

Collingwood Official Plan Update

Council Presentation

July 31, 2023



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



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2. What Have We Heard? – Stakeholder Comments
3. High Level Overview of the DRAFT Official Plan 2023
4. Next Steps

Work Program Overview

Since the last round of consultation, a number of steps have been completed in the Official Plan Update project:

- Public Workshop #1 (March 2020)
- What We Heard Report
- Online Survey
- 9 Discussion Papers
- Meetings with the Technical Advisory Committee & Department Heads
- Options & Recommendations Report

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)

< We are here

Phase 6

Adoption



What Have We Heard?

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 Cities
- Bill 23
- Natural Heritage
- Transportation
- 3rd Street
- Site Specific

- Municipal Comprehensive Review and OPA 7 from the County
- Ongoing changes to Provincial legislation and Policy – Bill 97 / new PPS

Major Changes in Draft 2

Growth Management	<ul style="list-style-type: none">• Approach to population and employment projections changed – now minimum growth targets to the year 2051, retained now optional for intensification and greenfield targets
Housing	<ul style="list-style-type: none">• Reconsidered in light of the removal of the Provincial definition of affordable housing• Shifted to use a definition of attainable/assisted housing
Employment Areas	<ul style="list-style-type: none">• Adjusted terminology and approaches for permitted and prohibited land uses
Strategic Growth Areas	<ul style="list-style-type: none">• Adjusted to permit additional forms of compatible employment generating land uses
Rural/Agricultural Areas	<ul style="list-style-type: none">• New opportunities for Additional Residential Units but no expanded lot creation policies to recognize opportunity for future community development

Major Changes in Draft 2

Transportation	<ul style="list-style-type: none">• Mapping adjusted to reflect future roads and trails supported by prior Transportation Studies (2012 & 2019)• Recognition that Collingwood is already a 15-minute community
Climate Change	<ul style="list-style-type: none">• Supported by various policy sets including intensification, multi-modal transportation, protecting the natural heritage system and sustainable development• Enhanced urban forest policies
Other	<ul style="list-style-type: none">• Inclusion of MZO Lands• Recognize active planning applications with a transition policy for existing approvals and applications in process• Various refinements based on comments received
Mapping	<ul style="list-style-type: none">• Refinements based on comments received• Added subwatershed boundaries• Updated trails schedule terminology• Addition of a site-specific land use schedule

Overview of the DRAFT Official Plan 2023

Levels of Control

The Levels of Control – **Regulate, Manage and Facilitate** – are linked to the level of flexibility and level of anticipated change to development patterns:

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

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

Draft Official Plan Structure – Table of Contents

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

Schedules

- Growth Management / Land Use Plan / Natural Heritage System / Active Transportation Plan / Transportation Plan

Appendices

- Appendix I: Cultural Heritage Resources
- Appendix II: Vision for the 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

1. Protect natural heritage and enhance sustainability.
2. Recognize downtown as the vibrant heart of the community.
3. Support flexible economic development.
4. Conserve cultural heritage resources.
5. Promote high-quality urban design.
6. Provide a diverse range of land uses and housing options.
7. Encourage compact development and intensification.
8. Foster a healthy and connected community.
9. Plan for enhanced local transit.
10. Develop an active transportation network.

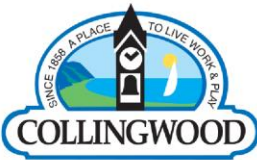
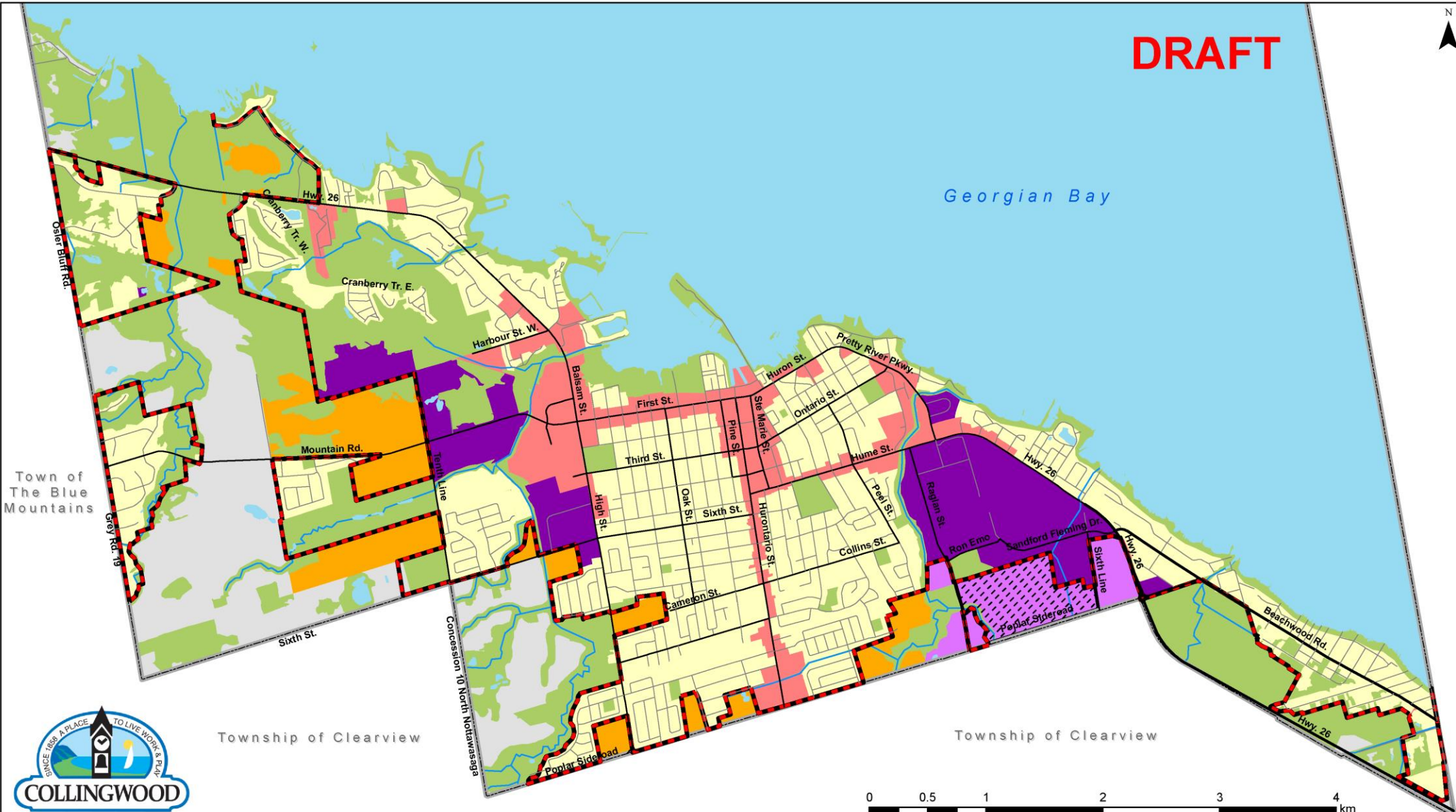
Building a Successful Community

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

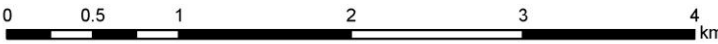
Section	General Description
4.1 Population and Employment Forecasts	<ul style="list-style-type: none">• The town is projected to accommodate a minimum of 17,220 more residents by 2051• Employment is expected to grow from 12,260 jobs in 2021 to 18,540 jobs by 2051, accommodating a minimum of 6,280 additional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

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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
- Employment Areas
- Greenfield Employment Areas
- Greenlands System
- Municipal Boundary
- Lands Subject to MZO

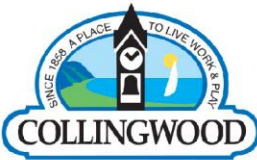
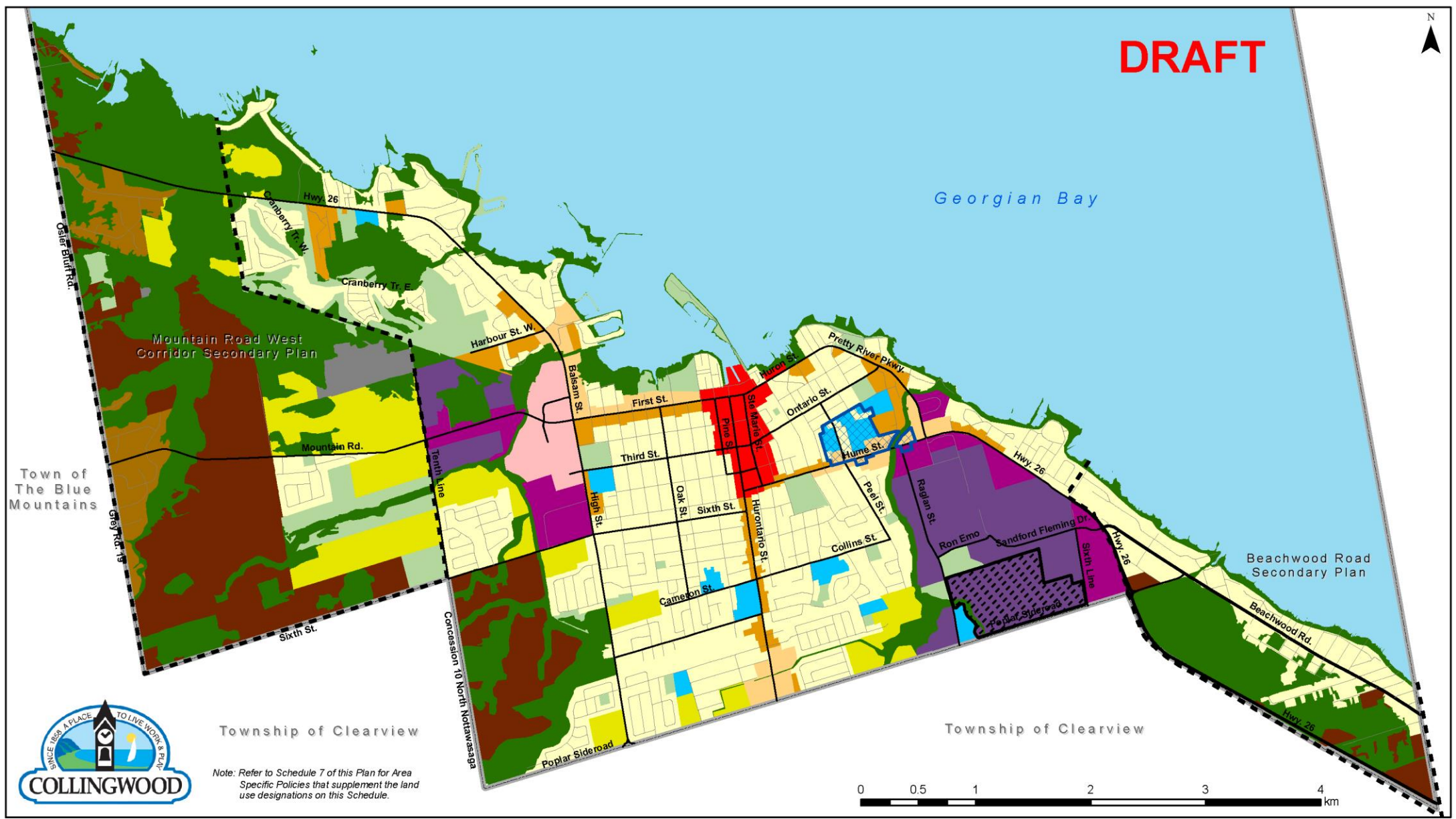
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PLAN Natural Heritage Plan-It Geographical

Land Use Designations

Section	General Description
5.2 Residential Community Areas	<ul style="list-style-type: none">Existing Neighbourhoods, Future Neighbourhoods, Major Institutional, and Parks and Open Space Designations
5.3 Strategic Growth Areas	<ul style="list-style-type: none">Downtown Core, Mixed-Use Corridor I, Mixed Use Corridor II, and Regional Commercial District Designations
5.4 Employment Areas	<ul style="list-style-type: none">Employment areas are expected to accommodate primarily land employment opportunities, a focus on heavy and light industrial uses and accessory office usesPrestige Employment, General Employment, and Waste Disposal Industrial Designations
5.5 Future Community Area	<ul style="list-style-type: none">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
5.6 Natural Heritage System	<ul style="list-style-type: none">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 areasNatural Hazards, Stormwater Management, Endangered Species/Species at Risk, and Source Water Protection (see Schedule 4)
5.7 Area-Specific Policies	<ul style="list-style-type: none">Identifies a number of Area Specific Policies that are applicable to specific sites and areas throughout the Town (see Schedule 7).

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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**

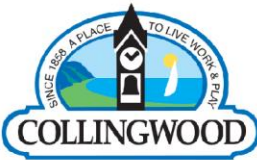
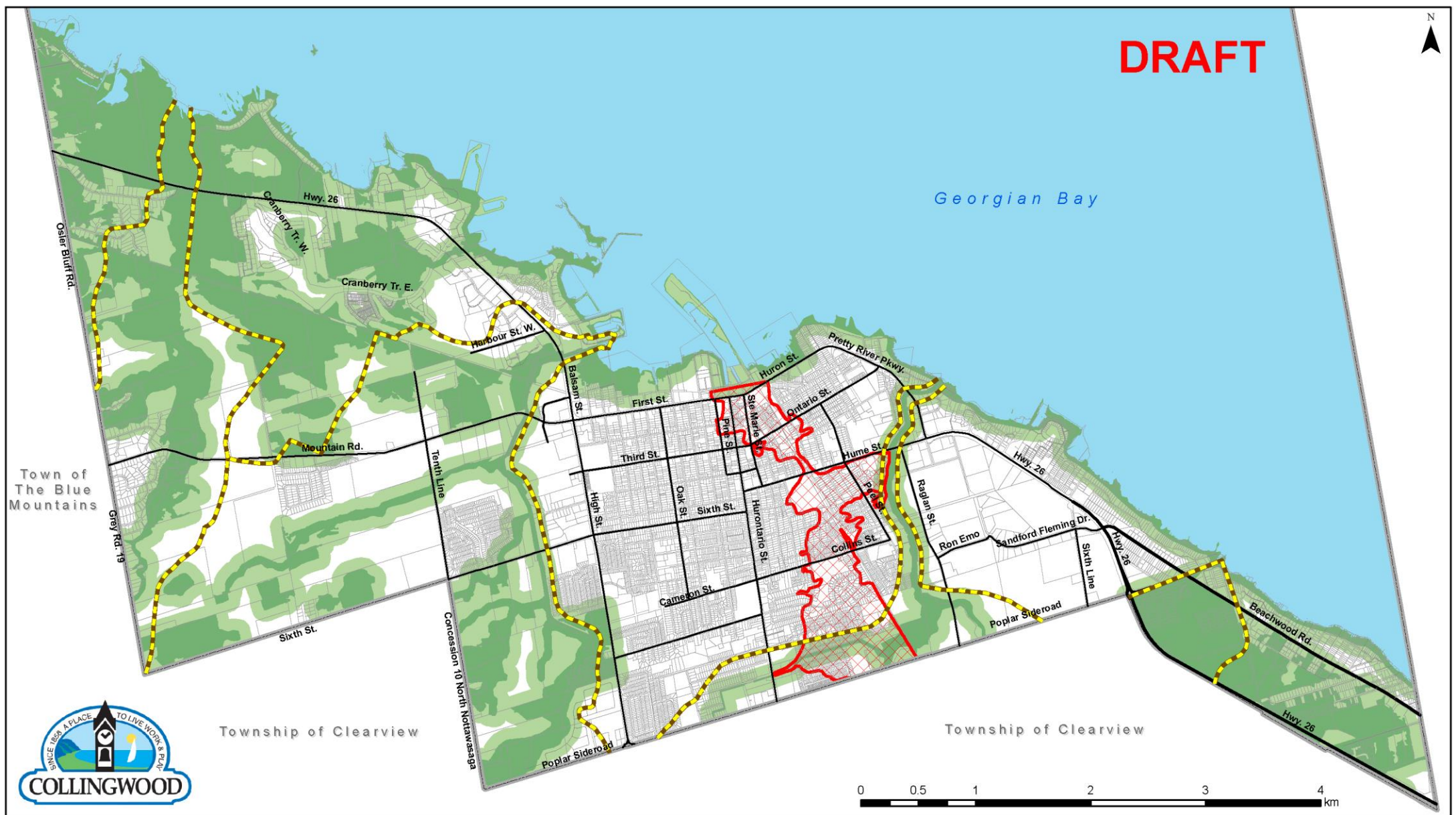
Community Areas	Strategic Growth Areas	Employment Areas	Rural/Agricultural Area	Greenland System	Other
Existing Neighbourhood	Downtown	Prestige Employment	Rural Residential	Environmental Protection	Municipal Boundary
Future Neighbourhood	Mixed Use Corridor I	General Employment	Rural	Parks and Open Space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

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PLAN Natural Heritage Plan-It Geographical

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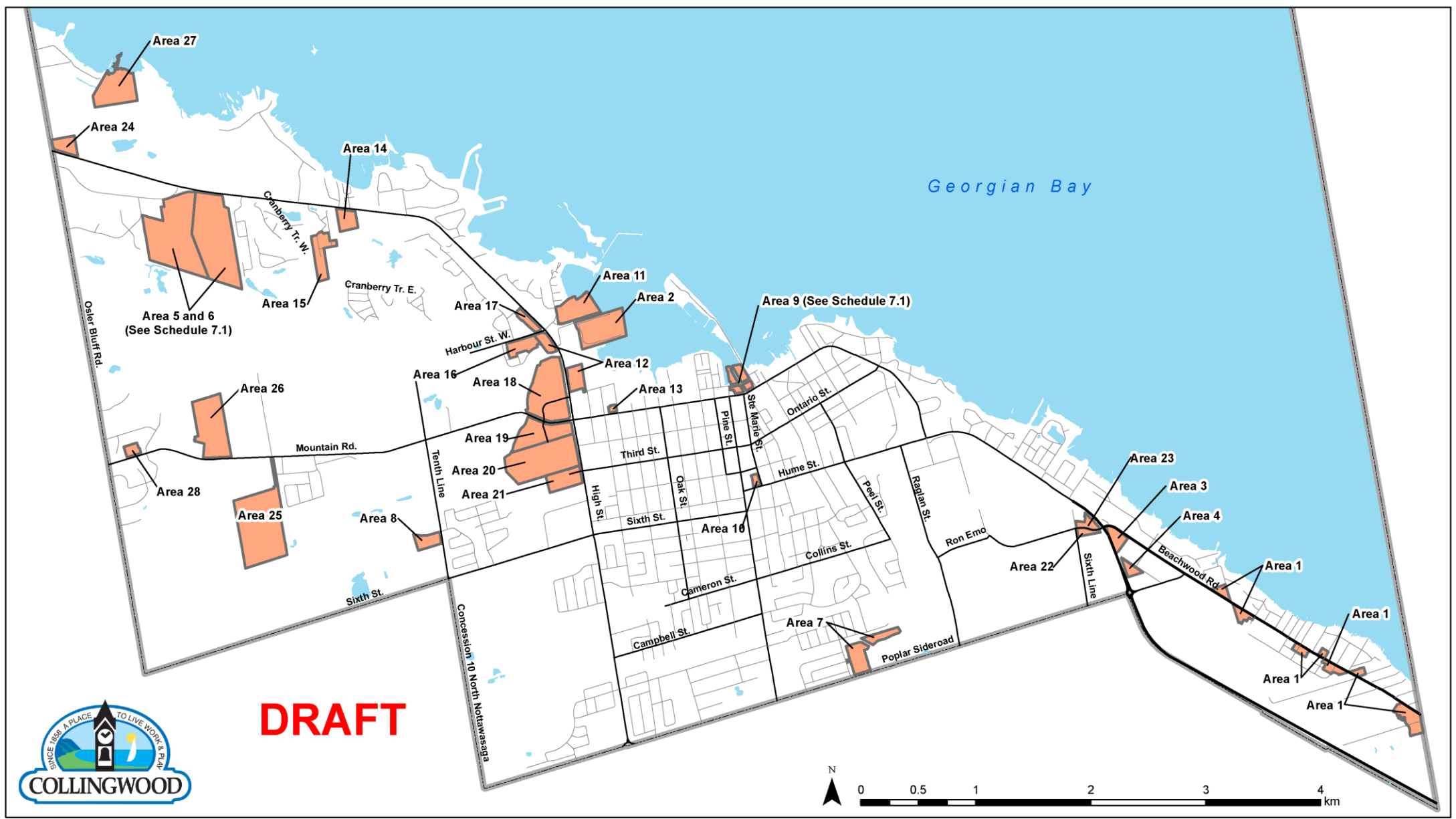
**Official Plan of the
Town of Collingwood
Schedule '3'
Natural Heritage System**

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



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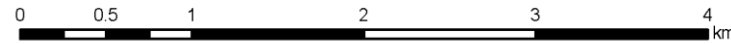
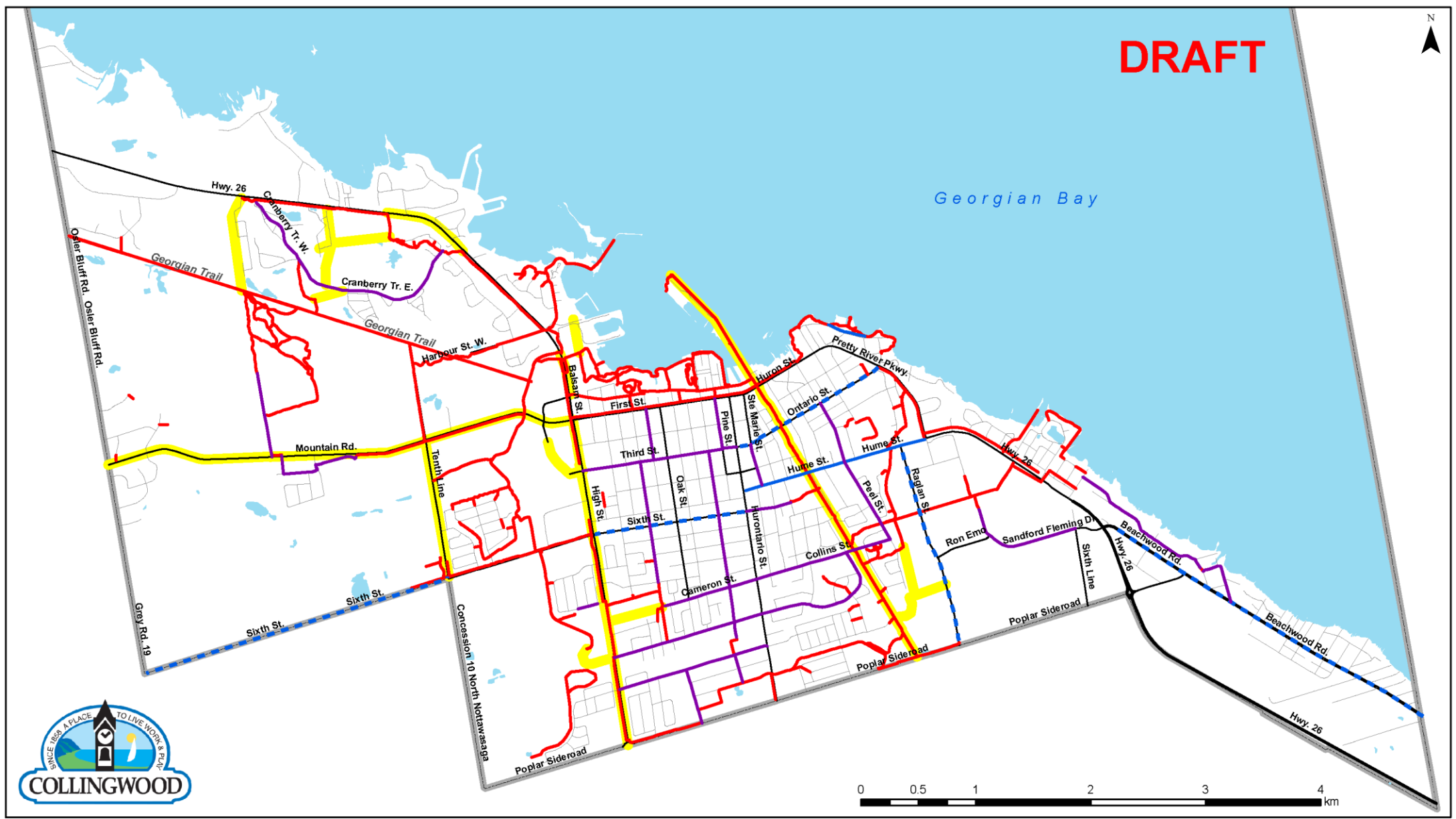
**Official Plan of the
Town of Collingwood
Schedule '7'
Area Specific Policies**

- 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

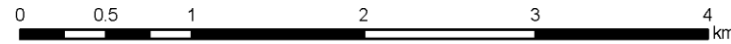
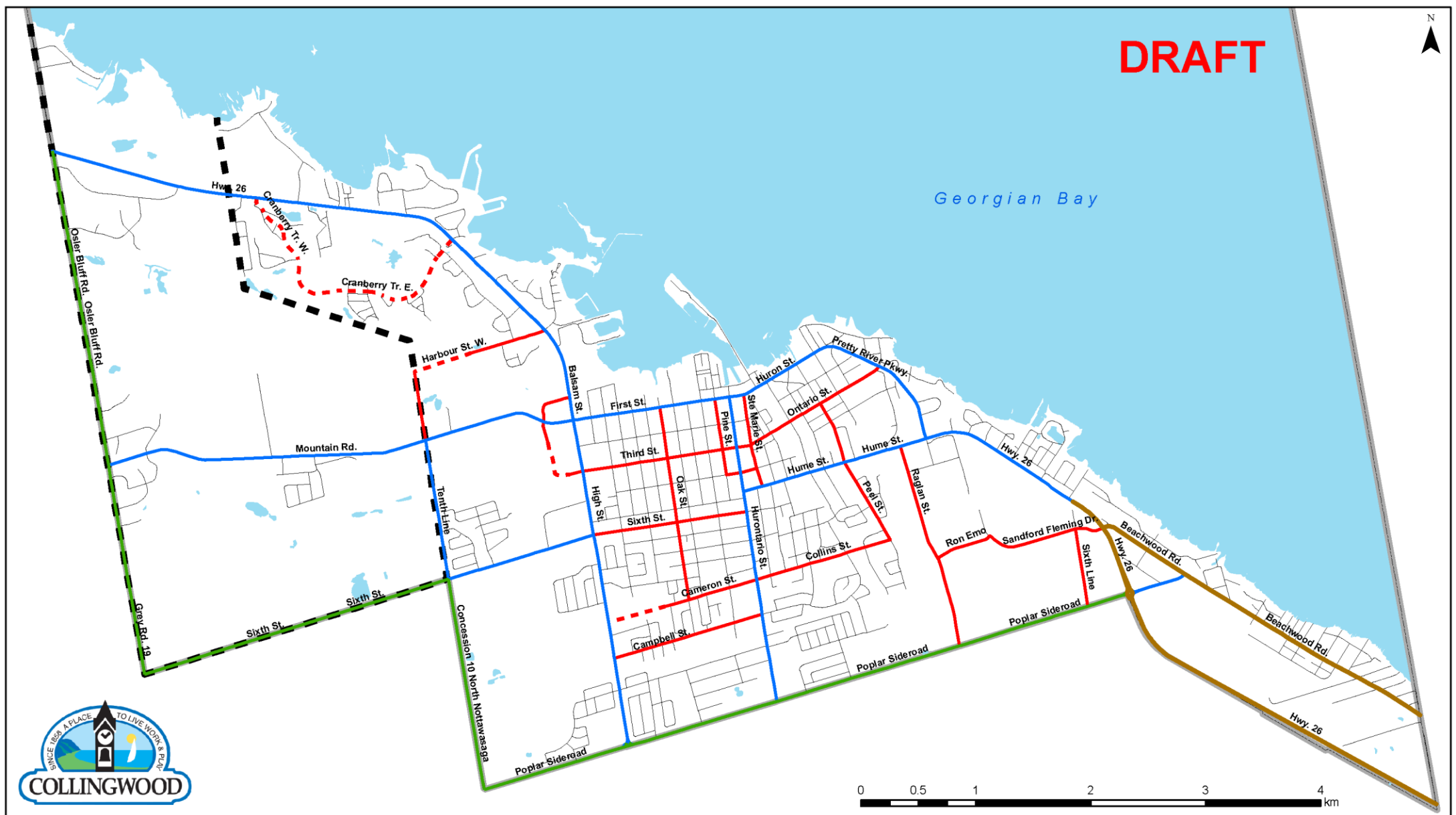
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PLAN Natural Heritage Plan-It Geographical

March 25, 2023

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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
- Municipal Boundary
- Secondary Plan Area
- Future arterial and collector road alignments will be determined through the preparation of a Secondary Plan

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PLAN B Natural Heritage *Plan-It Geographical*

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>

Appendices

Appendix I: Cultural Heritage Resources

- Map of cultural heritage resources, register of cultural heritage properties, statement of cultural heritage value

Appendix II: Vision for the MZO Lands

- Excerpts from *Building a Shared Vision: Popular Regional Health and Wellness Village*

Appendix III: Natural Heritage System

- Includes mapping and information used to establish the Environmental Protection designation

Next Steps

- Circulate to stakeholders, review agencies and Indigenous Communities
- Public Open House and Public Meeting (Sept./Oct. 2023)
- Respond to comments and prepare Final Draft
- Recommendations to Council for adoption (Prior to year end 2023)

Questions