

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

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



**Council Meeting
December 20, 2021**

Background

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



Activities to Date

1. **July/August:** Best practices jurisdictional review
2. **September:** Workshop held with staff
3. **October:** Councillor interviews held
4. **November:** Draft servicing capacity allocation framework released
5. **November:** Development community and public consultation held
6. **December:** Review of comments and refinement of products
7. **Now:** Revised draft servicing capacity allocation framework released
 - Water and Wastewater Capacity Allocation Policy
 - Zoning By-law provisions
 - Official Plan policies



Intent of Recommended Allocation Policy

The intent of recommended allocation policy is to:

- Ensure that capacity is allocated in a sustainable, transparent and orderly manner
- Prioritize allocation to those projects that provide the greatest benefit to the Town
- Establish a process that clearly identifies when and for how long allocation is committed

Once the allocation policy has been approved by Council:

- It will affect all future decisions on development
- It will apply to most projects that have received ICBL exemptions but have not proceeded to building permit



Contents of Recommended Allocation Policy

Identifies:

- What development **is** and **is not** subject to Allocation policy
- When allocation is committed and when it expires
- How to deal with existing approvals
- The criteria that will be relied upon to guide decisions
- How allocation will be monitored and tracked
- Other implementation mechanisms



Changes to Allocation Policy

Many of the proposed changes build upon the draft that was presented to the development community and the public. The more significant changes are below:

1. Definitions added for:

- Additional Residential Unit for clarity
- Affordable Housing and Low and Moderate Income Households from the PPS to provide direction on what is considered affordable
- Allocation and Allocation Policy for clarity
- Definitions for Design Capacity – Sewage, Design Capacity – Water, Hydraulic Reserve Capacity – Sewage, Hydraulic Reserve Capacity – Water and Uncommitted Hydraulic Reserve Capacity adapted from Provincial guidelines to provide clarity on how capacity is measured



Changes to Allocation Policy (cont'd)

Definitions continued:

- Limited Capacity (80% of Design Capacity) will apply in short term or future instances where capacity is restricted
- Single Dwelling Unit (SDU) for clarity on unit of measurement
- Shovel Ready to provide direction on interpretation of this term – 6 months



2. New Section A3 indicates that Allocation Policy only applies in urban areas of Town
3. Allocation Policy now identifies how capacity is determined and by whom
4. Simplifies what development is subject to Allocation Policy for clarity purposes
5. Simplifies what development is not subject to Allocation Policy, which now includes the development of up to two accessory residential dwellings on a commercial property

Changes to Allocation Policy (cont'd)

6. All developments (unless exempted) would be subject to the Allocation Policy, including those that received exemptions from ICBL but which have not obtained building permit – the Policy also proposed to apply beyond capacity limited periods – this can be reviewed again in the future by Council
7. Retained decision point on capacity allocation at draft plan approval stage but extended capacity commitment from 24 to 36 months to match Planning Act
8. Increased the threshold for requiring phasing from 100 to 250 SDUs – each phase should generally be 100 SDUs
9. Rather than review the status of each existing draft plan approval as was originally proposed – revision made to indicate that conditions to be amended to indicate that capacity allocation can be considered at registration, consistent with extensions to draft approval addressed during the ICBL period

Changes to Allocation Policy (cont'd)

10. Where Planning Act application not required, Allocation Policy now says that a yearly reserve would be held for development on vacant lots or changes of use where additional capacity is needed
11. The 75% minimum score changed to 50% to recognize non-applicability of some criteria to some developments, but aspirational target of 75% remains
12. Several criteria are now measured by 'degree of compliance' instead of a yes or no – allows for additional flexibility in scoring
13. Criteria under Efficient Use of Land and Orderly Development expanded to include both lands within built boundary and within existing built up neighbourhoods
14. Criteria under Conservation and Sustainable Development now refers to protecting natural heritage features instead of requiring their transfer to public authority or land trust

Changes to Allocation Policy (cont'd)

15. A new criterion on whether a proposed development supports applicable economic development master plan has been added and number of points available under Economic Development increased
16. Affordable housing criteria have been simplified
17. Included new criteria in the Community Impacts/Benefits category that deal with compliance with Heritage District Plan, neutral or positive financial impact and urban design and increased point score for this category
18. Included an total annual capacity allocation threshold for when capacity is limited

Changes to Zoning By-law Provisions

1. Proposed to exempt development that is permitted on private individual on-site services from the new provisions in the Zoning By-law (i.e. restricting development until adequate municipal servicing capacity is confirmed)
2. Proposed to exempt minor construction as per ICBL from the new provisions



Changes to Official Plan Policies

1. Recommended flexibility to permit more than a one-year extension to draft approvals should extenuating circumstances be demonstrated



Recommended Next Steps

Different recommended next steps for each of the three framework elements:

- 1. Proposed Official Plan Policies** – Incorporate into first draft of the updated Official Plan
 - Target January/February 2022
- 2. Proposed Zoning By-law Provisions** – Schedule a statutory meeting and provide required notice
 - Target January 2022
- 3. Proposed Capacity Allocation Policy** – Endorse for the purpose of a second round of public consultation
 - Target January/February 2022
 - Two virtual meetings, window for written comments

