all new development and retrofit existing development where feasible/ necessary, using a treatment train approach as required by Provincial guidelines.

Stormwater management

- > Utilize the planning process to require LID practices, where appropriate, in new developments as part of a treatment train approach, in consultation with municipality;
- > Review and update municipal design standards to include best management practices for stormwater management;
- > Develop policies that protect wetlands that contribute to natural stormwater attenuation; and,
- > Apply existing policies and regulations to prohibit development in wetlands.

Natural Heritage

- > Implement an Ecological Net Gains policy as a condition of approval of planning applications;
- > Implement strategies to improve water quality and aquatic habitat through in-stream and stream corridor restoration best management practices as a condition of approval for planning applications;
- > Require the preparation and implementation of Invasive Species Management Plan as a condition of approval for planning applications, where appropriate;
- > Minimize wetland loss within the watershed through conditions of approval for planning applications, implementation of NVCA regulation and, where appropriate, use of offsetting;
- > Create Official Plan policies and Zoning By-Laws that identify and protect natural heritage features, functions and their associated natural heritage system as required through Provincial Plans and policy; and,
- > Require the evaluation of wetlands through subwatershed studies, environmental assessments and the planning process.

Policy and Protocols

- > Implement the recommendations of subwatershed studies through Secondary Plan and/or Official Plan policy and the planning approval process; and,
- > Create and implement minimum design standards to account for future uncertainty in climate change impacts.

G NVCA Ecological Net Gains Policy

The Ecological Net Gains Policy is designed to ensure that if, through development a natural asset may be lost, then the proponent for that development provides compensation or offsetting for the loss of the natural asset. This assigns a responsibility to compensate for the loss of the value and function of the natural feature, and ensures that important functions are maintained. The Ecological Net Gains Policy would apply to development projects requiring an application under the Planning Act, and development applications that would encroach on a natural feature. The Conservation Authority and the proponent would be primarily responsible for ensuring that the Ecological Net Gains Policy has been satisfied.

H Town of Collingwood Natural Heritage System Peer Review

This peer review was commissioned by the Town of Collingwood to review the natural heritage system determination and evaluation done by the Nottawasaga Valley Conservation Authority. The peer review provides numerous recommendations for updating the natural heritage system, including recommendations for policy development:

- > Develop Official Plan policies that deal with the natural heritage features outside of the NHS;
- > Develop Official Plan policies that deal with existing development adjacent to the NHS or overlapping with the buffer areas of the NHS; and,
- > Develop policies with regards to buffer widths adjacent to various features (wetlands, woodlands, cultural meadows, etc.).

I Town of Collingwood Official Plan Amendment 42 (Source water protection)

OPA 42 contains policies that implement the Source Protection Plans that are applicable to the Town of Collingwood. These Plans include the South Georgian Bay Lake Simcoe Source Protection Plan and the Saugeen, Grey Sauble, North Bruce Peninsula Source Protection Plan. In addition, OPA 42 revises the potentially contaminated sites policy so that some assurance is provided that the soil condition of land is protective of human health and the environment based on the intended use of the land.

J Parks, Recreation and Culture Master Plan

The PRC Master Plan is intended to provide the Town of Collingwood with a long term strategy to be used as a guide in developing recreational and cultural programs and services that will support a healthy and vibrant community while meeting the Town's long-term needs.

The PRC recommends that the Town updates official plan parkland standards (Section 4.2.3.2.2) to provide more clarity to staff and developers on how parks should be designed and what amenities should be included. In addition, the Official Plan should include a wider range of park types, including:

1. Regional Park;
2. Community Park;
3. Waterfront Park;
4. Neighbourhood Park;
5. Natural Areas;
6. Urban Greens; and,
7. Greenways.

The Master Plan outlines a number of other recommendations, including:

- > A recommended parkland hierarchy that could be incorporated into the official plan, which provides details about park size, minimum requirements for the size of park relative to population, and the park radius served;
- > That the Town prepare a Trails Master Plan to assist in identifying options and priorities for developing a comprehensive trails system;
- > That the Official Plan is updated to provide policies on requirements for front-end construction of parks and recreational amenities;
- > That the Official Plan be updated to include a policy that requires consultation with local school boards and public bodies when there

are changes to parkland requirements and/or changes to the Parks Plan (as per the Planning Act);

- > That the Official Plan's policies and schedules are updated to further promote, protect and encourage trail development and active transportation and that the Official Plan policies are reviewed to ensure they promote and encourage a comprehensive trail network and active transportation;
- > That the Official Plan be updated to state that hazard lands and natural heritage features will not be considered for parkland dedication under the Planning Act. The Town, under special circumstances, should accept woodlots and other natural areas both as a measure of protection of the natural amenity and for the potential use as a passive recreational and educational feature; and,
- > That consideration should be made to identify and designate unique cultural heritage landscapes such as, the waterfront, grain elevators, Sunset Point Park, and Downtown in the Official Plan of the municipality.

K Town of Collingwood Natural Heritage System

The Town of Collingwood entered into an agreement with the Nottawasaga Valley Conservation Authority in 2010 to review and update the natural heritage schedules and policies within its Official Plan. This 2011 report outlines the work completed through Phases 1 and 2 of the scope of work, which included extensive field work, analysis of the resulting data and extensive stakeholder consultation. The findings were used as the basis for developing three natural heritage scenarios, and ultimately a proposed natural heritage system for the Town.

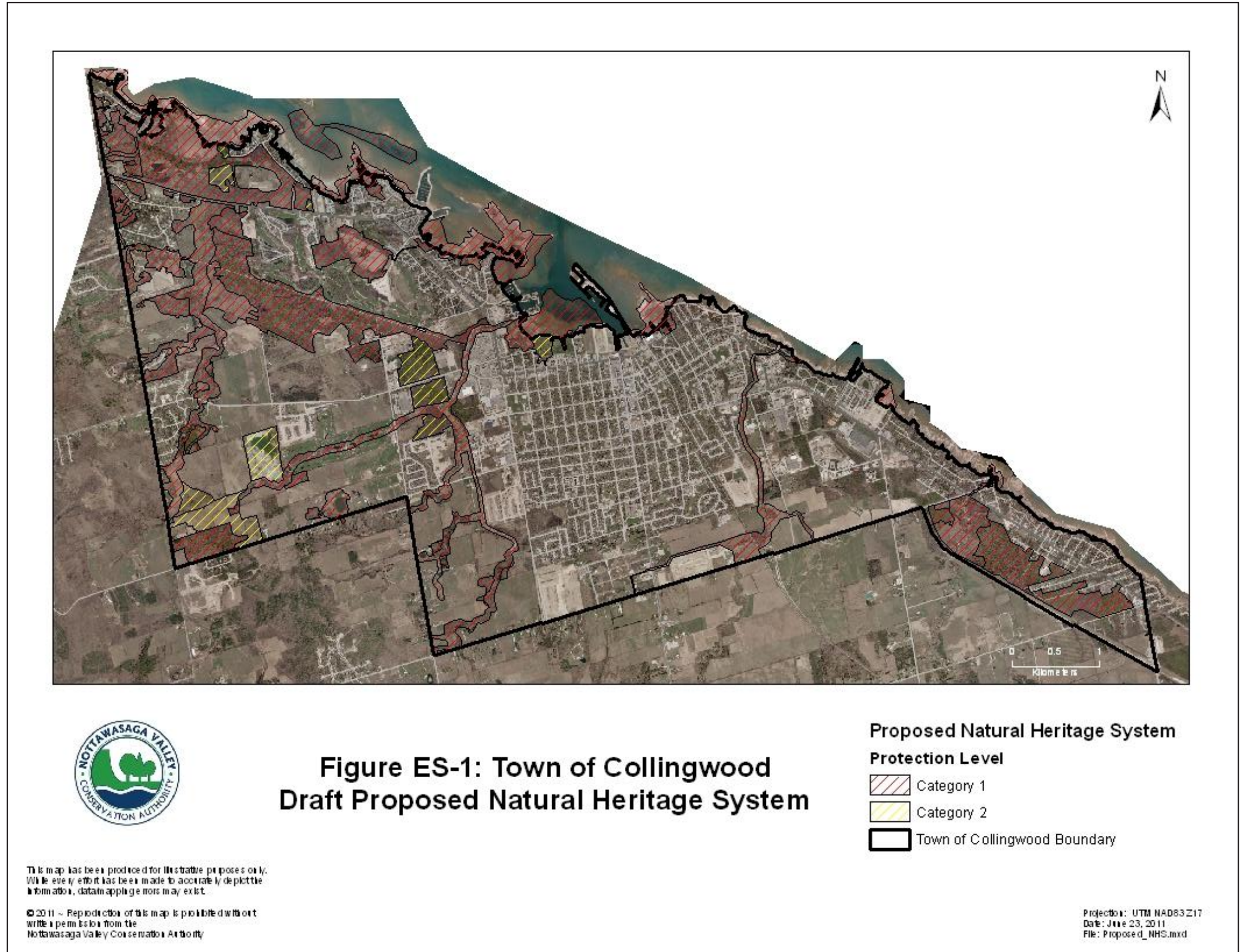
The Nottawasaga Valley Conservation Authority was guided by the Provincial Policy Statement (2005) and the companion Natural Heritage Reference Manual (2010), which provided a framework for developing a natural heritage system within a settlement area. This report also considered how the proposed natural heritage system integrates with the Town's development mandate, County and adjacent municipal natural heritage systems and broader natural heritage initiatives.

04 Next Steps

Collectively, the issues explored through this Discussion Paper will serve as the basis for obtaining additional public and stakeholder feedback, and will act as a starting point for preparing a number of options and ultimately, recommendations for the planning framework to be included in the new Collingwood Official Plan.

The subsequent Options and Recommendations Report will explore options for underlying 'philosophies,' which will provide a foundation for how planning issues are to be approached in Collingwood, as well as options for addressing a number of other 'special issues' that have come up in this process to-date.

Appendix I



1/12/2011
iii

Town of Collingwood Natural Heritage System
Nottawasaga Valley Conservation Authority

Appendix II

Figures

1. Study Area
2. Topography
3. Soils
4. Watercourses
5. Highly Vulnerable Aquifers
6. Significant Groundwater Recharge Areas
7. Source Water Intake Protection Zones
8. Wetlands
9. ELC
10. Woodlands
11. Fish Habitat
12. Aquatic Species at Risk
13. NVCA Hazard Land Features
14. Growth Plan NHS/Simcoe County Greenlands
15. Recommended NHS
- 15a. NHS/NVCA Floodplain Overlay
16. Linkage Enhancement Opportunities



Legend

-  Municipal Boundary
-  Watercourse

N

0 400 800 1,600 2,400 Meters

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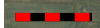


PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellowes Crescent
Waterdown, ON
L0R 2H3

Town of Collingwood
Official Plan Review
Study Area

Project #	2019-185	1
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  5 m Contour Line

N

0 400 800 1,600 2,400 Meters

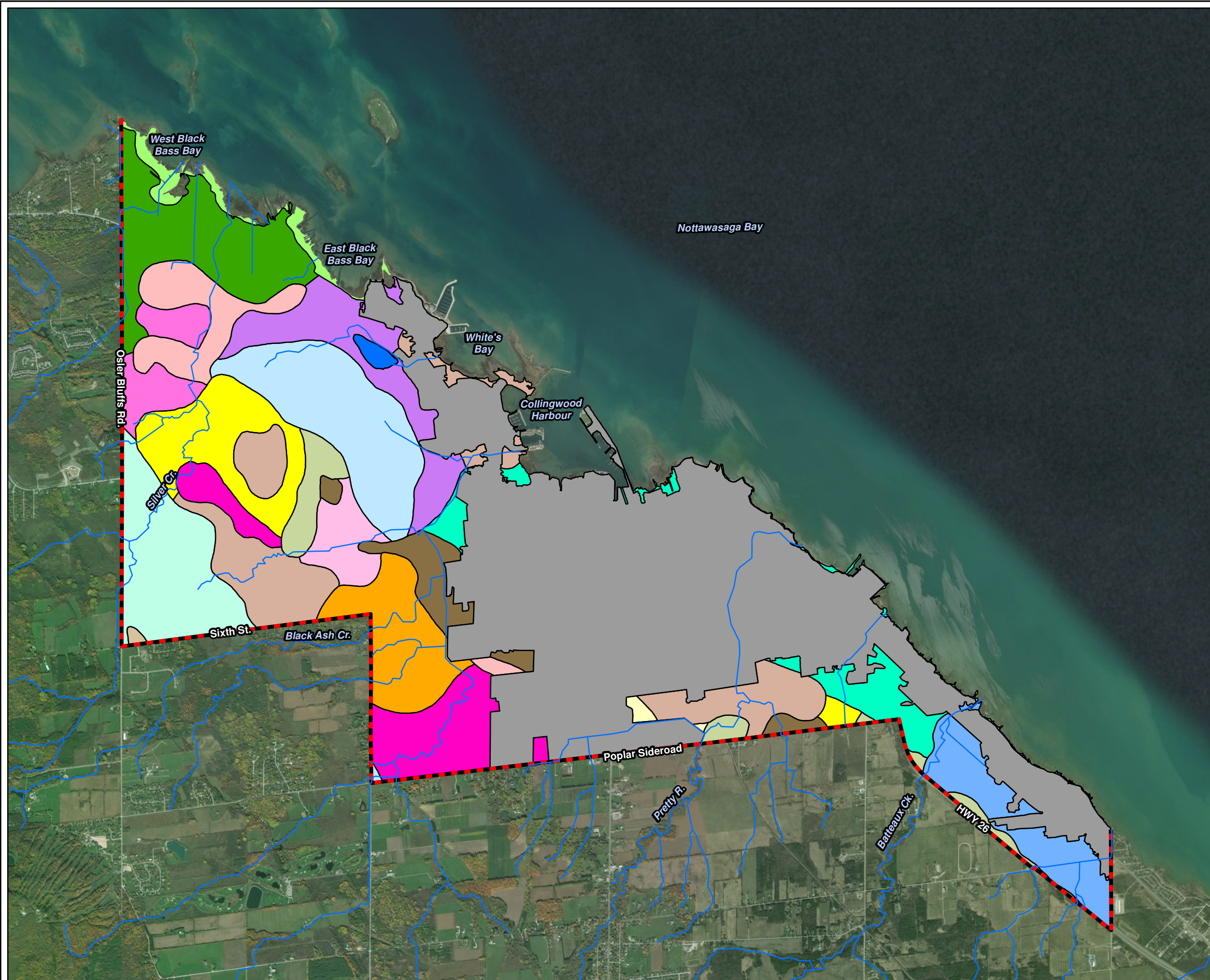
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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

**Town of Collingwood
 Official Plan Review
 Topography**

Project #	2019-185	Figure #
Date	April 2020	2
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse

Soil Type

- ALLISTON SANDY LOAM
- BERRIEN FINE SANDY LOAM
- BERRIEN SANDY LOAM
- DUNDONALD SANDY LOAM
- GRANBY FINE SANDY LOAM
- GRANBY SAND
- GRANBY SANDY LOAM
- HARKAWAY LOAM
- KEMBLE CLAY LOAM
- KEMBLE CLAY LOAM - SHALLOW PHASE
- MINESING MARLY CLAY
- PARKHILL LOAM
- PERCY FINE SANDY LOAM
- SARGENT GRAVELLY SANDY LOAM
- SMITHFIELD SILTY CLAY LOAM
- TIOGA FINE SANDY LOAM
- TIOGA LOAMY SAND
- TIOGA SANDY LOAM
- WIARTON LOAM
- WIARTON LOAM - STONY PHASE
- WATER
- BUILT UP AREA

N

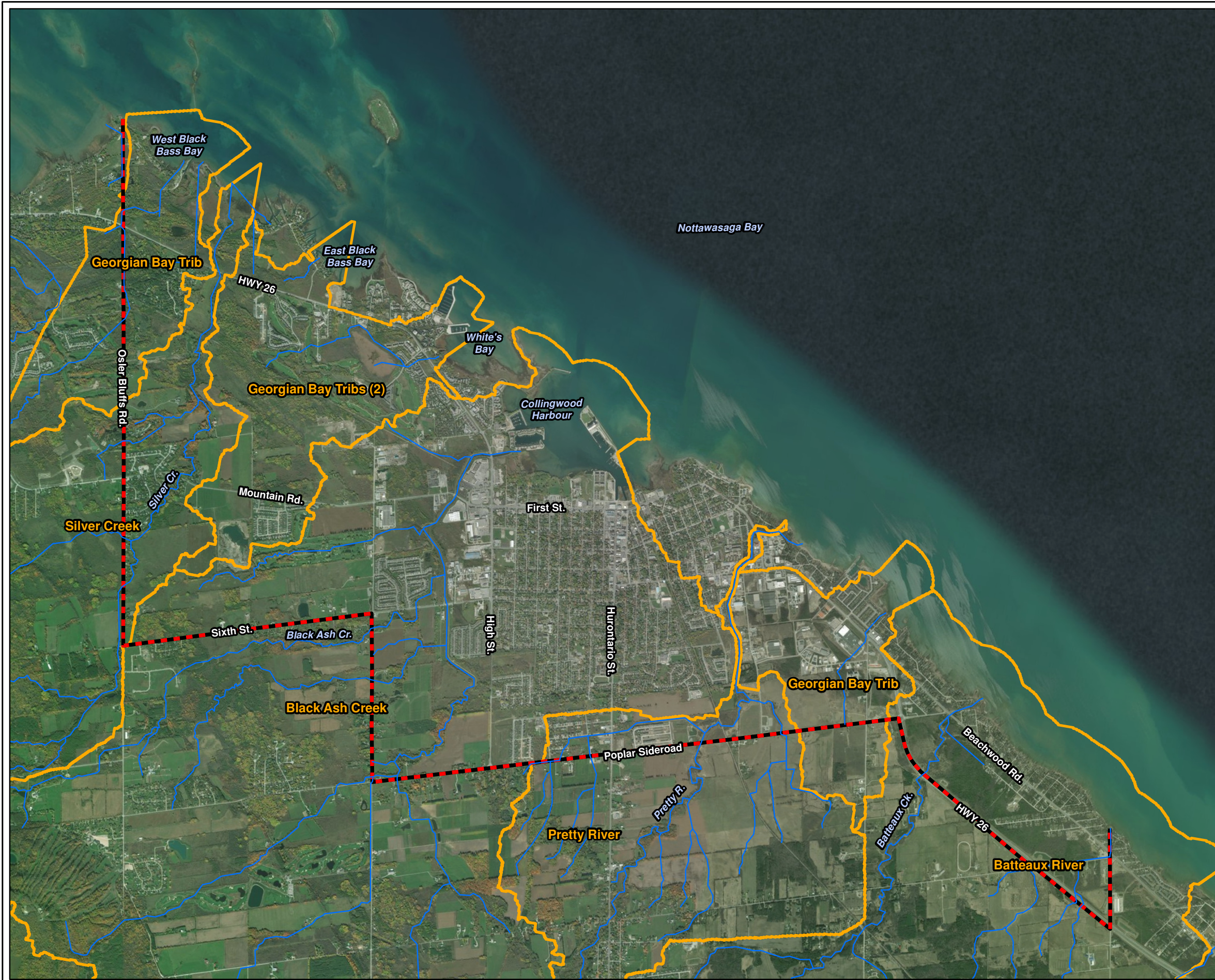
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Landscape Ecology & Natural Heritage Planning
176 Fellowes Crescent
Waterdown, ON
L0R 2H3

**Town of Collingwood
Official Plan Review
Soils**

Project #	2019-185	3
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Subwatershed Boundary

N

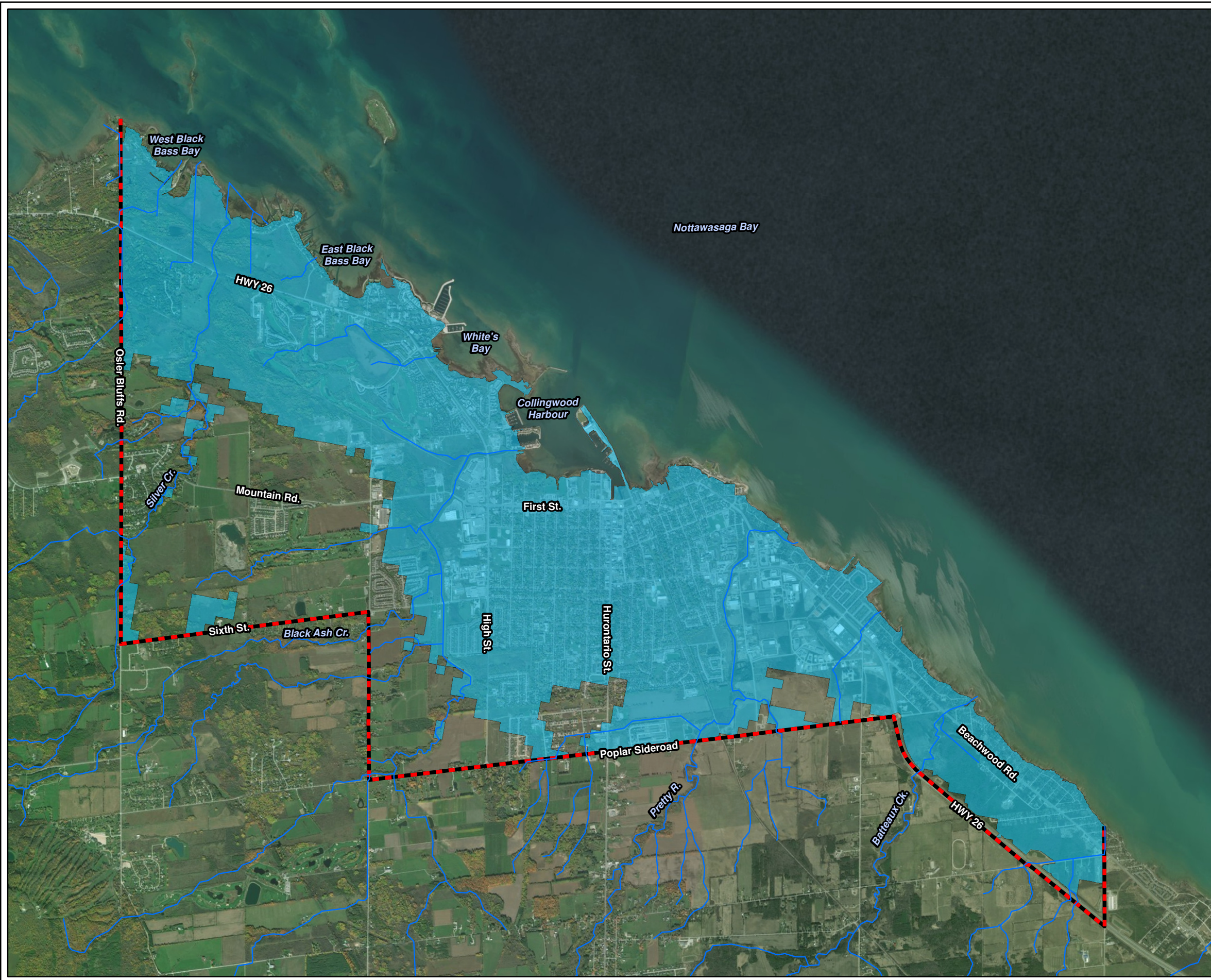
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Data Source
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 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

**Town of Collingwood
 Official Plan Review
 Watercourses and Subwatersheds**

Project #	2019-185	Figure #
Date	April 2020	4
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Highly Vulnerable Aquifer

N

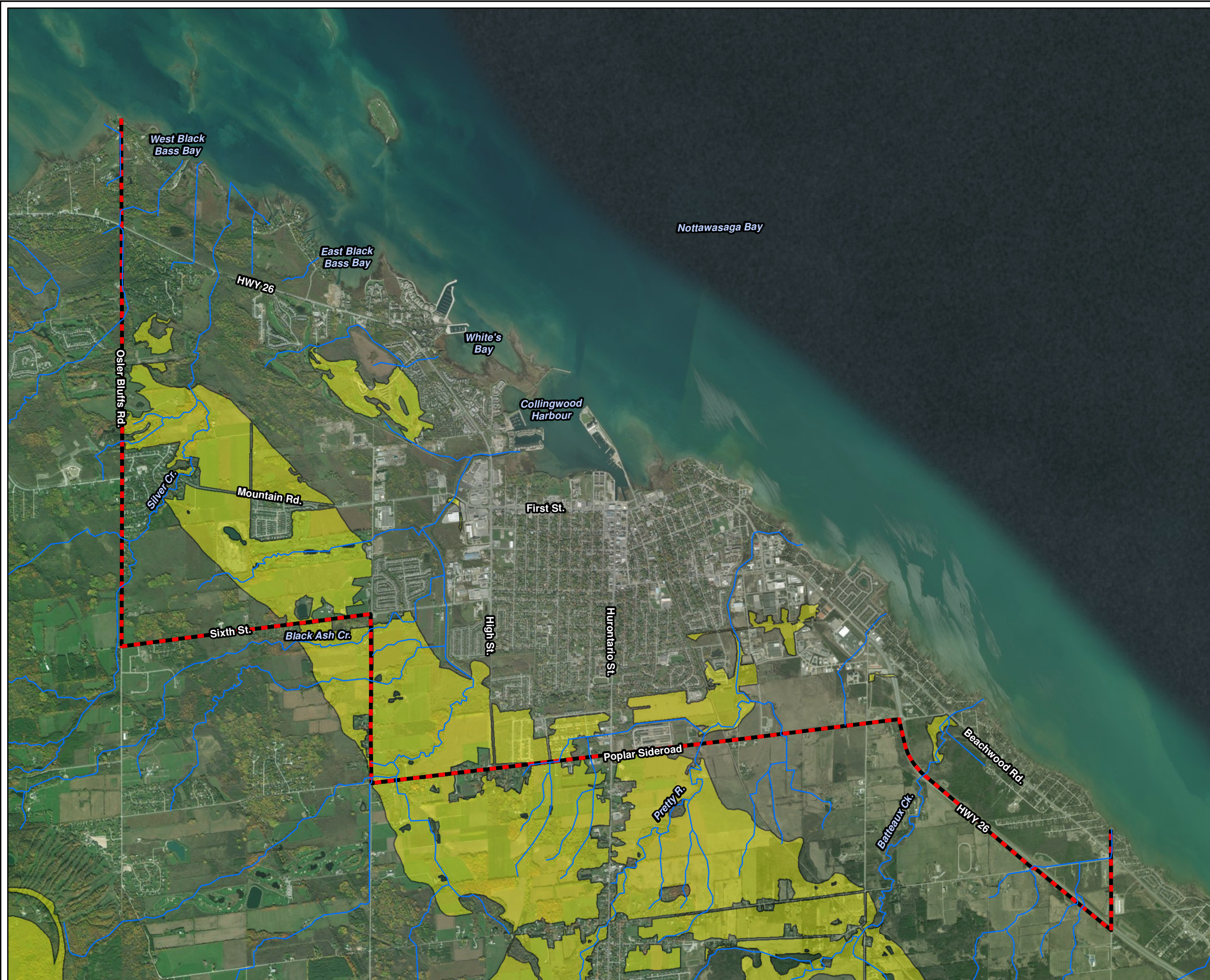
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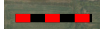


PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellows Crescent
Waterdown, ON
L0R 2H3

Collingwood
Official Plan Review
Highly Vulnerable Aquifers


Project #	2019-185	5
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Significant Groundwater Recharge Area

N



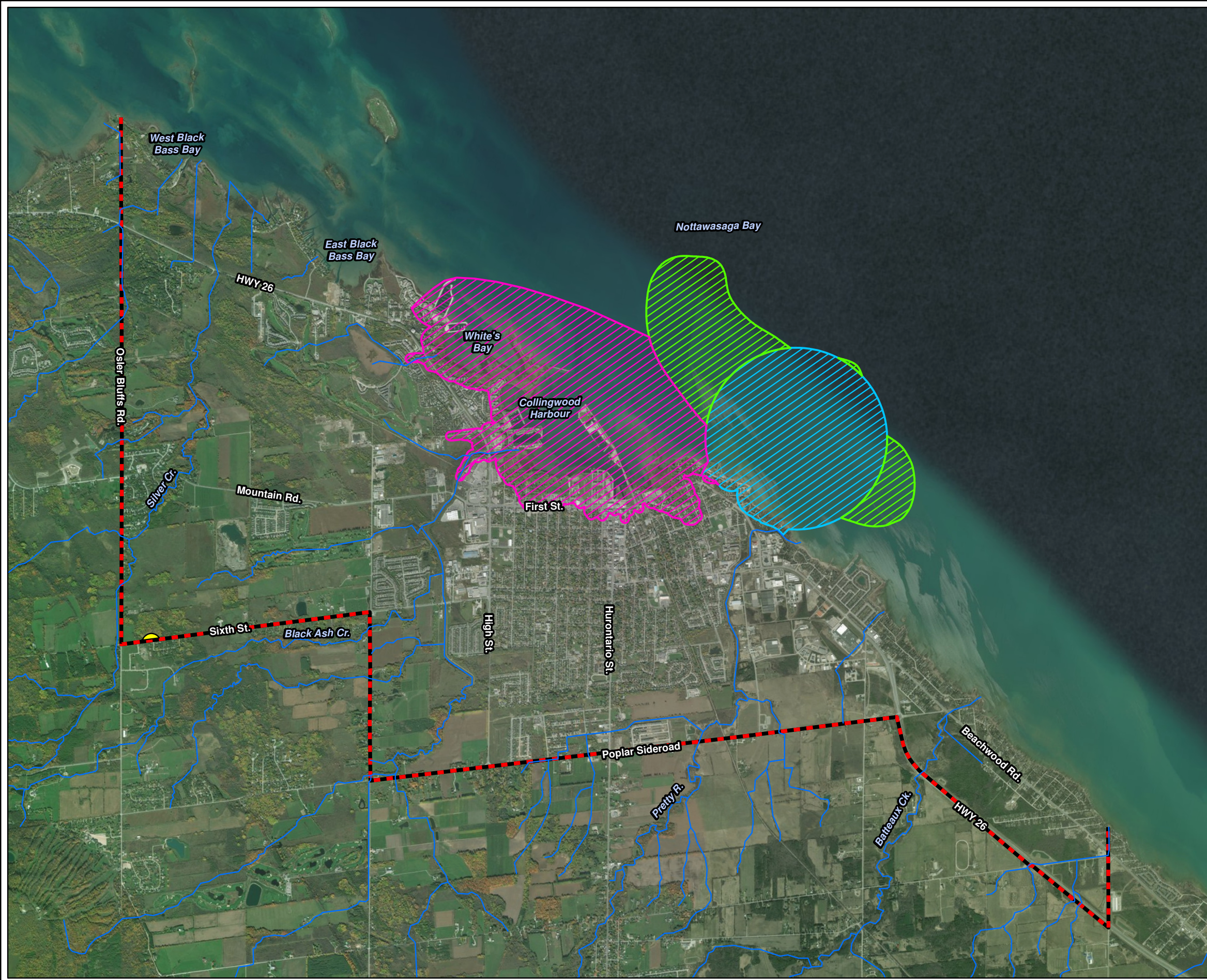
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 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

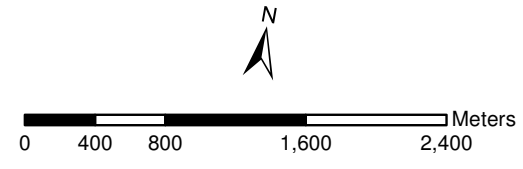
**Town of Collingwood
 Official Plan Review**
 Significant Groundwater Recharge Areas

Project #	2019-185	Figure #
Date	April 2020	6
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Subwatershed Boundary
- Intake Protection Zone 1
- Intake Protection Zone 2
- Intake Protection Zone 3
- Wellhead Protection Area

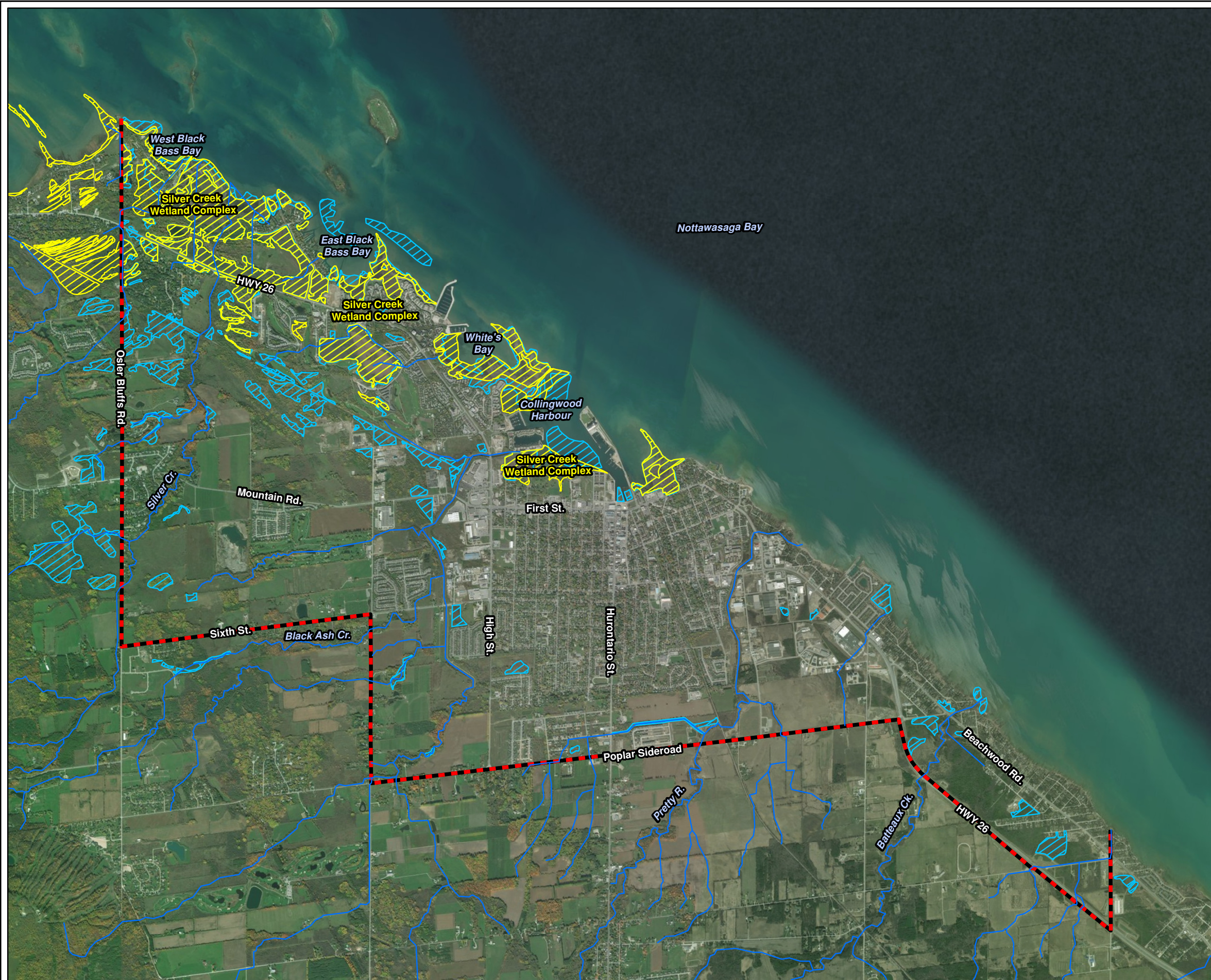


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



PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

**Town of Collingwood
 Official Plan Review**
 Wellhead Protection Areas and
 Source Water Intake Protection Zones

Project #	2019-185	7
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Wetland
-  Provincially Significant Wetland (Silver Creek Wetland Complex CL7)

N

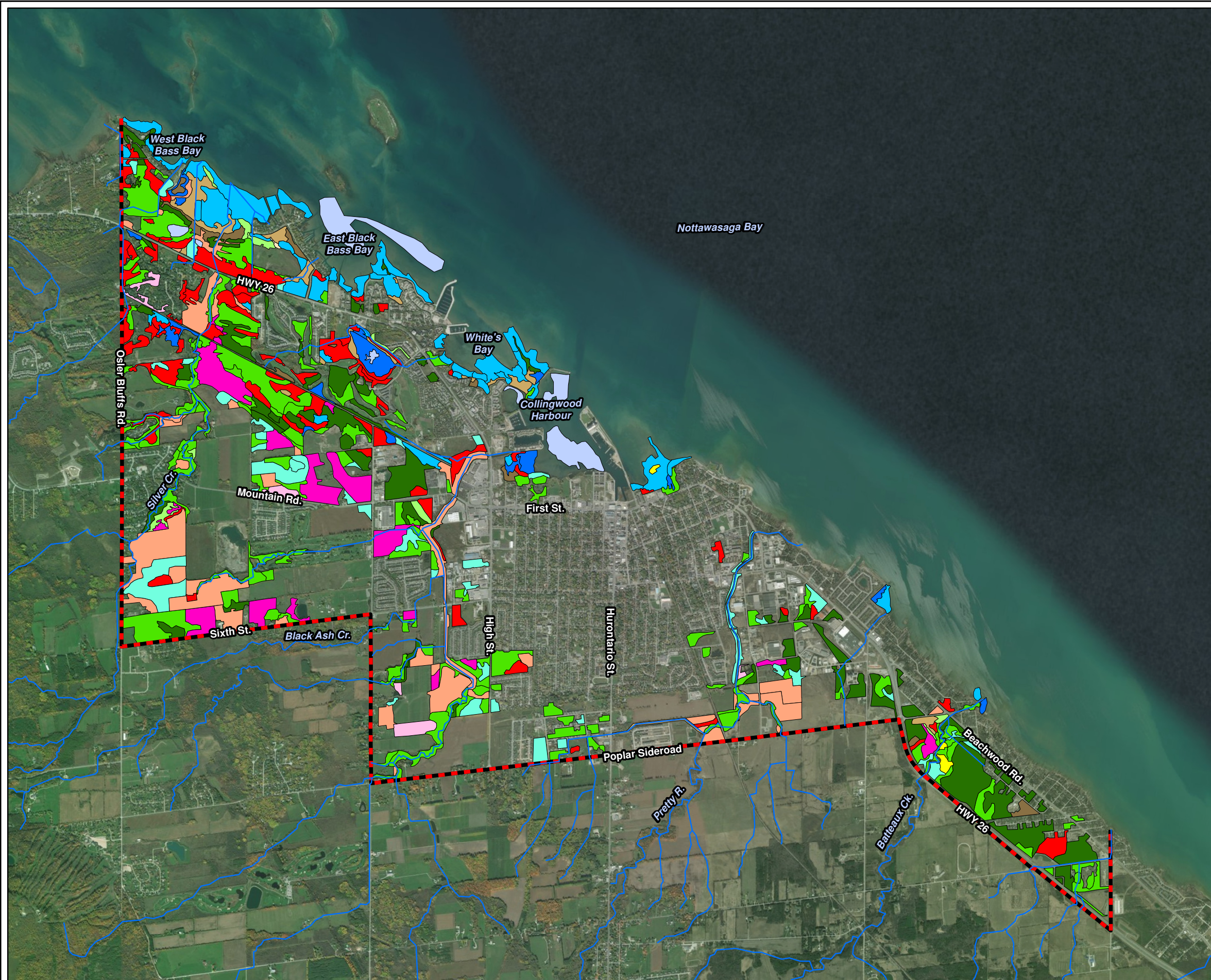
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Landscape Ecology & Natural Heritage Planning
176 Fellowes Crescent
Waterdown, ON
L0R 2H3

**Town of Collingwood
Official Plan Review
Wetlands**

Project #	2019-185	Figure #
Date	April 2020	8
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse

Vegetation Communities

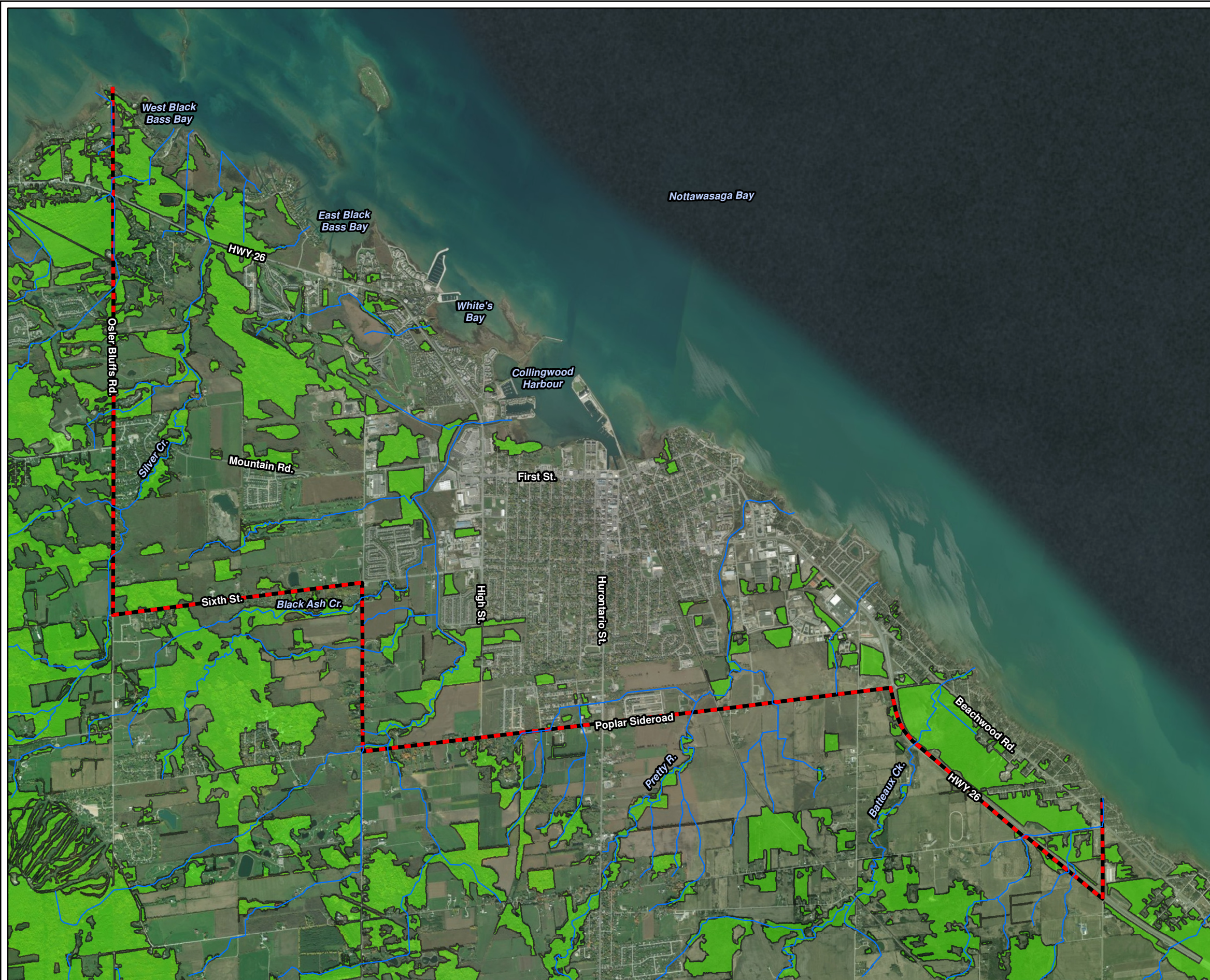
- Open Alvar Rock Barren Ecosite
- Cultural Meadow
- Cultural Plantation
- Cultural Savannah
- Cultural Thicket
- Cultural Woodland
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Meadow Marsh
- Shallow Marsh
- Submerged Shallow Aquatic
- Deciduous Swamp
- Mixed Swamp
- Thicket Swamp

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 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

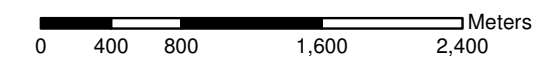
**Collingwood
 Official Plan Review
 Vegetation Communities**

Project #	2019-185	9
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Woodland

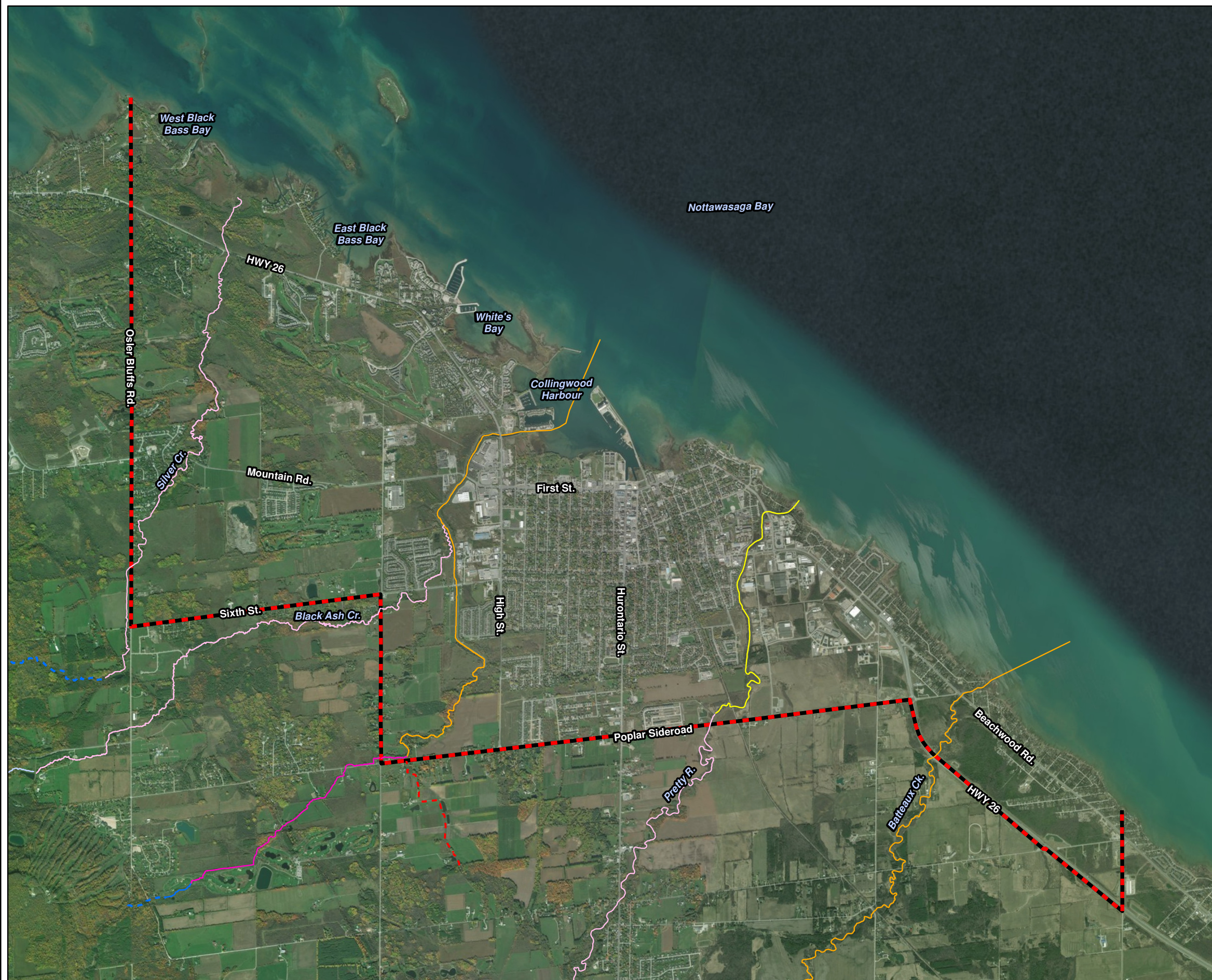


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 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

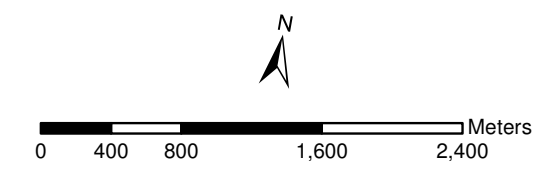
**Town of Collingwood
 Official Plan Review
 Woodlands**

Project #	2019-185	Figure #
Date	April 2020	10
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Cold Water Habitat
- Cold Water Spawning Habitat
- Cold Water Spawning/Nursery Habitat
- Cool Water Spawning Habitat
- Cool Water Spawning/Nursery Habitat
- Warm Water Habitat
- Warm Water Spawning Habitat
- Warm Water Spawning/Nursery Habitat

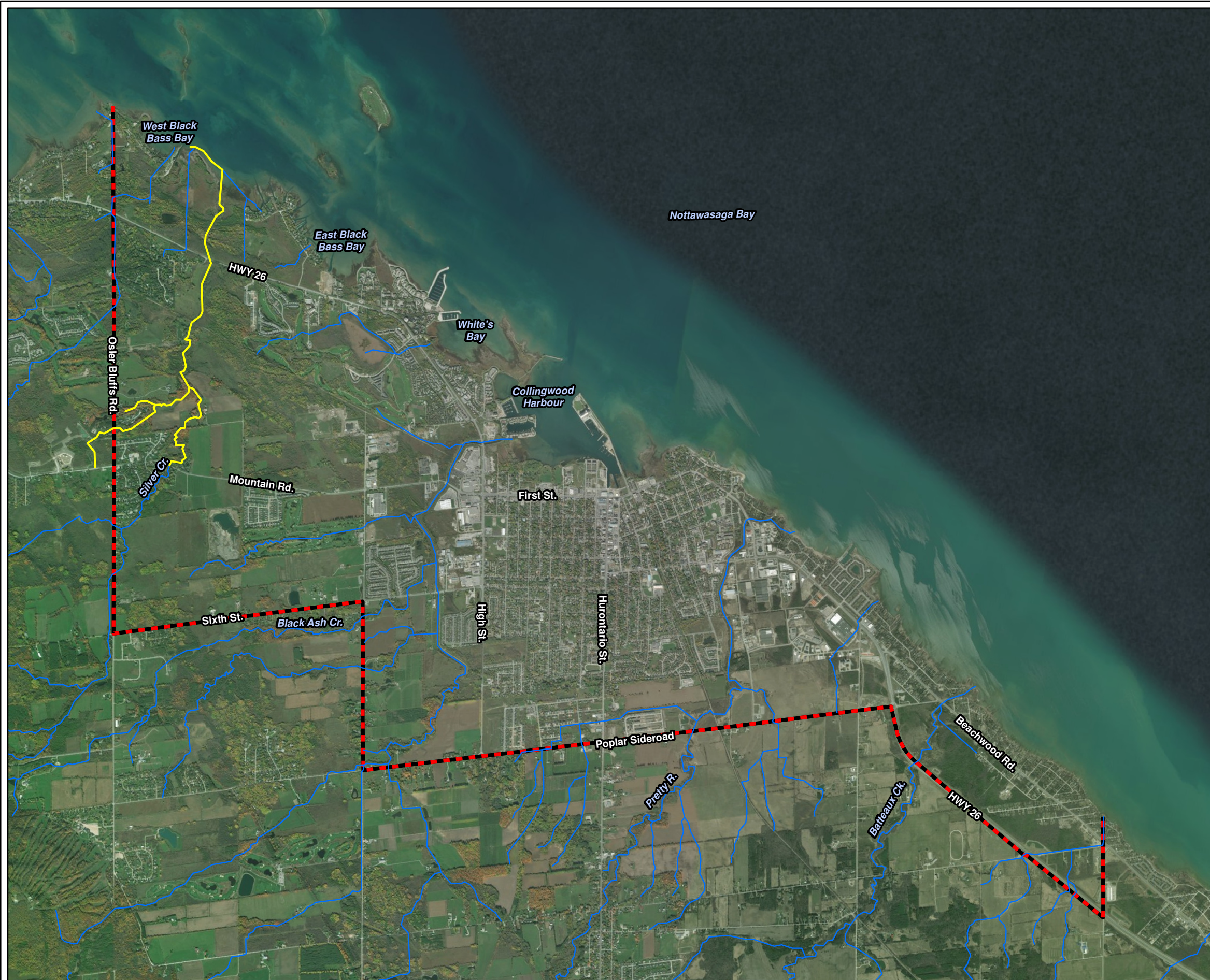


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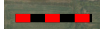


PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

**Town of Collingwood
 Official Plan Review
 Fish Habitat**

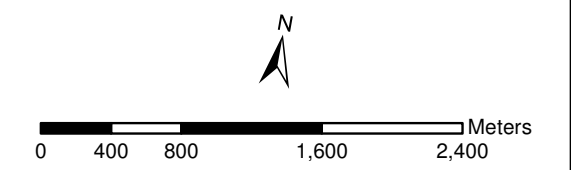
Project #	2019-185	Figure #
Date	April 2020	11
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

-  Municipal Boundary
-  Watercourse
-  Silver Lamprey (Species of Concern)

Note: Off-shore areas provide habitat for Deepwater Sculpin (SC)



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Landscape Ecology & Natural Heritage Planning
176 Fellowes Crescent
Waterdown, ON
L0R 2H3

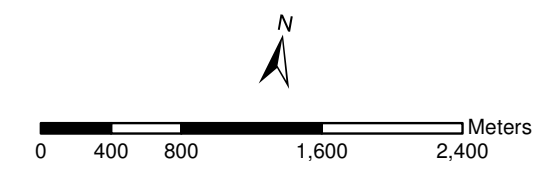
**Town of Collingwood
Official Plan Review
Aquatic Species at Risk**

Project #	2019-185	12
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Floodline
- Valley/Slope Erosion
- Meander Belt Width
- NVCA Wetlands

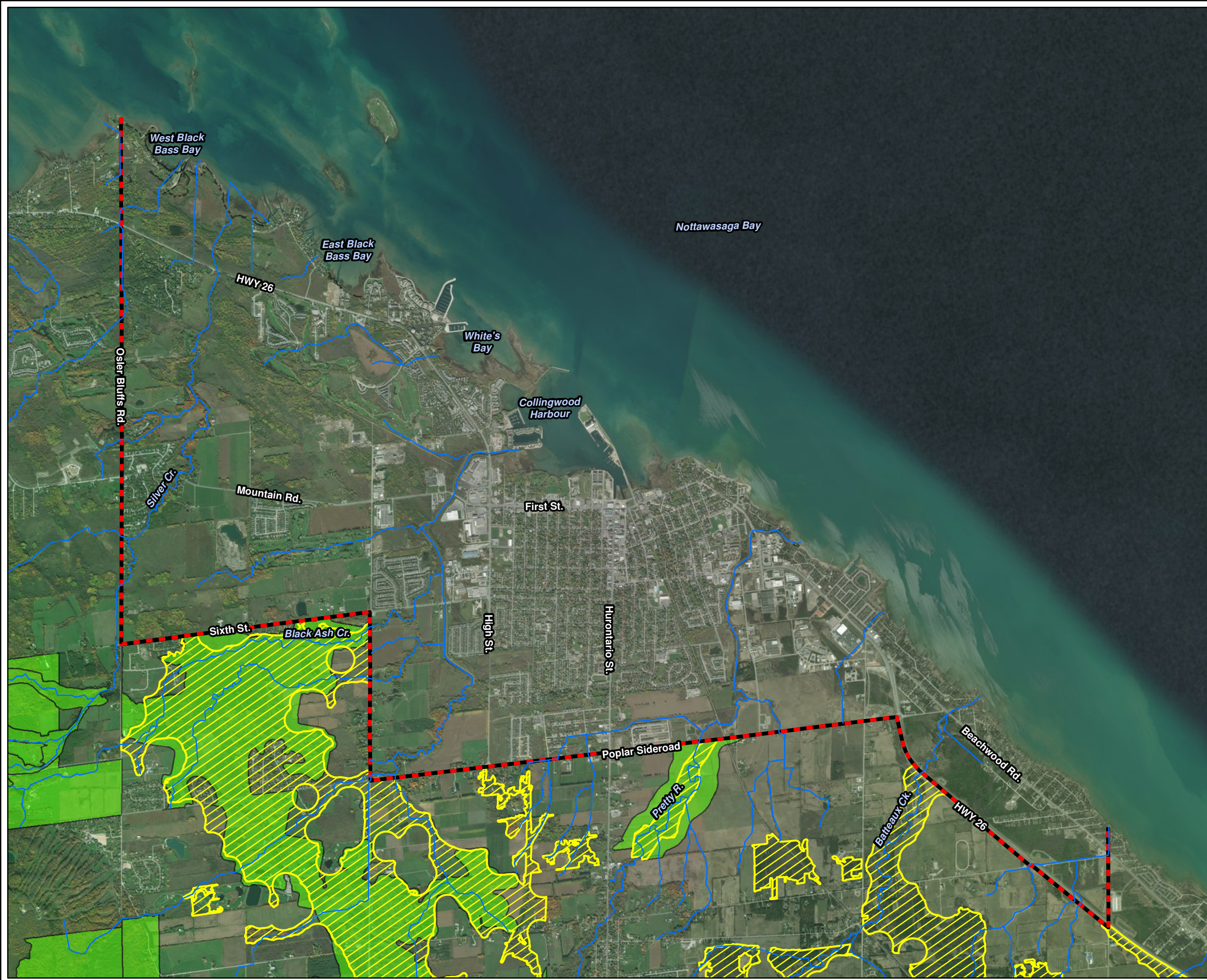


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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellowes Crescent
 Waterdown, ON
 L0R 2H3

**Town of Collingwood
 Official Plan Review
 Hazard Lands**

Project #	2019-185	Figure #
Date	April 2020	13
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Simcoe Greenlands
- Growth Plan NHS

N

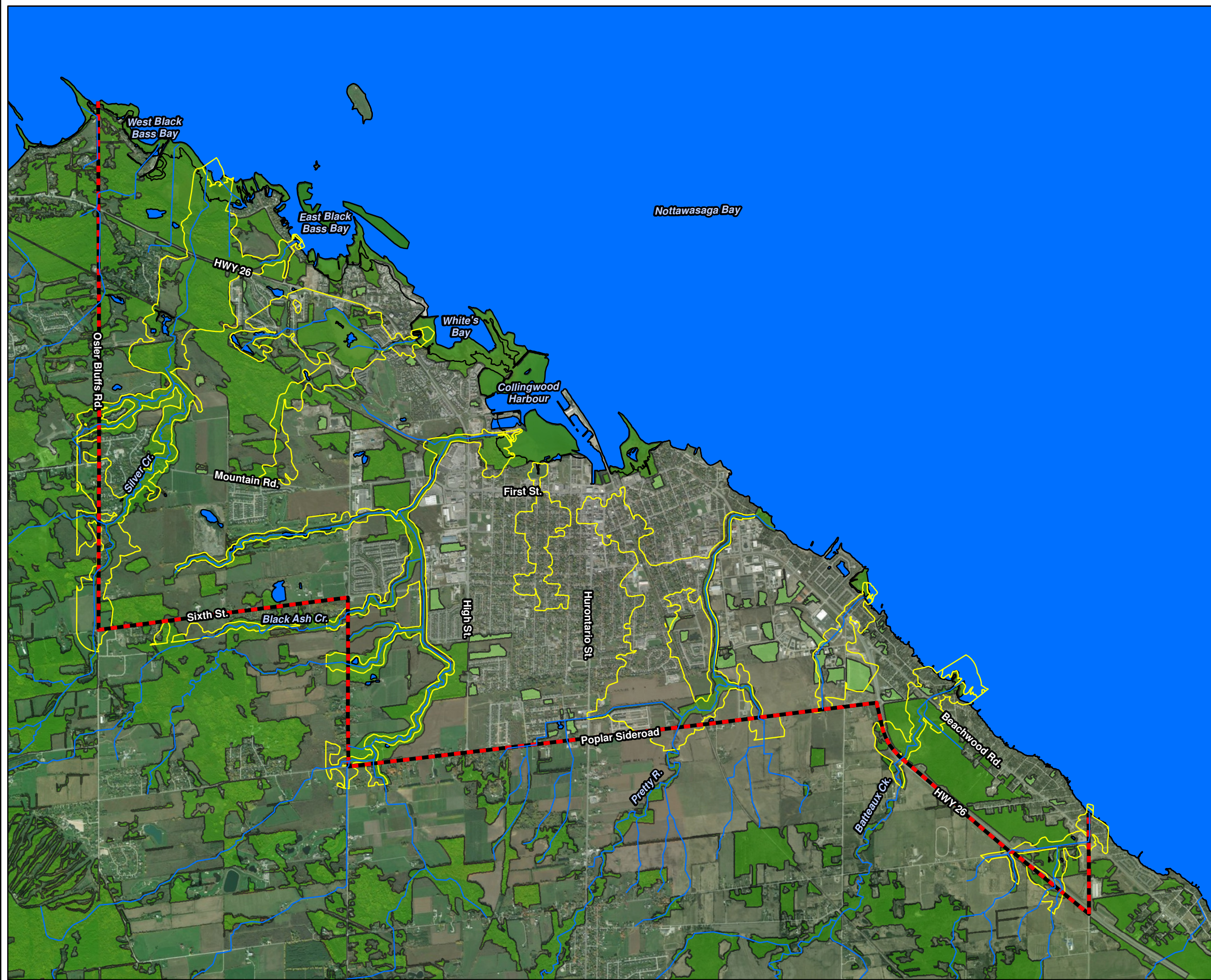
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PLAN B Natural Heritage
Landscape Ecology & Natural Heritage Planning
176 Fellowes Crescent
Waterdown, ON
L0R 2H3

**Town of Collingwood
Official Plan Review
Growth Plan NHS and
County of Simcoe Greenlands**

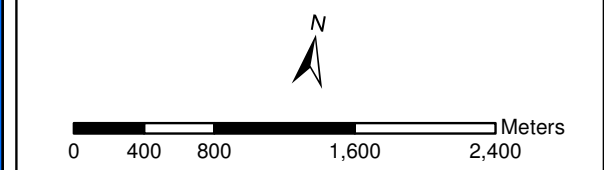
Project # 2019-185	Figure #
Date April 2020	14
Scale 1 : 40,000	
<small>Prepared By: JJJ Verified By: BDB</small>	



Legend

- Municipal Boundary
- Watercourse
- Waterbody
- Floodplain
- Other Environmental Features (woodlands, wetlands, hedgerows)
- Natural Heritage System (wetlands, woodlands, valleylands, watercourse, floodplain)
- Natural Heritage System (Nottawasaga Bay and Shoreline)

Note: A 30 m buffer should be applied to all NHS features including watercourses.



Data Source
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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H3

Town of Collingwood
 Official Plan Review
 Natural Heritage System and Floodplain

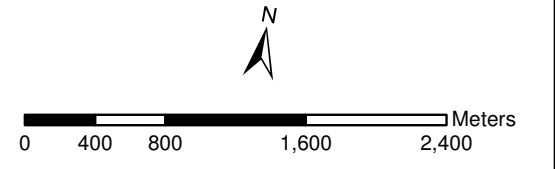
Project #	2019-185	<h1>15a</h1>
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Waterbody
- Other Environmental Features (woodlands, wetlands, hedgerows)
- Natural Heritage System (wetlands, woodlands, valleylands, watercourse, floodplain)
- Natural Heritage System (Nottawasaga Bay and Shoreline)

Note: A 30 m buffer should be applied to all NHS features including watercourses.

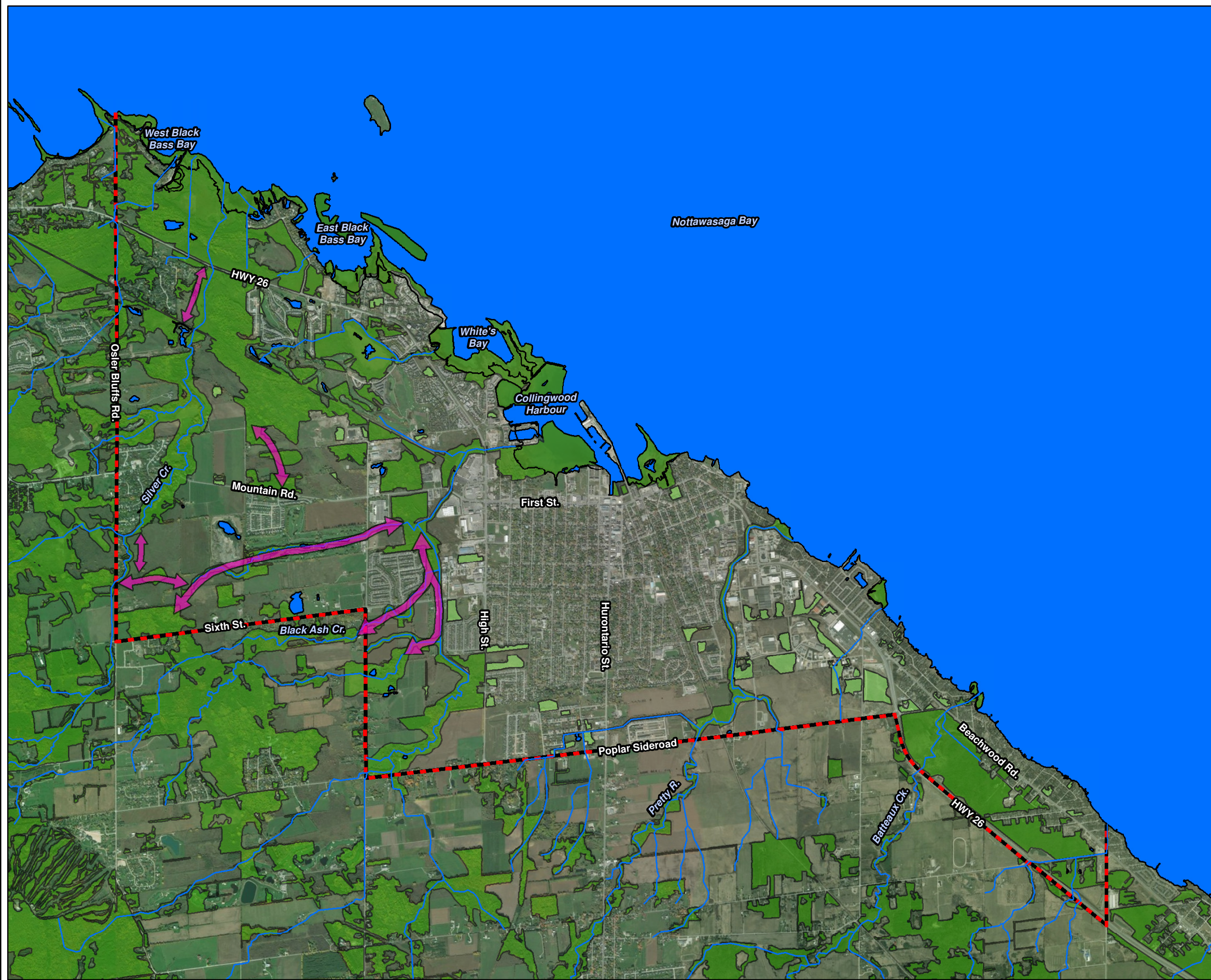


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PLAN B Natural Heritage
 Landscape Ecology & Natural Heritage Planning
 176 Fellows Crescent
 Waterdown, ON
 L0R 2H3

Town of Collingwood
 Official Plan Review
 Natural Heritage System

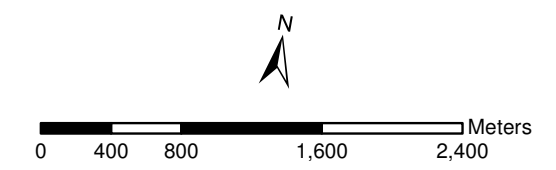
Project #	2019-185	15
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	



Legend

- Municipal Boundary
- Watercourse
- Waterbody
- Linkage Enhancement Opportunity
- Other Environmental Features (woodlands, wetlands, hedgerows)
- Natural Heritage System (wetlands, woodlands, valleylands, watercourse, floodplain)
- Natural Heritage System (Nottawasaga Bay and Shoreline)

Note: A 30 m buffer should be applied to all NHS features including watercourses.



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 Landscape Ecology & Natural Heritage Planning
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 Waterdown, ON
 L0R 2H3

Town of Collingwood
 Official Plan Review
 Linkage Enhancement Opportunities

Project #	2019-185	16
Date	April 2020	
Scale	1 : 40,000	
Prepared By: JJJ	Verified By: BDB	

Appendix III

Land Use Planning in Ontario

Land use planning is the process of decision-making for the management of our land and resources. Land use planning is regulated under Ontario's policy led land use planning system, which is given legal authority under the Planning Act. The Planning Act defines:

- > How the land use planning system works;
- > Who makes decisions;
- > How to resolve disputes and seek public input; and,
- > Provincial and municipal roles in planning administration.

Land use planning helps each community to set development goals while keeping social, economic and environmental factors in mind. It helps decide where in our communities homes and factories should be built; where parks and schools should be located; and where roads, sewers and other essential services should be provided. Good land use planning leads to orderly growth and the efficient provision of services. It touches all of us and helps us to have the kind of community we want.

The Town's Role in Land Use Planning

The Town of Collingwood has a major role in land use planning. The Town uses the Official Plan, Zoning By-law, development application approval processes, and transportation and infrastructure planning, among other tools, to help decide how to grow and develop, while keeping important social, economic and environmental concerns in mind. The approvals processes for land use planning and land development balance the interests of individual property owners with the wider interests and objectives of the whole community.

Role of the Official Plan

Collingwood's Official Plan is a key element of Ontario's policy led planning and development system, however, it is not the only element.

The Collingwood Official Plan is required to conform with the County of Simcoe Official Plan, and both of those Plans are required to conform with/be consistent with a host of Provincial legislation, plans, policies and regulations, not the least of which are the Planning Act, the Growth Plan and the Provincial Policy Statement.

The Official Plan provides the overarching policy framework within which growth and development is to proceed over the defined planning horizon. The Official Plan includes a vision and principles, and a policy framework that is aimed at achieving the vision and principles over time.

The Official Plan is given a more legal framework through the Implementing Zoning By-law. The Implementing Zoning By-law provides very specific regulations and provisions that define what, and where development is to occur, and how it is to be configured (height and massing) on any given property. For projects where the Town may wish to exert control even more specifically over the architectural details, colours and materials, as well as landscape treatments - the Site Plan Approval process is implemented.

The New Collingwood Official Plan (NCOP) is the most important vehicle for achieving comprehensive, integrated and long-term planning within the Town. The NCOP will:

- > Provide policy direction on matters of growth and development within the Town. It sets the policy foundation for regulating the development and use of land. It also supports the overarching goal to enhance the quality of life for all residents of Collingwood;
- > Provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term;
- > Support improved land use planning and management, which contributes to a more effective and efficient land use planning system within the Town; and,
- > Coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions.

