

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

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



**Public and Development
Community Engagement
Sessions
February 9, 2022**

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



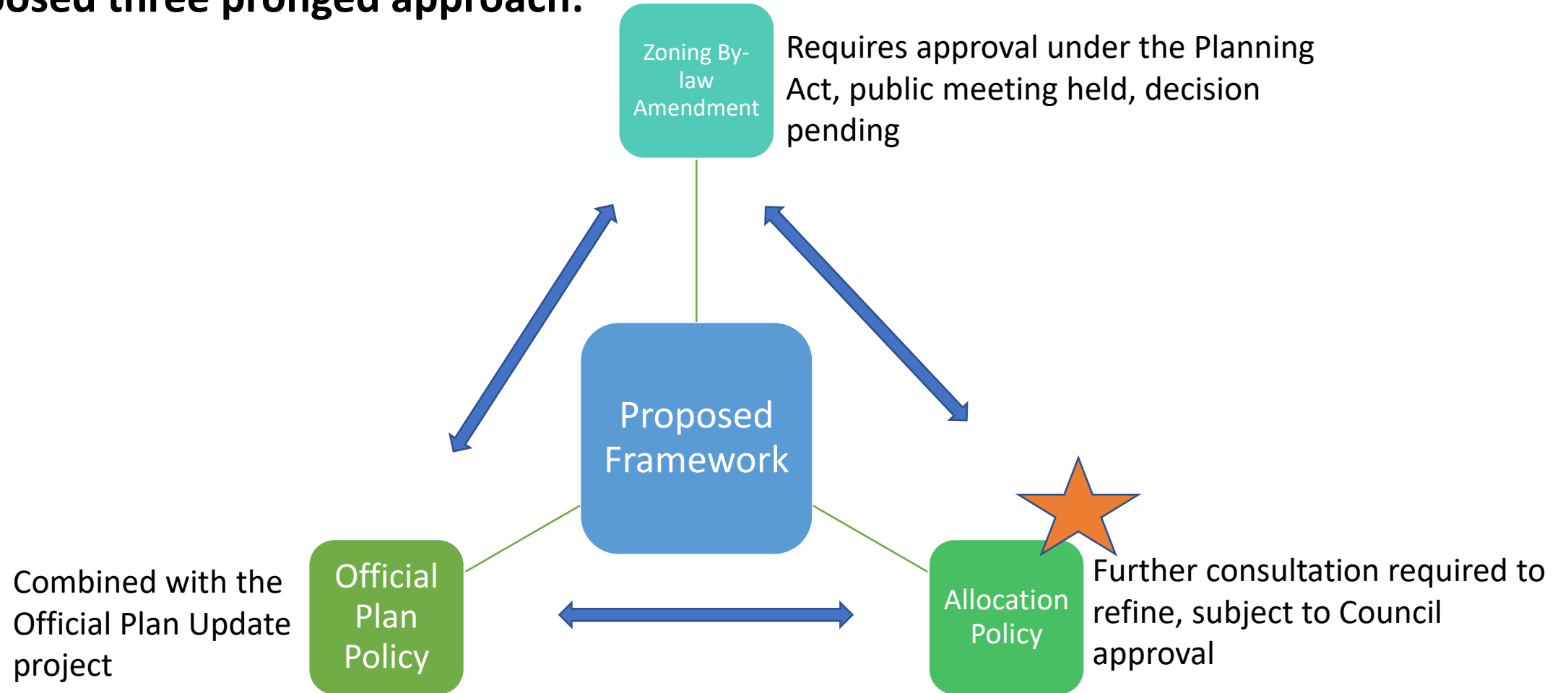
Activities to Date

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 and Official Plan and Zoning By-law recommendations released (Draft 1)
5. **November:** Development community and public consultation held
6. **December:** Preparation of Draft 2 of servicing capacity allocation framework and Official Plan and Zoning By-law recommendations
7. **December:** Presentation to Council of Draft 2
8. **January:** Statutory Public Meeting for proposed changes to the Town's Zoning By-law – a key outcome of the land use study process
9. **Now:** Additional development community and public consultation on the draft Servicing Capacity Allocation Policy



Servicing Capacity Allocation Framework

Proposed three pronged approach:



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 no more than 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 Conservation District Plan, neutral or positive financial impact and urban design
18. Included an total annual capacity allocation threshold for when capacity is limited

Next Steps

1. Window for written submissions after sessions – February 21, 2022
2. Revisions to water and wastewater allocation policy to occur in late February
3. Meet with Council in March/April to present revised policy (target)
4. Staff continue to prepare for implementation February to April



***FACILITATED 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

Audio Settings ^



Chat



Raise Hand



Q&A

Leave Meeting

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

1. To what degree do the changes made to the Allocation Policy in December 2021 address the concerns expressed previously?
2. To what extent do you believe that the merit-based criteria are appropriately balanced? Does the system adequately address mixed use proposals?
3. Large projects that received exemptions to the ICBL were intended to be constructed in 2021 or 2022. Should these projects also be exempted from the proposed Allocation Policy?

Wrap Up

Important dates:

- **February 21, 2022** is deadline for written comments or questions:
planning@collingwood.ca or through Engage Collingwood website
- **March or April** is the target timeline for Council to consider the final Servicing Capacity Allocation Policy, pending the feedback received

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