



# Town of Collingwood Comprehensive Zoning By- Law Update

PROJECT INTRODUCTION

Committee of the Whole  
May 22, 2024



# What Are Zoning By-laws (ZBLs)?

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



# What Can Be Controlled Through Zoning?



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

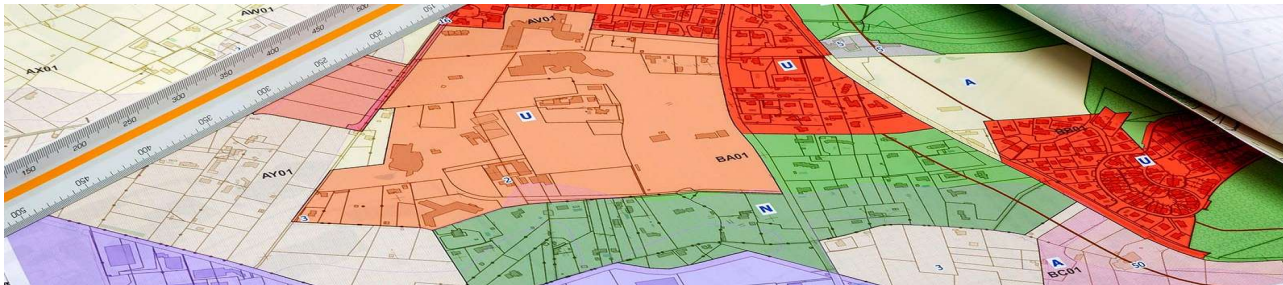


- Land or unit tenure
- Number of occupants
- Price or affordability\*
- Type of end users/occupiers (i.e. cannot discriminate against any person or group of people)
- Vegetation retention/replanting
- Architecture, building materials, construction techniques
- Internal design or fixtures
- Design of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



# Why Update the Zoning By-law?

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



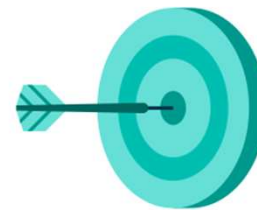
# Procurement Process

- 2024 approved budget allocation - \$150,000
- Open market Request for Proposal (RFP) for consulting support
- RFP posted – February 2024
- RFP closed – March 2024
- Evaluation process in accordance with procedures
- Successful bidder – The Planning Partnership
- Contract executed – April 2024



# Key Outcomes

- Address evolving legislation and policy
  - Conform to 2023 Official Plan
  - Facilitate sensitive infill and gentle density
  - Apply a lens of innovation
  - Support a complete, sustainable community
- Address emerging issues and trends, including housing and climate crises
  - Flexibility to recognize existing and new uses
  - Simplify and improve clarity



**Objectives**

Where you'd like to go



**Key Results**

How you'll get there



# Project Outline – Stage 1

## Background Review, Analysis and Issues Identification

- Finalize project plan
- Produce Communication and Consultation Plan/Branding Strategy
- Jurisdictional best practices scan and GAP analysis
- Discussion Papers to form basis of community engagement
- Initial round of consultation
- **Stage Outcome – Strategic Directions Report**



# Project Outline – Stage 2

## Preparation of Draft ZBL

- Builds on strategic directions from Stage 2
- Draft ZBL content to form a basis for community engagement
- Next round(s) of consultation
- Iterative process, may include more than one draft ZBL
- **Stage Outcome – Draft New ZBL and Summary Document**





# Project Outline – Stage 3

## ZBL Refinement and Final Enactment

- Builds on Draft New ZBL from Stage 3
- Statutory public meeting to present Final Draft ZBL and Consultation Summary
- Refine documents based on input received
- **Stage Outcome - Final ZBL for Council approval and final “plain language” summary document**





# Approximate Timeline

- 12-18 months, additional time for appeals





**Thank you!**

Questions or Comments are Welcome



Stay tuned for a new  
[Engage.Collingwood.ca](https://Engage.Collingwood.ca)  
Project Page

