

# Collingwood Official Plan Update

Council Presentation

October 17, 2023



The Planning Partnership | urbanMetrics | Plan B Natural Heritage | Plan-It Geographical



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# Work Program Overview

Phase 1

Project Start-Up

Phase 2

Community Visioning/Information Gathering

Phase 3

Background Analysis/Studies and Issue Identification

Phase 4

Directions/Recommendations

Phase 5

Draft Plan 1 (2022)  
Draft Plan 2 (July 31, 2023)

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Phase 6

Adoption



# What Have We Heard?

The public has shown significant interest in the Draft Official Plan (213 submissions)

Comment matrices were created and organized under the following categories based on comments from the public:

- Growth Management
- Housing
- Climate Change
- 15-minute communities
- Natural Heritage
- Transportation
- Site Specific

In addition, other upper-tier policy changes have, and continue to influence the policy framework, including:

- Municipal Comprehensive Review and OPA 7 from the County
- Ongoing changes to Provincial legislation and Policy – Bill 23, Bill 97/new PPS
- The Poplar Village MZO

## What Have We Heard?

2 Public Open Houses were held on October 4. Both sessions were well attended. In total about 65 people attended.

Many questions were related to site specific concerns, but most remained focused on:

- Natural Heritage
- Transportation

Overall, the conversation was positive, with suggestions to improve the Plan going forward

**The Official Plan is still a work in progress. Further adjustments will be made following today's meeting.**

# Overview of the DRAFT 2 Official Plan

# Draft Official Plan Structure – Table of Contents

## Chapter 1 – Introduction

- Engagement with Indigenous Peoples and Purpose

## Chapter 2 – Vision and Community Values

- Vision Statement and principles to 2051 and Community Values

## Chapter 3 – Building a Successful Community

- Housing options / Strong Economy / Healthy Community / Quality Design / Cultural Heritage / Sustainability

## Chapter 4 – Growth Management

- Population and Employment Forecasts / Urban Growth / Projected Growth

## Chapter 5 – Land Use Designations

- General Provisions / Residential / Strategic Growth / Employment / Future Urban / Natural Heritage / Area-Specific

## Chapter 6 – Transportation, Municipal Service Infrastructure, and Utilities

- Multi-Modal Transportation System / Municipal Service Infrastructure and Utilities

## Chapter 7 – Implementation and Interpretation

# Draft Official Plan Structure – Table of Contents

## Schedules

- **Schedule 1:** Growth Management
- **Schedule 2:** Land Use Plan
- **Schedule 3:** Natural Heritage System
- **Schedule 4:** Waste Management/Sourcewater Protection
- **Schedule 5:** Active Transportation Plan
- **Schedule 6:** Transportation Plan
- **Schedule 7:** Area Specific Policies

## Appendices

- **Appendix I:** Cultural Heritage Resources
- **Appendix II:** Vision for the Poplar Village MZO Lands
- **Appendix III:** Natural Heritage System



# Vision

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

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

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

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

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

# Community Values

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

# Building a Successful Community

Section	General Description
3.1 A Successful Community	Introduces 'Successful Community' concept – about making informed choices on interrelated land use matters. Defined by the six elements below.
3.2 Promoting Housing Options	Promotes diverse and affordable housing options with easy access to various land uses, catering to the needs of a growing and diverse population.
3.3 Promoting a Strong and Healthy Community	Promotes a healthy economy with policies that promote ongoing economic development and fiscal responsibility.
3.4 Supporting a Healthy Community	Commitment to active transportation and community development that supports a healthy lifestyle.
3.5 Ensuring High Quality Urban Design	Includes policies on compatible development, public art, barrier free design, and vibrant and successful public spaces.
3.6 Conserving Cultural Heritage Resources	Conserving cultural heritage that ensure cultural heritage resources are appreciated by existing and future generation
3.7 Promoting Environmental Sustainability and Adapting to Climate Change	Promotes sustainability and climate change adaptation, prioritizing natural heritage protection and green building technologies.

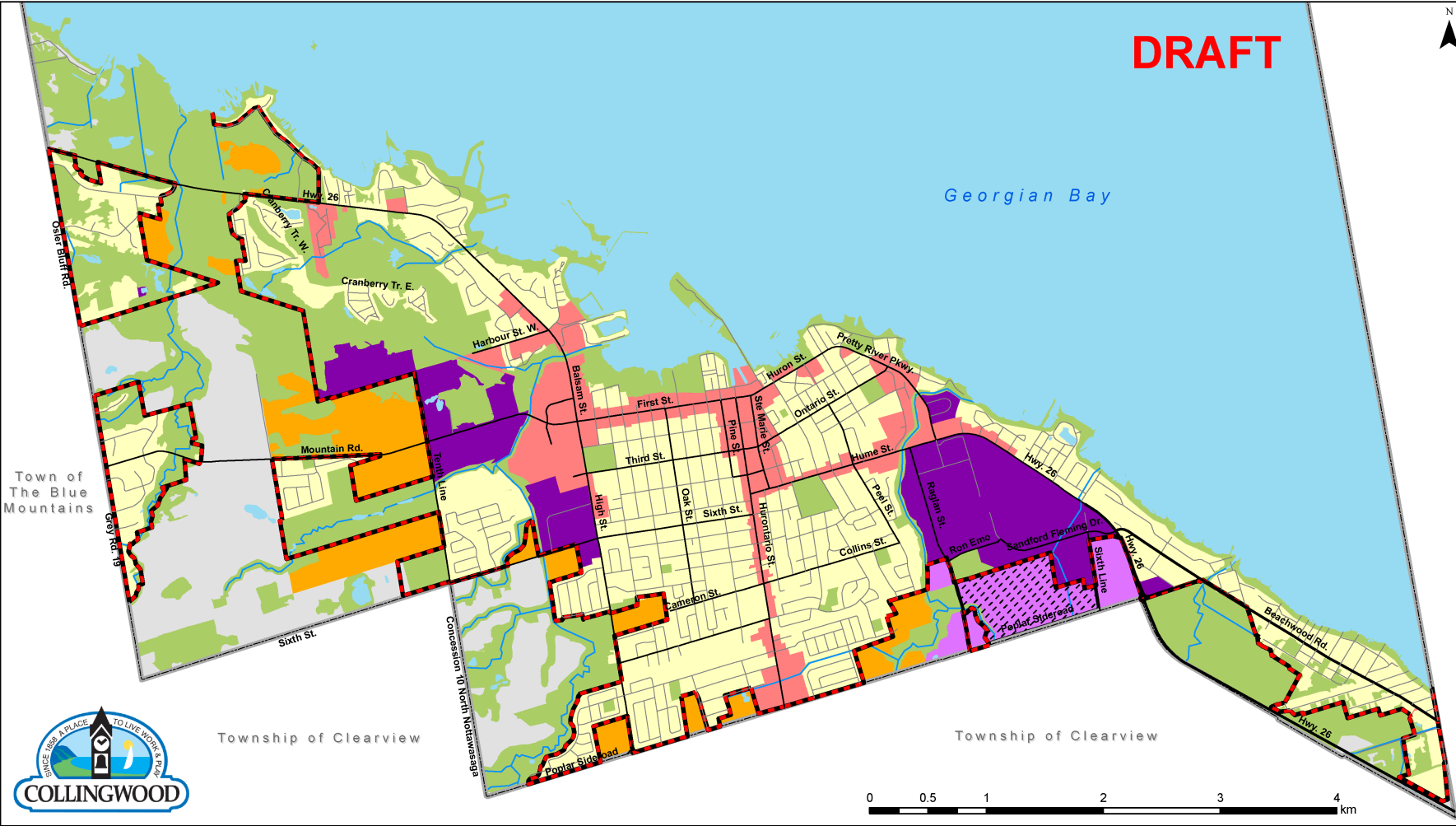
# Growth Management

Section	General Description
4.1 Population and Employment Forecasts	<ul style="list-style-type: none"><li>• The Town is projected to accommodate a minimum of 17,220 more residents by 2051</li><li>• Employment is expected to grow from 12,260 jobs in 2021 to 18,540 jobs by 2051, accommodating a minimum of 6,280 additional jobs</li></ul>
4.2 Planning for Growth in an Urban Structure	<ul style="list-style-type: none"><li>• Municipal Boundary defines the town's jurisdiction, is also the Primary Settlement Area Boundary</li><li>• Built-Up Area Boundary includes areas of significant urban development</li></ul>
4.3 Accommodating Projected Growth	<ul style="list-style-type: none"><li>• Growth will primarily occur through intensification within Built-Up Area and development within Greenfield Areas (see Schedule 1)</li></ul>

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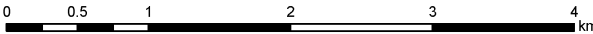


Georgian Bay



Township of Clearview

Township of Clearview



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

- Strategic Growth Areas
- Greenfield Residential Community Areas
- Future Community
- Built-Up Area Boundary
- Residential Community Areas
- Greenfield Employment Areas
- Greenlands System
- Municipal Boundary
- Employment Areas
- Lands Subject to MZO

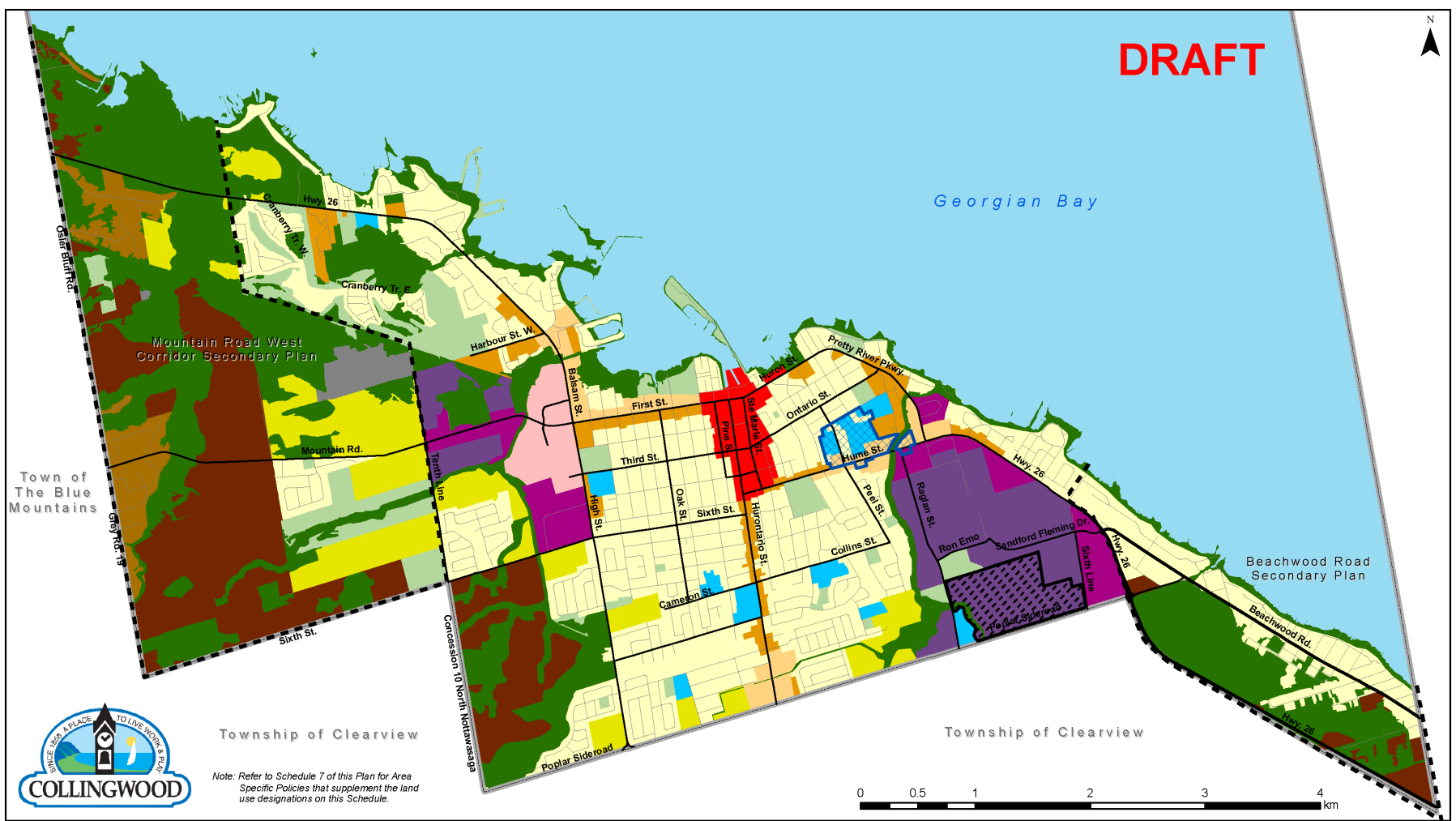
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June 27, 2023

# Land Use Designations

Section	General Description
5.2 Residential Community Areas	<ul style="list-style-type: none"> <li>Existing Neighbourhoods, Future Neighbourhoods, Major Institutional, and Parks and Open Space Designations</li> </ul>
5.3 Strategic Growth Areas	<ul style="list-style-type: none"> <li>Downtown Core, Mixed-Use Corridor I, Mixed Use Corridor II, and Regional Commercial District Designations</li> </ul>
5.4 Employment Areas	<ul style="list-style-type: none"> <li>Employment areas are expected to accommodate primarily land employment opportunities, a focus on heavy and light industrial uses and accessory office uses</li> <li>Prestige Employment, General Employment, and Waste Disposal Industrial Designations</li> </ul>
5.5 Future Community Area	<ul style="list-style-type: none"> <li>Rural and Rural Residential Designations – ensure that the lands will be used for agricultural and rural uses until they are required for future community development</li> </ul>
5.6 Natural Heritage System	<ul style="list-style-type: none"> <li>Ensures that the biodiversity, ecological function and connectivity of the Natural Heritage System is protected, maintained, restored or, enhanced for the long-term, recognizing linkages between and among natural heritage features and areas</li> <li>Natural Hazards, Stormwater Management, Endangered Species/Species at Risk, and Source Water Protection (see Schedule 4)</li> </ul>
5.7 Area-Specific Policies	<ul style="list-style-type: none"> <li>Identifies a number of Area Specific Policies that are applicable to specific sites and areas throughout the Town (see Schedule 7).</li> </ul>

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

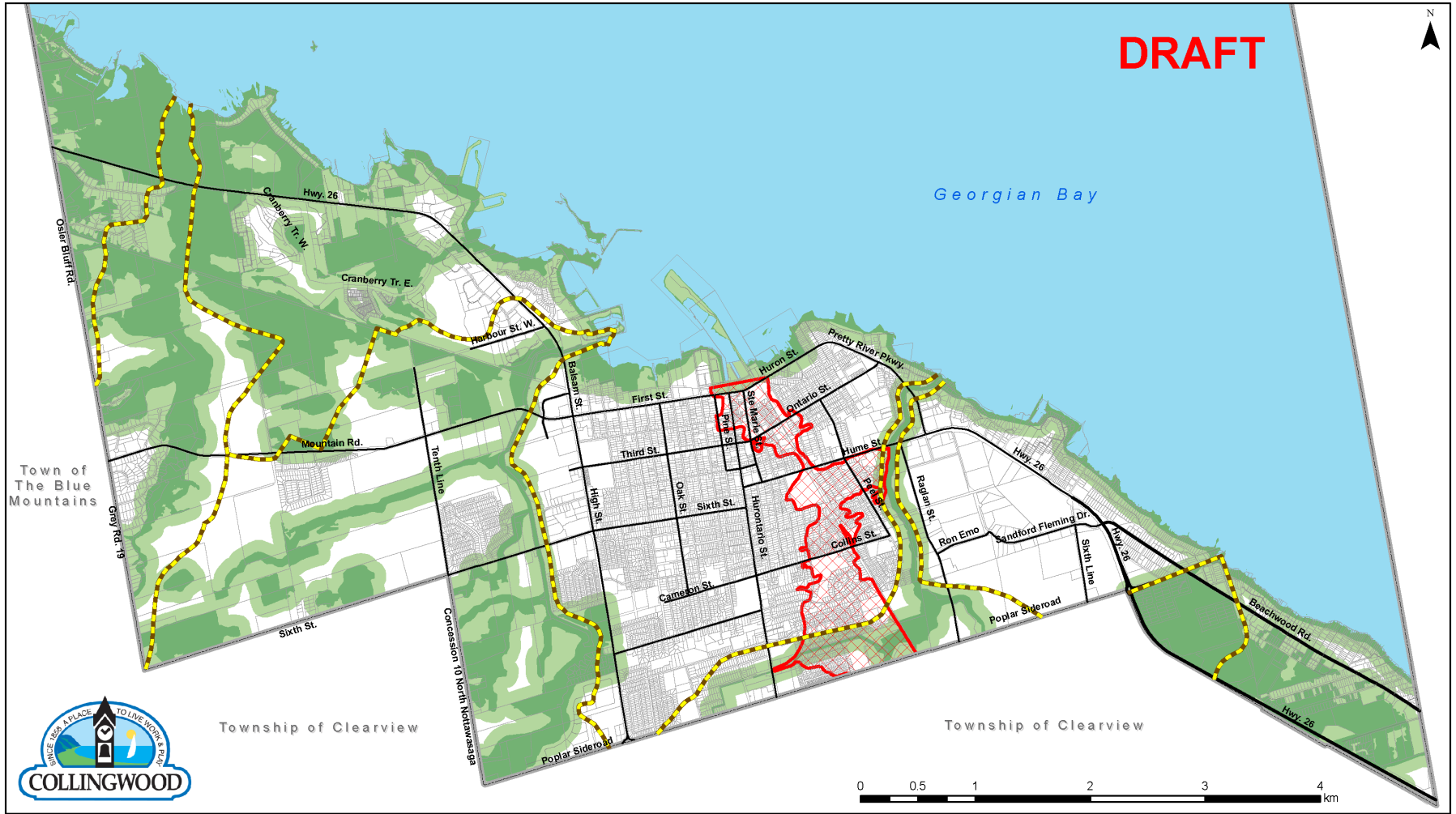
**Official Plan of the  
Town of Collingwood  
Schedule '2'  
Land Use Plan**

<b>Community Areas</b>	<b>Strategic Growth Areas</b>	<b>Employment Areas</b>	<b>Rural/Agricultural Area</b>	<b>Greenlands System</b>	<b>Municipal Boundary</b>
Existing Neighbourhood	Downtown	Prestige Employment	Rural Residential	Environmental Protection	— Municipal Boundary
Future Neighbourhood	Mixed Use Corridor I	General Employment	Rural	Parks and Open Space	- - - Secondary Plan Area
Major Institutional	Mixed Use Corridor II	MZO Overlay			
Health Services Overlay	Regional Commercial District	Waste Management Industrial			

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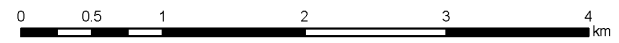


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Township of Clearview



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

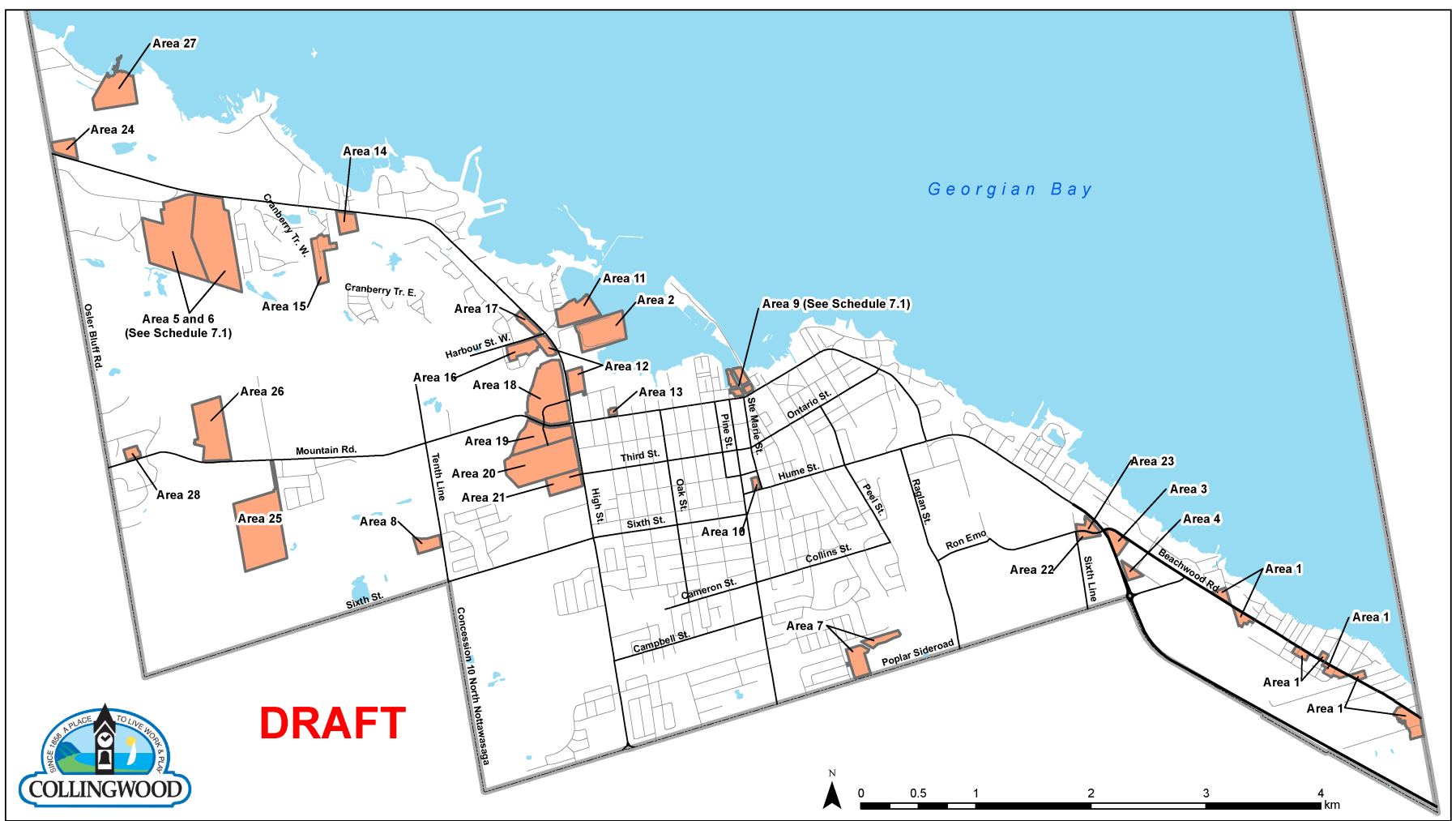
-  Natural Heritage System
-  Adjacent Lands Overlay
-  Pretty River Flood Fringe
-  Sub-watershed Boundaries
-  Municipal Boundary

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PLAN Natural Heritage *Plan-It Geographical*

March 28, 2023





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**Official Plan of the  
Town of Collingwood  
Schedule '7'  
Area Specific Policies**

- Area Specific Policies
- Municipal Boundary

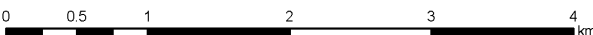
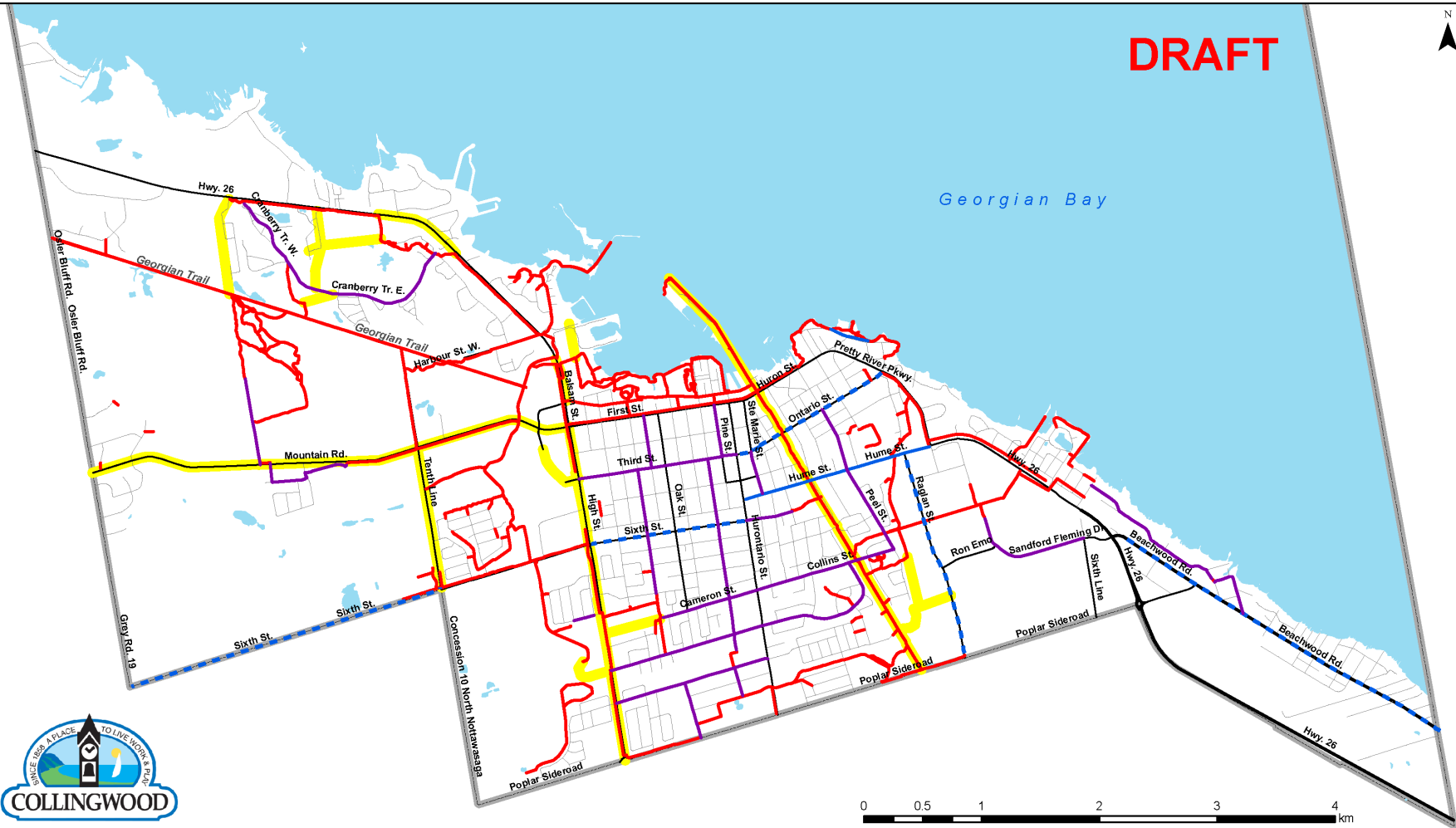
# Transportation, Municipal Service Infrastructure, and Utilities

Section	General Description
6.1 A Multi-Modal Transportation System	<p>Goals: maintaining a safe and integrated transportation system, fostering collaboration with neighboring municipalities, enhancing transit systems, creating a connected network of Active Transportation facilities, facilitating through-traffic to recreational areas, encouraging integration with neighboring municipalities, and providing public transient docking facilities near Downtown Collingwood.</p> <p>These goals aim to ensure efficient and diverse transportation options, promote sustainable travel choices, and improve overall mobility and connectivity</p>
6.2 Municipal Service Infrastructure	<p>Goals: providing efficient municipal services, including water supply, sewage disposal, and storm drainage.</p> <p>The objectives include encouraging progressive development, considering long-term servicing needs, and developing a storm drainage system that takes into account environmental sensitivity and natural heritage features.</p>

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

- Multi-use Pathway
- - Paved Shoulder
- Dedicated Cycling Infrastructure
- Neighbourhood Bikeway (Current and Future)
- Future Improvements
- Municipal Boundary

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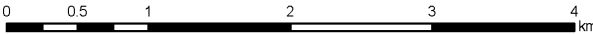
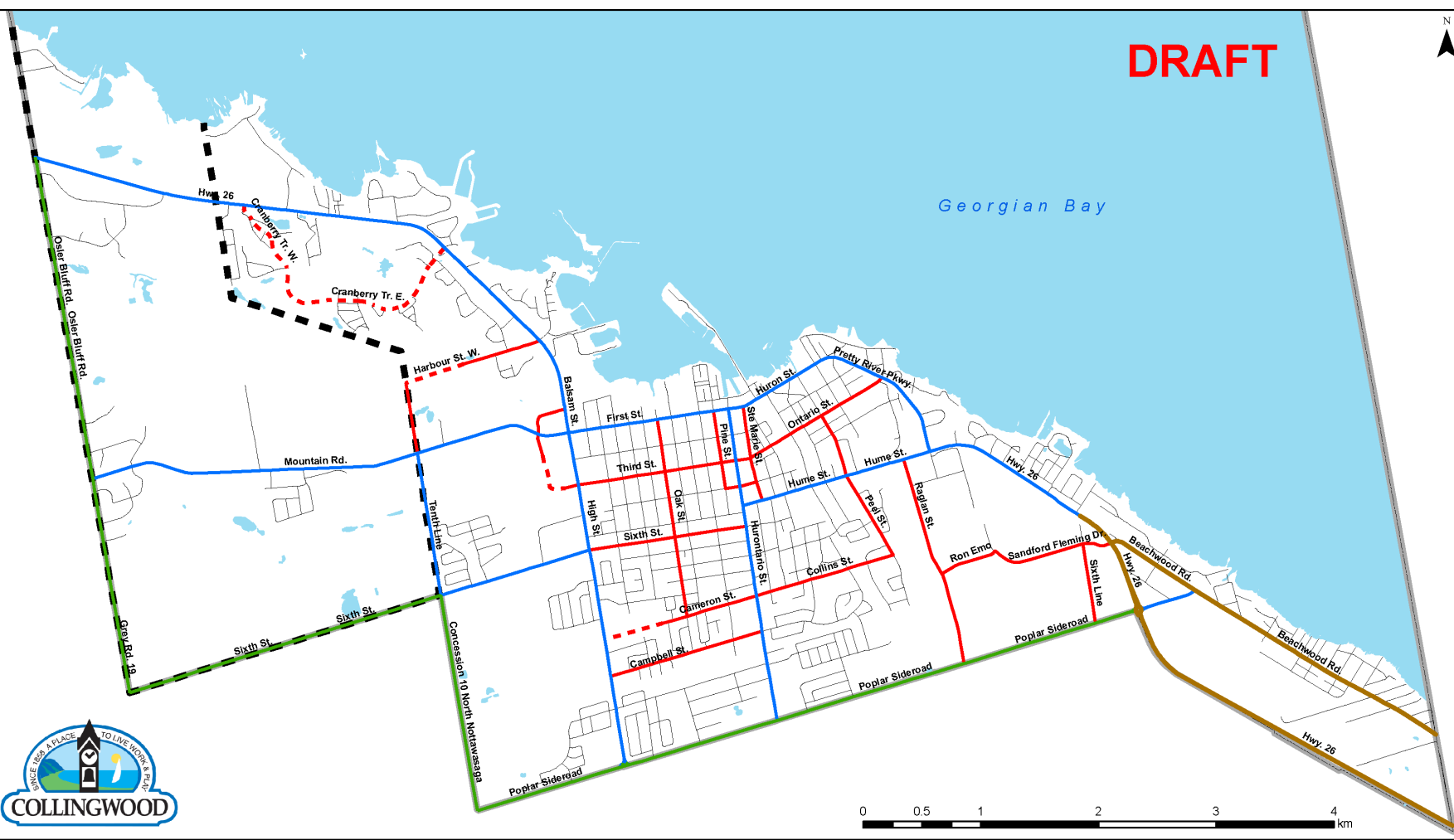
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**Official Plan of the  
Town of Collingwood  
Schedule '6'  
Transportation Plan**

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

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PLAN Natural Heritage *Plan-It Geographical*

March 28, 2023

# Implementation and Interpretation

Section	General Description
7.1 Implementation	<p>Speaks to the role of the upper tier and requirement for conformity in the local OP</p> <p>Overview of the process for OPA's and the relationship with the ZBL to implement policies of the OP. Provides description of Planning Act tools and applications – subdivision of land, CofA, Holding Bylaws, Parkland Dedication, ICBL's, etc.</p>
7.2 Interpretation	<p>Outlines guidelines for interpreting and applying the Plan, including definitions, flexibility in land use boundaries and numeric standards, consideration of subsequent legislation and companion documents, handling technical revisions, and resolving policy conflicts with the County Official Plan or area-specific policies and Secondary Plans.</p> <p>These guidelines aim to ensure consistency, clarity, and the preservation of the general intent of the Plan.</p>

## Next Steps

- Circulate to stakeholders, review agencies and Indigenous Communities
- Public Open House October 4
- Public Meeting before Council (Today)
- Respond to comments and prepare Final Draft – Please provide comments by October 31
- Recommendations to Council for adoption (Prior to year end 2023)

# Questions