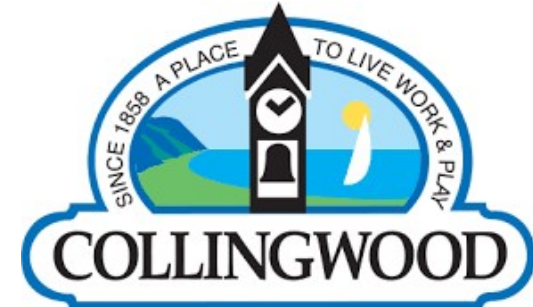


TOWN OF COLLINGWOOD
SERVICING ALLOCATION POLICY AND LAND USE STUDY

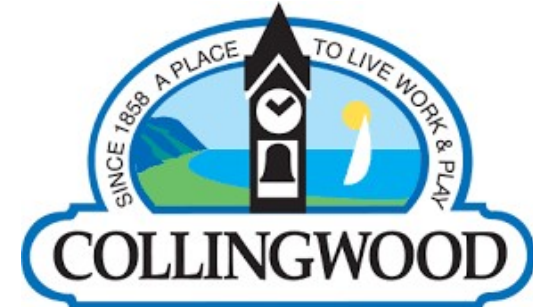
WELCOME TO THE WEBINAR IT WILL BEGIN SHORTLY



**Meetings with the
development community
and the public - November
23, 2021**

**TOWN OF COLLINGWOOD
SERVICING ALLOCATION POLICY AND LAND USE STUDY**

**OVERVIEW OF DRAFT WATER AND WASTEWATER
CAPACITY ALLOCATION FRAMEWORK and OTHER
RECOMMENDATIONS**



**Meetings with the
development community
and the public - November
23, 2021**

Background

1. Interim Control By-law (ICBL) passed by Council on April 26, 2021
2. Intent of the ICBL is to 'pause' development until the Town develops a framework to allocate water and wastewater capacity
3. This framework will then be relied upon to make decisions as the Town continues to grow
4. In June 2021, Meridian Planning retained to complete land use study



Poll Question #1

Background (cont'd)

Best Practices review focused on a review of:

1. The nature, scope and level of detail of policies dealing with allocation in other Official Plans;
2. The approach to the allocation of water and wastewater found in Council-endorsed allocation policy documents;
3. The types of performance measures used in other jurisdictions that need to be met in order to obtain allocation;
4. Timing of allocation commitment and for how long allocation is given; and,
5. The financing and fiscal components of capacity allocation



Intent of Recommended Allocation Policy

The intent of recommended allocation policy is to:

1. Ensure that capacity is allocated in a sustainable, transparent and orderly manner
2. Prioritize allocation to those projects that provide the greatest benefit to the Town
3. Establish a process that clearly identifies when and for how long allocation is given – this will add fairness and predictability to the process of capacity allocation



Once the allocation policy has been approved by Council:

1. It will affect all future decisions on development; and
2. It will apply to those that have received ICBL exemptions but have not proceeded to building permit

Contents of Recommended Allocation Policy

Identifies:

- What the unit of measure is for allocating capacity (single dwelling unit equivalent – SDU)
- What development **is** and **is not** subject to Allocation policy
- When allocation is given and when it expires
- How to deal with existing approvals
- The criteria that will be relied upon to make decisions;
- How allocation will be monitored and tracked
- Other implementation mechanisms



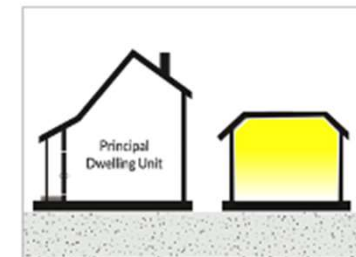
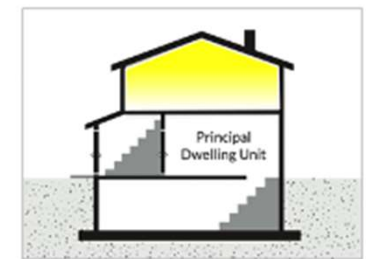
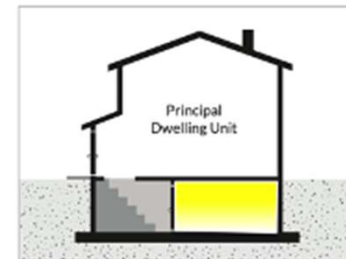
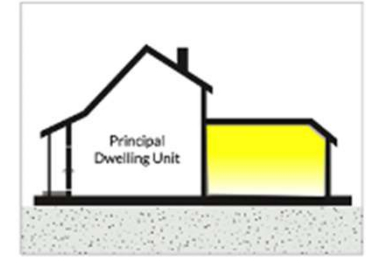
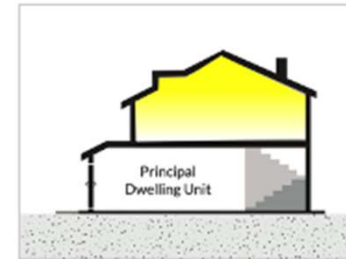
Development NOT Subject to Allocation Policy

Short Term Exemptions

1. The construction of two additional residential units on a property
2. Lot additions where land is being taken from one lot and added to another
3. Change of use that does not increase usage or flows
4. Decks, patios, accessory buildings, temporary buildings, renovations
5. The repair, rebuilding and restoration of existing buildings

In addition, after the plant is expanded, the following additional exemptions can be considered:

1. Any other development that results in an increase of less than 3 SDUs
2. The development of 1 to 3 dwelling units on a vacant lot



Poll Question #2

Development Subject to Allocation Policy

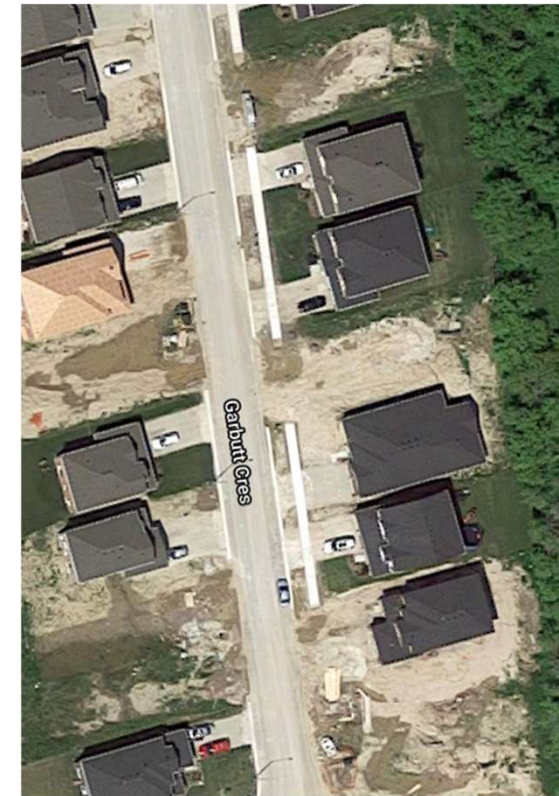
1. Any development where an extension of linear water and/or wastewater services is required
2. The development of four (4) or more dwelling units on a single property
3. The creation of any number of new lots or units through the Plan of Subdivision, Vacant Land Condominium Description or consent to sever or part lot control processes
4. Any development requiring an Official Plan and/or zoning by-law amendment, if usage and flows increase (unless exempt)
5. Any development requiring site plan approval (unless exempt)
6. Any other development that results in an increase of four (4) or more SDUs



Timing and Expiry of Allocation

Plan of Subdivision/Vacant Land Condominium

- Allocation given at draft plan approval
- All or part of draft plan must be registered in 24 months – or allocation withdrawn
- Extension of allocation for draft approved plans for an additional 12 months may be considered – provided progress made
- Draft plan may be extended once for one year
- When draft plan registered – building permits for at least 75% of lots have to be issued within 3 years
- Allocation generally given in phases (up to 100 SDU's in each). Each phase requires 75% completion to proceed to next phase.
- Holding symbol to be applied to development as a condition of draft approval or concurrent ZBA application
- Subdivision Agreement requires deposit of securities for water and wastewater component of DC

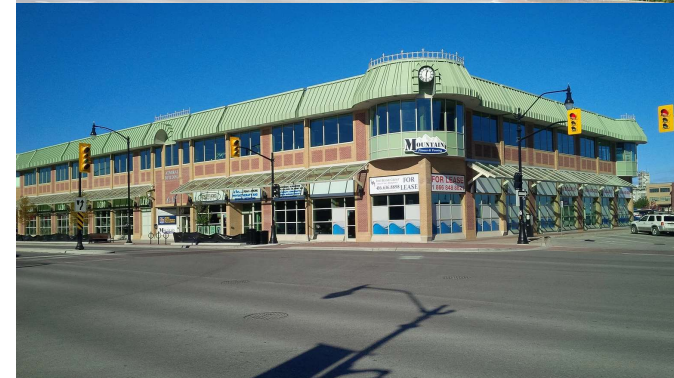


Poll Question #3

Timing and Expiry of Allocation - cont'd

Site Plan Approval

- Only applies if development is not otherwise exempt
- Allocation given at time of execution and registration of Site Plan Agreement
- Development must be commenced in 24 months – or allocation withdrawn
- Extension may be considered – provided progress to development
- Allocation generally given in phases (up to 100 SDU's in each)
- Holding symbol to be applied to development
- Site Plan Agreement requires deposit of securities for water and wastewater component of DC



Timing and Expiry of Allocation - cont'd

Consent to Sever

- Allocation given at time of Provisional Consent
- Conditions required to be fulfilled within one year (or two when changes to Planning Act come into effect)
- If conditions not fulfilled, consent is refused
- Development must be commenced in 36 months – or allocation withdrawn
- Holding symbol to be applied to development

Development Requiring OPA and/or ZBA

- Only applies if development not subject to subdivision, consent or site plan processes
- Owner required to enter into agreement – allocation available for 3 years
- Holding provision applied



Existing Approvals

Existing Approvals – draft plans and site plans

- All development in the Town will be subject to allocation policy
- Town to review status of each approval (where in process, shovel ready or not, scale of development etc.)
- Determination will be made on whether allocation should be confirmed in accordance with allocation policy – yes/no
- If no – existing conditions of approval may be modified and/or holding provisions applied

Existing small vacant lots of record (300 + exist in the Town today)

- Are not eligible for development according to ICBL
- Would not be eligible if zoning by-law amended passed as recommended
- Zoning provision provides opportunity for Town to apply the capacity allocation policy

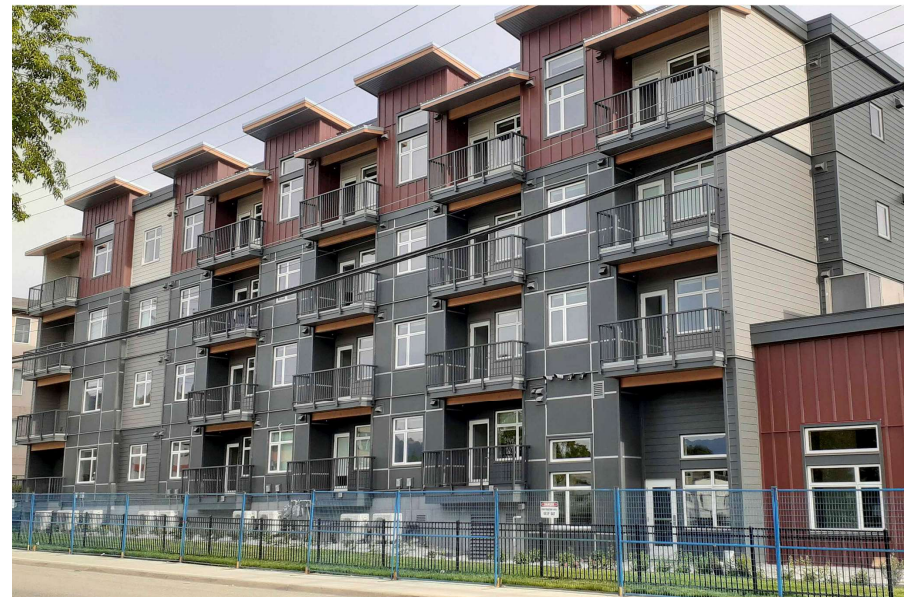
Poll Question #4

Capacity Allocation Criteria

Merit-based system proposed

To be considered for allocation:

- Proposed development conforms to OP and ZBL (or will as a condition of approval)
- Developer has addressed all Town and agency comments (or will as a condition of approval)
- Development must achieve 75% of the evaluation criteria



Capacity Allocation Criteria - summary

- **Efficient Use of Land and Orderly Development – 20 points**
- **Conservation and Sustainable Development – 20 points**
- **Infrastructure and Public Facilities – 10 points**
- **Economic Development – 10 points**
- **Attainable Housing – 20 points**
- **Community Impacts/Benefits – 5 points**
- **Timing of Development – 15 points**



Poll Question #5

Poll Question #6

Zoning

The Town's zoning by-law does not currently include a provision that requires that water and wastewater services be available when building permits are applied for

It is recommended that By-law 2010-040 be amended as per Section 34(5) of the Planning Act by adding a new Section 4.15.3 as set out below:

4.15.3 Notwithstanding any other provision in this By-law, the use of any land building or structure or the erection or use of buildings or structures is not permitted unless municipal water and wastewater services are available to service the use, building or structure.

The addition of the above provision allows the Chief Building Official to not issue permit if services are not available

If this provision included in zoning by-law as a product of this land use study and is appealed – the ICBL should be extended until the appeal is dealt with

Official Plan

It is recommended that Official Plan be amended to:

1. Ensure that growth management and infrastructure decisions are aligned
2. Indicate that the Town will develop a water and wastewater allocation policy framework to guide allocation decisions
3. Identify the merit-based criteria that may be considered
4. Indicate that the zoning by-law be updated as recommended
5. Allow for holding provisions to be utilized until servicing available

Changes to the Official Plan are not required in the short term to establish a Council approved water and wastewater strategy and pass a zoning by-law amendment as recommended



Next Steps

1. Ten days for written submissions after sessions – December 3, 2021
2. Revisions to water and wastewater allocation policy to occur in early December
3. Meet with Council in December to present revised policy (target)
4. Public meeting in January dealing with zoning by-law amendment (target)
5. Staff prepare for implementation January to April



***FACILITATE DISCUSSION
TO
BEGIN***



Sharing **Written** Questions/Answers/Comments

Question & Answer:

- Open the Q&A window
- Type your question/comment (or answer to the Town's questions) in the Q&A box...and Click Send
- Your question or answer/comment may be shared live (out loud)
- Should your questions/answers/comments not be addressed live during the session, be assured that they will be considered in the staff report. Questions and comments can also be addressed to staff post-session



Sharing **Oral** Questions/Answers/Comments

To ask a question or share an answer/comment orally:

By computer/tablet:

- Raise your hand electronically by selecting the “Raise Hand” icon
- The Moderator/Host will invite you to unmute and speak. All participants will be able to hear you. You will receive a notification at that time to “stay muted” or “unmute myself.”

By simple phone:

- Raise your hand electronically: press *9
- Unmute (when promoted): press *6
- You will be identified by your area code and the last 3 digits of your phone number Example: 1-705****546
- Once the host identifies your number you will receive a prompt indicating that the host would like you to unmute your microphone, you can press *6 to unmute

Questions to Consider

Should the Town:

- A. require a minimum score be achieved in each category of the merit-based criteria of the proposed servicing capacity allocation strategy?
- B. include merit-based criteria addressing natural heritage protection, urban design, and/or provision of active transportation infrastructure? Are any other criteria missing?
- C. increase points available for economic development and community benefits categories of the proposed merit-based criteria and decrease points for orderly development and shovel readiness?
- D. align approval timelines and servicing capacity allocation sunset clauses?
- E. retain a minimum score for the merit-based criteria?

Wrap Up

Important dates:

- **December 3, 2021** is deadline for written comments or questions:
planning@collingwood.ca or through Engage Collingwood website
- **December 20, 2021** is the target date for Council to consider the final recommendations of the Land Use Planning Policy Study

Have additional questions? Contact Nathan Wukasch, Community Planner
705-445-1290 ext. 3275 or nwukasch@collingwood.ca