

1.0 INTRODUCTION

1.1 TITLE AND CONTENTS

This document shall be known as the:

OFFICIAL PLAN OF THE TOWN OF COLLINGWOOD

The Official Plan of the Town of Collingwood comprises the written text of Sections 1.0 to 11.0 inclusive and the accompanying map, schedules:

- Schedule A - Land Use Plan
- Schedule A1 - The Shipyards - Special Policy Area (Schedule "4" of OPA No. 2)
- Schedule B - Natural Heritage Resource Areas
- Schedule C - Residential Density Plan
- Schedule D - Transportation Plan
- Schedule D1 - Collingwood Trail System
- Schedule E - Municipal Service Areas
- Schedule E1 - Municipal Services Plan
- Schedule F - Urban Structure

1.2 PURPOSE OF THE OFFICIAL PLAN

The Official Plan establishes goals, objectives, land use, transportation, servicing and community improvement policies to direct the physical growth of the Town of Collingwood, within a context of relevant social, economic and environmental constraints, in order to obtain the most desirable living environment for present and future residents, and those citizens from the surrounding area who are utilizing the regional facilities within the Town.

It is intended that the Plan serve as the foundation document to the municipality in preparing implementing zoning criteria, undertaking public works and/or community improvements, assessing the propriety of development applications, including Official Plan and Zoning By-law amendments, minor variances, consent applications, site plan control applications, and plans of subdivision/condominium.

The Official Plan establishes the general pattern and quantifies future growth to the year 2031. Its purpose is to ensure the best form of development under the most desirable conditions.

1.3 RELATIONSHIP OF THE OFFICIAL PLAN TO COUNTY AND PROVINCIAL DOCUMENTS

The *Planning Act* requires the Official Plan of the Town of Collingwood to have regard to matters of provincial interest as are outlined in Section 2. The *Act* also requires the Official Plan to be consistent with any Policy Statements issued by the Province of Ontario (the 2014 Provincial Policy Statement) and to be in conformity with approved Provincial Plans, which in Collingwood's case is Places to Grow the Growth Plan for the Greater Golden Horseshoe, as amended.

On November 25th, 2008, the Council of the County of Simcoe adopted an updated

Official Plan for the County (referred to herein as the *County Plan*) which was approved, with modifications, by the Ontario Municipal Board on ??????? Collingwood's Official Plan has been amended to bring it into conformity with the updated *County Plan* as required by the Planning Act. It should be noted that all of the Town of Collingwood is considered as a Primary Settlement Area in the Provincial Growth Plan and in the County Official Plan.

1.4

BASIS OF THE PLAN

This Official Plan is based upon a series of detailed planning, environmental, economic and servicing studies commissioned by the Town of Collingwood, as well as comments received from the general public, the County of Simcoe and other municipalities, County and Provincial Ministries, agencies and departments. The background studies, which preceded the adoption of the updated Official Plan focused on Collingwood's natural environment, servicing and transportation circumstances, and residential, commercial, industrial and recreational land needs.

1.5

MONITORING THE OFFICIAL PLAN

The planning period of this Plan is to the year **2031**. However, pursuant to Section 26(1) of the Planning Act, Council shall from time-to-time, and not less frequently than every five years, hold a special meeting of Council, open to the general public, to consider the need for revisions to the Plan.

To evaluate the effectiveness of the Official Plan, the Town will monitor development activity within the municipality including review of the Land Budget, the creation of lots, issuance of building permits, and changes in land use resulting from amendments to the Official Plan and implementing Zoning By-law. Where it is deemed necessary due to changes in the physical, social or economic makeup of the municipality, or as a result of new Provincial and/or County municipal strategic planning policy, the Official Plan shall be appropriately updated.

1.6

USING THE OFFICIAL PLAN

Municipal Official Plans are the primary tool for implementing long-range Provincial, County and municipal land use policy. A local Official Plan is developed by municipal Council in partnership with the County and Province and is subject to approval first by the local municipality and then the designated approval authority, which, in Collingwood's case, is the County of Simcoe. This joint policy approach ensures that those reading/using an up-to-date local Official Plan can do so with confidence that its policies address the long-range land use objectives of the County and Province in addition to those of the municipality itself.

The policies of an Official Plan build upon themselves through a progressively more detailed outline of applicable development policy. The Plan commences with a statement of the community's long-range land use vision, followed by general development criteria, development criteria for each land use designation, transportation, community improvement and heritage policies and, finally, implementation guidelines. Collingwood's Official Plan should be read as a whole to appreciate this progressive policy approach and any one section of the Plan should not be considered more important than any of the others.

Although an Official Plan presents a long-range vision for growth, it is a dynamic document in which allowance often is made for more comprehensive planning of specific parts of the community, usually through the preparation of secondary plans. It also provides for site-specific amendments to facilitate development on the basis of appropriate supporting studies/documentation. Collingwood's Official Plan serves to provide a maximum twenty-year plan for future growth which, will assist in achieving the land use planning goals of the Province, County and the Town's strategic planning initiatives.

2.0 MAJOR POLICY INFLUENCES

2.1 GENERAL

Planning for Collingwood's growth requires a clear understanding of the major influences affecting the magnitude and pattern of future development. The following are the major influences affecting the policy framework of this Official Plan.

2.2 GEOGRAPHIC CONTEXT

The Town of Collingwood is situated along the shoreline of Nottawasaga Bay (Georgian Bay) in the extreme northwest corner of the County of Simcoe. In 1994, the Town's boundaries were expanded as a result of municipal restructuring initiated by the County of Simcoe, raising the municipality's total area to approximately 3300 hectares (8150 acres) and permanent/recreational population, in 2011, to approximately 24,500.

Collingwood is situated approximately midway between the Cities of Barrie and Owen Sound on Provincial Highway 26, which provides access to Grey and Bruce Counties in the west, and to Toronto, via Provincial Highway 400, in the southeast. County Road 124 (formerly Provincial Highway 24) originates in Collingwood and provides access to the heavily-populated areas of the Greater Golden Horseshoe (GGH) to the south.

Collingwood functions as the major commercial centre for northwest Simcoe County and northeast Grey County servicing an overall trade area in 2005 of approximately 85,000 people. While there are still a number of manufacturing plants within Town, the municipality has experienced a significant shift toward tourist-related service industries since the closure of the Collingwood Steamship Lines (CSL) shipbuilding operation in 1986. Today, Collingwood is a major tourist destination for the residents of southern GGH. Its location along the shoreline of Georgian Bay and proximity to the Niagara Escarpment ideally situates the municipality as the "gateway" to the winter resort areas to the west.

Collingwood's proximity to the southern GGH municipalities has potential impact not only on demand for residential development, but also on the need for future support services including commercial (food/ retail/ financial/ convention/ recreational) services, as well as hard and soft servicing facilities (e.g., roads/ parks/ water supply/ sanitary sewage disposal).

A major focus of this Official Plan is upon maintaining a balance between the needs of the recreational market place and the preferences of Collingwood's permanent population to retain the small-town characteristics of the municipality that make it so popular. That requires in addition to respecting, maintaining and strengthening Collingwood's cherished natural and cultural heritage; recognition that the waterfront and the downtown core are the community's most important assets.

2.3 PROVINCIAL CONTEXT

As per Section 1.3 above, Council acknowledges the role of the Province of Ontario and County of Simcoe in the local planning process. The policies of this Official Plan have regard for the long-range land use interests of the Province as noted in Section 2 of the *Planning Act* including:

- The protection of ecological systems, including natural areas, features and functions;
- The conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- The adequate provision and efficient use of sewage and water services and waste management systems;
- The orderly development of safe and healthy communities;
- Accessibility for persons with disabilities to all facilities and services;
- Adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- The adequate provision of a full range of housing and employment opportunities;
- The protection of the economic well-being of the Province and its municipalities;
- The protection of public health and safety;
- The appropriate location of development, and;
- The promotion of development that is designed to be sustainable to support public transit and to be oriented to pedestrians.

The policies of the Town's Official Plan are consistent with those expressed in the Provincial Policy Statement (PPS). The PPS focuses growth within existing settlement areas and away from significant natural resources and hazards. The fundamental broad principles for creating and sustaining a healthy, livable and safe community found in the Provincial Policy Statement are:

- Promote efficient development and land use patterns which sustain the financial well-being of the municipality over the long term;
- Accommodate an appropriate range and mix of residential, employment (industrial, commercial and institutional uses), and recreation uses to meet long term needs;
- Avoid development and land use patterns which may cause environmental, public health and/or safety concerns. (*footnote 1.1.1*)

The policies of the Town's Official Plan are in conformity with those expressed in the Growth Plan for the Greater Golden Horseshoe (GGH). The vision for the GGH outlined in the Growth Plan includes that the area will offer a wide variety of choices for living including thriving, livable, compact, vibrant and productive urban areas with healthy downtown cores which will be easy to get around, and have a healthy natural environment. The Guiding Principles of the Growth Plan that are to provide a basis for decision-making on how land is developed, resources are managed and public dollars are invested are to be based on:

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe;
- Promote collaboration among all sectors – government, private and non-profit – and residents to achieve the vision. (*footnote 1.2.2*)

2.4

COUNTY OFFICIAL PLAN

The County of Simcoe Official Plan has been up-dated to ensure that the policies for the County are consistent with the Provincial Policy Statement and in conformity with the direction outlined in the Growth Plan including Section 6 which specifically addresses how growth is to be managed in the Simcoe Sub-area. The municipalities are to make the best use of existing infrastructure and develop compact, complete urban communities with good design and built form. The natural environment is to be protected from the impacts of growth while providing amenities for visitors from across the GGH and beyond.

The goals of the County Plan are:

- To protect, conserve and enhance the County's natural and cultural heritage;
- To achieve wise management and use of the County's resources;
- To implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use;
- To achieve coordinated land use planning among the County's local municipalities and with neighbouring counties... and First Nations lands;
- To further community economic development which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities; and
- To promote, protect and enhance public health and safety.

For more information and certainty in regard to Provincial and County land use objectives, reference should be made directly to the Provincial Policy Statement, the Growth Plan and the County Plan. The Official Plan has been reviewed to ensure that its policies are in conformity with the planning principles found in these Provincial and County documents.

2.5

GROWTH MANAGEMENT

2.5.1

Overview

The Provincial Policy Statement and the Places to Grow, Growth Plan for the Greater Golden Horseshoe, as amended for Simcoe County, and by extension the Simcoe County Official Plan, provide the primary basis for managing Collingwood's growth and development to 2031, including overall population and employment allocations, and a policy framework for how and where growth will proceed.

2.5.2

Complete Communities and Compact Urban Form

Central to the Growth Plan, and this Official Plan, are the concepts of Complete Communities and Compact Urban Form. These concepts correspond roughly to a more locally-based way of living and the land use patterns and built form needed for its achievement.

2.5.2.1

Complete Communities are defined as those meeting people's needs for daily living, throughout an entire lifetime, by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents,

and providing convenient access to public transportation and options for safe non-motorized travel.

- 2.5.2.2** *Compact Urban Form* is defined a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

2.5.3 Population and Employment Allocation

Under the Growth Plan, Collingwood has been allocated a population of 33,400 and an employment level of 13,500 for 2031. These allocations will be used to plan and manage growth in the Town and will not be exceeded except in accordance with the policies of the Growth Plan.

As of May, 2011, Collingwood's permanent population was reported as being approximately 19,240, occupying 8,340 dwelling units, with an average of 2.31 persons per dwelling unit. Accordingly, based on these figures, Collingwood's population growth is anticipated to be about 14,160 people over the next twenty years to achieve the assigned allocation.

2.5.3.1 Limitations of Population Allocation

For the purposes of this Plan, and in accordance with the Growth Plan and Census data for 2011, Collingwood's 2031 population allocation and 2011 base population reflect only permanent residents and do not include recreational or seasonal residents who do not live in Town on a continuous year-round basis.

2.5.3.2 Recreational/Seasonal Population Growth

Recent Census data (2001, 2006 and 2011) indicates that 22% of Collingwood's residential dwelling units are estimated as being for use by recreational or seasonal users. It is estimated that Collingwood's recreational/seasonal population in 2011 is 5,440 persons (above and beyond the 19,240 permanent residents) and that seasonal or recreation population growth over the next twenty years will add an estimated 4,000 people. Opportunities for recreational/seasonal population growth can be accommodated within the context of lands designated and available for residential purposes of the Town's Land Budget, detailed under section 2.5.5, and shall not be considered through the designation of additional lands except in accordance with the policies of this Plan.

2.5.4 Urban Structure

In the context of Collingwood, the Growth Plan characterizes the Town as consisting of a *settlement boundary*, a *built boundary*, a *built-up area* and a *designated greenfield area*. The Growth Plan also directs municipalities to identify *intensification areas*,

Schedule F, to this Plan, entitled Urban Structure, identifies these structuring elements, which are described as follows and formally defined in the Growth Plan itself:

The **settlement boundary** is coincident with the boundary of the municipality, with the entire area of the municipality being recognized as a *primary settlement area*.

The **built boundary** defines the established *built-up areas* within the Town, where, as of June 16, 2006, where development has for the most part already occurred.

The **designated greenfield area** constitutes all vacant (largely rural and agricultural) lands outside of the built boundary and within the Town's settlement boundary.

Intensification areas, are specific areas within the built boundary where growth through *intensification* can be focused.

Underpinning the urban structure is a shifting of growth from greenfield development in areas which were in the recent past agricultural and rural land uses towards intensification of built up areas where compact urban form and complete community objectives can typically be more easily achieved.

2.5.5 Residential Lands

Lands designated for urban uses on Schedule 'A' will accommodate the Town's 2031 population allocation and are also sufficient to ensure an adequate, varied and affordable supply of housing for Collingwood's permanent, recreational and seasonal residents. Therefore, until at a minimum the next five year review, there should be no need to re-designate additional greenfield areas to accommodate permanent or recreational/seasonal population growth.

2.5.6 Land Budget

To ensure that an appropriate supply of lands is available within the built-up area and designated greenfields to achieve the 2031 population allocation and to meet the intensification and density targets of the Growth Plan, the Town will prepare and revise on an annual basis a Land Budget to monitor growth. The Land Budget will generally detail and track the amount of land available for development on a parcel by parcel or proposal basis, including its location in terms of urban structure, its approval status, the primary nature of the development and will also provide data on building and occupancy permit issuance.

Based on the composition of dwelling type for permanent residents over the preceding three census dates, Collingwood is projected to have a dwelling type mix of single and semi-detached 60%, 20% townhome units and 20% apartment units.

2.5.7 Intensification and Density Targets

To assist in the appropriate direction of growth and to support compact urban form and complete communities in greenfield areas the Province has provided specific targets for intensification and population and employment densities. Accordingly, it is the policy of the Town of Collingwood will achieve the following:

2.5.7.1 a minimum intensification target of 40% of development per year within the built boundary by 2015, and each year thereafter; and,

2.5.7.2 a **minimum density target** of 50 residents and/or jobs per hectare within designated Greenfield areas.

2.5.7.3 **density targets will be measured over the entire designated greenfield area, such that development in aggregate will be required to reach the target rather than just the specific development proposal.**

2.6 NEIGHBOURING MUNICIPALITIES

The Town of Collingwood is bordered on the west by the Town of The Blue Mountains (Grey County), on the south and east by the Township of Clearview (Simcoe County), and in the extreme southeast, along the Nottawasaga Bay shoreline, by the Town of Wasaga Beach (Simcoe County). Development within the Town may have an effect upon, or be impacted by, activity in adjacent municipalities.

Future development within these neighbouring communities and a co-operative approach to regional planning issues could/will have a bearing on:

1. The magnitude, form and timing of future development in the Mountain Road West Corridor.
2. The preservation of the Town's natural heritage system as many of the features of the system cross municipal boundaries.
3. The protection of new development from existing natural hazards which result from watersheds crossing municipal boundaries.
4. The design of Collingwood's future road system, including the location of a Provincial highway by-pass, to address the growth projected over the planning period.
5. The type and magnitude of future commercial development, which should be positioned to address the needs of the residents of the community and the region as a whole.
6. Long-range inter-municipal tourist/recreational opportunities such as a destination-oriented regional trail system.
7. Increased (economic) opportunities in relation to the Collingwood Airport.

Collingwood is a regional service hub within the area's plethora of recreational resorts and facilities. Optimizing the area's regional opportunities, in cooperation with the Town's municipal neighbours, is a primary objective of the Official Plan.

3.0

GENERAL DEVELOPMENT

Development within the Town of Collingwood shall proceed in accordance with the following general development criteria.

3.1

GENERAL

Based upon a thorough review of the planning, environmental and servicing characteristics of the Town, the direction established in the Provincial and County planning documents, the recommendations of the Town's various background reports, and input from the general public, Council developed long-range land use goals and objectives. These goals and objectives provide a framework for directing growth in a logical and orderly manner while safeguarding the Town's environmental and economic well-being and small-town atmosphere. The goals and objectives applicable to the community as a whole are found in this section.

A "goal" is a desired end state, which reflects the long-range purpose of the Plan and is related to a major area of concern. An "objective" is a short-range step toward the goal. It is concrete, realistic, action-oriented and attainable within a relatively short period of time. The achievement of an objective should move the goal closer to reality.

To ensure that the implementation of the policies outlined in this Plan will result in the development of an economically strong, vibrant and complete community, the following general principles must be considered throughout:

- that significant natural and cultural heritage features and resources are protected, conserved and enhanced when possible;
- that new development is protected from flooding and other natural or human made hazards;
- that in accordance with its context, new development is encouraged to be compact in form and include a diverse mix of land uses, a range and mix of employment and housing types, and easy access to local stores and public/private services;
- that public open space, recreation facilities, schools, civic and cultural facilities shall be accessible by pedestrians, cycling and transit;
- that new development is serviced with full municipal water supply and sanitary sewage disposal facilities; and,
- that no by-law is passed which does not conform with the intent of this Plan.

It is the intent of this Plan that all development in the Town occurs in accordance with the goals, objectives and policies for these land use designations, which are shown on Schedules A, A1, B, C, D, E and F. The majority of development, which is expected to occur over the planning period, should not require amendments to this Official Plan. Where site-specific amendments to this Official Plan are proposed, the application shall be accompanied by plans, drawings and supporting documentation as outlined in Section 8.13. More specific Amendment criteria are found in Section 8.11.

3.2 COMMUNITY SERVICES

3.2.1 Goals

1. To ensure the availability of a full array of community services for the Town's residents including educational, institutional, recreational, library, cultural, medical and municipal facilities.
2. To optimize community recreational and cultural opportunities for the all Town residents including teens, older adults, the physically or mentally challenged and seasonal visitors (tourists).

3.2.2 Objectives

1. To promote the continued renewal of recreational services parallel with the demand created by population growth.
2. To promote and develop, if feasible, the establishment of a Cultural/Performing Arts Centre.
3. To promote the continued improvement and/or expansion of cultural and educational services including the museum and library.
4. To promote the integration of arts, cultural and recreational facilities with local businesses, health and social services, and public buildings.
5. To ensure the equitable availability and accessibility of community support services to all residents of the community.

3.2.3 Policies

1. It is the intent of this Official Plan that utility, communication, transportation, park and playground facilities, including pedestrian trails, and other uses deemed to serve a similar public function be permitted in all land use designations.
2. Other community service/public uses and areas shall only be permitted in the land use designations as listed in Figure 3. Accessory uses such as a residence for a caretaker or watchman, administrative offices, dining and recreation facilities also shall be permitted but only when clearly incidental to a permitted community service/public use.
3. When new utility, communication, transportation, park and playground facilities, including pedestrian trails are being located in Environmental Protection Areas an Environmental Impact Statement (EIS) shall be required.
4. Community service/public uses may be zoned in separate categories in the implementing Zoning By-law.
5. As far as possible, a permitted community service/public uses shall be situated in close proximity to major transportation routes and serviced by

active transportation routes.

6. The design of a new community service/public use, particularly new buildings or structures, shall be in keeping with the general character of the surrounding neighbourhood or area.

Figure 3

PERMITTED DESIGNATIONS FOR COMMUNITY SERVICE/PUBLIC USES

Land Use Type	Residential	Commercial	Industrial	Rural	Recreation	Environmental Protection
Schools	√	√	√			
Public Institutions of Post-Secondary Education		√	√	√		
Places of Worship	√	√	√			
Emergency Housing	√	√				
Group Homes	√	√				
Hospitals	√	√				
Fire Halls, Police and Ambulance Stations	√	√	√	√	√	
Libraries	√	√			√	
Museums		√			√	
Nursing Homes	√	√				
Senior Citizen/Retirement Homes	√	√				
Municipal Government Offices/PUC		√	√		√	
Special Care Homes	√	√				
Nursery Schools	√	√	√		√	
Day Care Centres	√	√	√		√	
Life Skills and Rehabilitation Centres	√	√	√		√	
Fraternal Organizations		√	√		√	
Community Centres	√	√	√		√	
Cemeteries				√	√	
Public Parks	√	√	√	√	√	√
Indoor Recreational Facilities		√	√		√	
Other Public Uses		√	√			

3.3 DEVELOPMENT STAGING

In order to protect Collingwood's citizens from undue financial burden, Council shall ensure that the timing, location and nature of all new development is such that the demand for public uses and municipal services such as roads, schools, school buses, garbage collection, police and fire protection is not excessive in relation to the taxable assessment provided. The provisions of Section 3.5.3 Servicing Policies address the preferred staging of municipal infrastructure.

3.4 DEVELOPMENT CHARGES

Council may levy development charges on new development in order to finance municipal services pursuant to the provisions of the *Development Charges Act, 1997*. Development charges may be adjusted to reflect cost differences in the provision of infrastructure and services between development proposals in Greenfield areas and areas that are already largely established.

3.5 MUNICIPAL SERVICES

3.5.1 Goals

1. To provide adequate and sufficient systems of water supply, sanitary sewage disposal and storm drainage to all areas of development in the municipality in accordance with the staging program established by this Plan and sound financial planning.

3.5.2 Objectives

1. To optimize the opportunity for the provision of full municipal sewage and water services in new development areas.
2. To encourage progressive, staged development from existing built-up areas in order to minimize the need for major servicing extensions.
3. To encourage the substantial completion (more than 50%) in one neighbourhood or development area prior to initiating development in an adjacent neighbourhood and thus minimize leapfrogging and scattered development.
4. To develop new municipal services and undertake improvements to existing servicing infrastructure bearing in mind the ultimate servicing requirements of the municipality, and the municipality's ability to finance such projects.
5. To develop a system of storm drainage sympathetic to areas of environmental sensitivity including the Town's natural heritage features and hazard lands.

3.5.3 Policies

It is the intent of this Official Plan that no major forms of new development be permitted unless adequate municipal water, sanitary sewer and storm sewer facilities are available. Furthermore, it is intended that new development will generally be contiguous to existing built-up areas to avoid leap-frogging over undeveloped lands.

To assist in the orderly and efficient extension of municipal services, Schedule E - Municipal Service Areas separates the municipality into four service areas (Section 3.6), while Schedule E1 - Municipal Services Plan conceptually delineates the water and sanitary sewer services, existing and proposed, required to service all parts of the Town in the long-term.

Expansion of the existing municipal services should only be considered when the following conditions are met:

- Strategies for water conservation and other water demand management initiatives are being implemented in the existing service area;
- Plans for expansion are to serve growth in a manner that supports achievement of the intensification target and density targets.

3.6 SERVICE AREAS

3.6.1 Service Area 1

Service Area 1, as delineated on Schedule E - Municipal Service Areas, includes the lands within the built boundary and some minor adjacent pre-designated lands outside the built boundary. The lands that are not within the built boundary have been included to promote the rounding out of the existing development form and is where new development may be permitted through the construction of minor extensions to existing municipal services. Service Area 1 lands can develop immediately subject to other policy considerations.

3.6.2 Service Area 2

Service Areas 2 consists of predominantly vacant lands adjacent to Service Area 1 and represents the area beyond the built boundary to which municipal services can most easily/efficiently be extended to facilitate new development. The lands in Service Area 2 are already designated for urban uses and many also have draft approved plans of subdivision.

Development may proceed in Service Area 2 on the basis of engineering studies confirming the feasibility, location and magnitude of required servicing extensions and when Council is satisfied that it can generate sufficient revenue to recover the full cost of the required water supply, sanitary sewage disposal and/or stormwater management drainage facilities.

3.6.3 Service Area 3

Service Area 3 includes portions of the *Mountain Road West Corridor* where new development is constrained by the availability of only partial or private services and the need for an upgrade to full municipal services is dependent upon significant improvements to the Town's existing servicing infrastructure, particularly sanitary sewage services. It is also an area, where a number of residential subdivisions already exist on partial services, and there has been little public interest/need

identified in providing full services to these subdivisions.

It is intended that new development in Service Area 3 (with the exception of that permitted under Section 3.7) occurs in accordance with good planning principles and the long-range land use and economic objectives of the municipality. Accordingly, development shall be permitted to proceed within the Service Area 3 on the basis of engineering studies, undertaken as a component of a secondary plan, confirming the feasibility, location and magnitude of required future services and when Council is satisfied that it can generate sufficient revenue to recover the full cost of the required water supply, sanitary sewage disposal and/or stormwater management drainage facilities.

Whereas it is an objective of this Plan to encourage growth in areas contiguous to existing built-up parts of the municipality consideration may be given to permitting new development in the vicinity of the town's western boundary in the event of a joint servicing agreement(s) with the Town of The Blue Mountains.

3.6.4 Service Area 4

Service Area 4 is situated within the *Highway 26 East Corridor* where future servicing options are the most problematic due to their complexity and/or cost. Development within Service Area 4 (with the exception of that permitted under Section 3.7) shall be preceded by engineering studies, completed as a component of a secondary plan, confirming the feasibility, location and magnitude of required future services and shall only be permitted when Council is satisfied that it can generate sufficient revenue to recover the full cost of the required water supply, sanitary sewage disposal and/or stormwater management drainage facilities.

3.7 RELAXED SERVICING CRITERIA

While it is important to maximize the opportunity for the use of full municipal services in conjunction with new development, it also is recognized that certain lands, both vacant and those accommodating existing uses, are only serviceable by private water and sanitary sewage disposal systems or partial services. In order to avoid unnecessary hardship to such property owners, minor development may be permitted within these areas on the basis of the servicing systems existing on the date of the adoption of this Official Plan and in accordance with the following policies.

3.7.1 Existing Uses

Minor extensions and enlargements may be permitted to uses legally existing on the date of the adoption of this Official Plan provided that the adequacy of the existing or proposed water supply and/or sanitary sewage disposal servicing system is demonstrated to the satisfaction of the Town of Collingwood.

3.7.2 Vacant Lots of Record

Notwithstanding any servicing policies of this Plan to the contrary, where a vacant lot legally existed on the date of adoption of this Official Plan, a building permit may be issued, subject to compliance with the permitted use provisions and standards of this Official Plan and the Implementing Zoning By-law, for the erection of one single-detached dwelling or a non-residential building or structure provided the adequacy of the proposed method of water supply and sanitary sewage disposal is

demonstrated to the satisfaction of the Town of Collingwood.

3.7.3 Infilling

While it is expected that major forms of development will occur on full municipal services, infilling may be permitted within areas designated for the proposed use on the basis of private or partial servicing systems, in accordance with the relevant policies of Section 3.7.1 and the following:

1. The land holding will not be capable of being developed into more than two building lots (one existing and one proposed),
2. The adequacy of the proposed water and sanitary sewage disposal systems shall be demonstrated to the satisfaction of the Town of Collingwood,
3. Direct access to arterial roads, particularly County roads and Provincial Highway 26, shall be discouraged and only considered where alternative access to a collector or local road is not available; and
4. On the same side of an open public road as the existing building.

Any development, beyond the scope of that specifically addressed above, shall be considered as major development and shall only be permitted to occur on full municipal services.

3.8 URBAN DESIGN STANDARDS

3.8.1 Goals

1. To direct new development to fulfill the community's vision (as expressed in this Official Plan and other Plans and initiatives, Council policies, and past community participation and visioning processes) and build upon its existing assets including primarily the waterfront and the downtown core.
2. To ensure that new development adds to the community's livability and function by requiring that specific characteristics and performance standards are met.
3. To ensure that new development incorporates barrier-free design to facilitate accessibility for persons with disabilities and the elderly.
4. To protect the health of the natural environment by reducing the environmental impacts associated with new development.
5. To improve community engagement, understanding of regulations, and streamline the development application review process, by creating design standards that effectively and efficiently communicate the requirements to stakeholders.

3.8.2 Objectives

While accommodating an array of urban land uses, the Town of Collingwood still retains its small town character and natural landscape. The following objectives

should be utilized in assessing new development proposals including plans of subdivision and condominium, or public works and other major development proposals.

1. Maintenance of existing topography, vegetation and grades shall be encouraged within the constraints of sound engineering practice. Additional landscaping shall generally be required to ensure an appropriate percentage of tree canopy.
2. That mixed use development be encouraged in order to improve options for working and living in close proximity and to reduce the number of vehicle trips necessary to obtain daily conveniences.
3. Community design shall emphasize public access and safety.
4. Building orientation is to emphasize pedestrian access and accessibility for transit services and on-site parking shall generally be screened from surrounding roads and property.
5. Landscape details on individual lots or sites shall blend with other surrounding properties and with the character of the area as a whole. The use of building materials and building designs that blend in with the landscape and with each other shall be encouraged.
6. The scale of buildings and structures shall be appropriate to their surroundings.

3.9

NATURAL HAZARDS

There are four (4) major river systems within the Town of Collingwood that are susceptible to flooding. From west to east, these are: Silver Creek, Black Ash Creek, the Pretty River and the Batteaux River. Each of these watercourses, as well as the Nottawasaga Bay shoreline, are susceptible to flooding and, hence, pose a potential threat to property and the health and safety of the public. To minimize this threat, the One-Zone Concept shall apply to lands susceptible to flooding in the vicinity of Silver Creek, Black Ash Creek and Batteaux Rivers and the provisions of section ** shall apply.

3.9.1 General Objectives

1. Planning and development decisions shall protect, improve or restore the quality and quantity of water and related resources where possible on an integrated watershed management basis.
2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features and their related hydrologic functions will be protected, improved or restored.
3. Development shall occur in a manner that will protect property and the

health and safety of the public from water related hazards such as flooding and erosion. Flood plain management shall occur on a watershed management basis giving due consideration to the upstream, downstream and cumulative effects of the development.

3.9.2 Stormwater Management

It is an objective of the municipality to minimize the volume and maximize the quality of surface drainage from new development. Consequently, run-off from individual development sites is to be minimized and the impact of any proposed development on local and area-wide drainage patterns is to be identified. All applications for major development, which includes all plans of subdivision and condominium, industrial, commercial, or institutional development and major public works, shall be accompanied by a Stormwater Management (SWM) Report, and all applications for the creation of more than five (5) new lots by consent shall be accompanied by a SWM Report in circumstances where such a study is deemed necessary by Collingwood Municipal Utility Services. The SWM report shall be prepared by a qualified professional, to the satisfaction of the Town of Collingwood and Nottawasaga Valley Conservation Authority, Ministry of the Environment, County of Simcoe, and the Ministry of Transportation when appropriate and shall be developed in a manner which ensures:

1. A stormwater management system that adheres to the storm water best practices as deemed necessary by the Town of Collingwood and appropriate agencies.
2. A stormwater quality system that meets the levels of protection established by the Town of Collingwood, and appropriate agencies.
3. A storm water quantity system that ensures post-development runoff rates are no greater than pre-development runoff rates.
4. A stormwater management system that identifies and minimizes the impacts of development on watershed flow regimes including the relationship between groundwater, infiltration, discharge and inflow.
5. A stormwater management system that promotes the use of centralized facilities, wherever practical.
6. A stormwater management system that locates facilities, such as detention ponds, outside defined 1:100 year floodplains.
7. A stormwater management system that encourages the retention of existing tree cover or natural vegetation, and maximizes the provision of significant grassed and natural areas to facilitate the absorption of surface water into the ground.
8. A stormwater management system shall provide for the protection of fish habitat and the maintenance of natural heritage systems.
9. A stormwater management system, which, although encouraging the use of storm sewers, may enable other methods of directing stormwater flows in

those circumstances where the provision of storm sewers may be a disadvantage to the natural environment.

3.9.3 Development within Flood Prone Areas Two-Zone Concept (Pretty River)

Floodplain Management

The Two-Zone Concept is a planning approach, which provides for the occurrence of development in accordance with the underlying land use designation, between the 1:100 Year Storm flood line and Regional Storm flood line subject to flood proofing.

It is the intent of the Town of Collingwood and the Nottawasaga Valley Conservation Authority to prevent loss of life and to minimize property damage and social disruption on flood-prone lands adjacent to the Pretty River in the event of a regulatory flood. To achieve this objective, all development proposals, including but not limited to plans of subdivision/condominium and major public works projects, shall adhere to the following policies:

- a) The floodplain associated with the Pretty River shall consist of two zones: the floodway and the flood-fringe. The floodway is generally defined as those lands located below the defined 1:100 Year flood level and the flood-fringe is defined as those lands located between the 1:100 Year flood level and the Regional Storm flood level.
- b) Subject to compliance with the stricter use provisions of Section 4.1.3.12, land uses permitted within the floodway are restricted to structural works used for flood and erosion/sediment control. The Town of Collingwood and the Nottawasaga Valley Conservation Authority shall approve such uses.
- c) Subject to compliance with stricter use provisions of Section 4.1.3.12, land uses permitted within the flood-fringe include: residential, commercial, industrial, institutional, agricultural and open space/recreational uses.
- d) Land uses permitted within the flood-fringe shall be subject to the following standards:

All major development permitted within the flood-fringe shall be subject to site plan control and/or the provisions of a subdivision agreement.

All uses shall be flood-proofed to the regulatory flood standard (*Timmins Storm Flood Level*).

All uses shall ensure that upstream/downstream lands will **not be adversely affected**.

Any draft plan of subdivision or any major development requiring site plan approval shall be accompanied by a cumulative impact analysis. The impact analysis shall identify the potential impacts on the hydraulics of the Pretty River floodplain and establish the precise areas available for development. The Nottawasaga Valley Conservation Authority, in consultation with the Town, may determine that an analysis is not required for minor development proposals.

The Nottawasaga Valley Conservation Authority and the Town of

Collingwood shall approve all uses. As a condition of draft plan/site plan approval a qualified professional to the satisfaction of the Town of Collingwood and the Nottawasaga Valley Conservation Authority shall prepare an Ecological Restoration Plan (ERP). In general, the ERP will identify the areas within the Pretty River Corridor that require protection and the areas that require enhancement or restoration. Enhancement may involve techniques such as the introduction of indigenous tree and shrub species and riverbank stabilization. The ecological restoration plan shall apply to those lands located within 30 metres of the stable top-of-bank of the Pretty River or those lands within the 1:100 Year floodplain, whichever is greater.

- e) The number and location of residential units provided in the flood -fringe will be dictated by the floodplain analysis approved by the Nottawasaga Valley Conservation Authority and the Town of Collingwood.
- f) The floodway has been designated Environmental Protection Areas on Schedule A to this Plan. The flood-fringe, which is identified by the *Pretty River Flood Fringe*¹ boundary classification on Schedule A, has been designated for existing or intended land uses. The policies of Section 4.8(a) above shall apply to land use designations within the Pretty River Flood Fringe. Any remnant flood-fringe area that is not technically suitable for development shall be placed in a restrictive zone category, in the implementing Zoning By-law.

Existing Uses and Minor Development in Pretty River Flood-Fringe

Minor development may be permitted within the Pretty River flood-fringe without fulfilling all of the identified criteria provided a permit is obtained from the Nottawasaga Valley Conservation Authority (NVCA).

For the purposes of this Plan, minor development is defined as the construction or reconstruction of a single-detached dwelling, the construction of a residential, commercial or industrial accessory structure or addition. Both dry and wet flood proofing techniques will be applied to minor development proposals to the regulatory flood standard.

Pretty River Building Setbacks

All development, including storm water management facilities shall be set back a minimum of 30 metres from the stable top of the bank of the Pretty River or shall be located outside the 1:100 Year floodplains, whichever is greater.

¹ *NOTE: The limits of the Pretty River Flood Fringe boundary classification on Schedule A derive from the Pretty River Flood Hazard Delineation Study prepared by the Nottawasaga River Conservation Authority with the assistance of Stantec Consulting Limited in December 1998. The floodline was determined on the basis of a model which assumed a "Maintained Condition" (i.e., harvested vegetation within the Pretty River dykes (channel)). If the channel is not maintained, and becomes overgrown the extent of the flood-fringe area (i.e., the area susceptible to flooding) could increase, in which case reference should be made directly to the NVCA study to establish the precise location of the flood-fringe boundary classification during the consideration of future development applications.*

3.9.4

Black Ash Creek Subwatershed

The Nottawasaga Valley Conservation Authority has completed a comprehensive sub-watershed plan for the Black Ash Creek designed to identify and protect significant natural features and functions as well as natural hazards. The recommendations of the sub-watershed plan have been incorporated into this Official Plan thereby supplementing this Plan's environmental protection criteria through refinements to the location of natural heritage resource areas delineated on Schedules A and B, and the inclusion of the following storm water management policies to guide future development.

The preparation of a Functional Servicing Plan (FSP) shall be required in conjunction with all future development submissions (draft plan of subdivision/condominium or site plan applications) within the Black Ash Creek sub-watershed as delineated on Schedule B. The issues to be addressed and the complexity of an FSP will vary with the scale and type of development and shall be determined on a site-by-site basis in pre-consultation with the Nottawasaga Valley Conservation Authority and the Town of Collingwood prior to the FSP proceeding. In the case of private development proposals, the developer shall finance the study.

The FSP will produce recommendations on measures to protect, enhance and restore natural features within the sub-watershed in the context of new urban growth. The FSP shall also address any other servicing requirements of the municipality with respect to the provision of water and sewage disposal facilities, grading and storm water management. Each FSP shall incorporate the findings/recommendations of any Environmental Impact Statements (EIS's) undertaken in relation to identified Category 1 or 2 Environmental Protection - Natural Heritage Resource Areas, in this way facilitating the integration of new development with the natural system.

Where it is demonstrated through a Functional Servicing Report (FSP), approved by the Town of Collingwood and the Nottawasaga Valley Conservation Authority, that development can occur in accordance with the development principles advanced by the Black Ash Creek Sub watershed Study; it may proceed on the basis of the land use designations delineated on Schedule A.

3.10

CONSERVATION AUTHORITY

The Town of Collingwood shall consult with the Nottawasaga Valley Conservation Authority or the Grey Sauble Conservation Authority during the review and approval of a variety of applications for development in lands that are determined to have Natural Heritage and/or Natural Hazard Features.

In addition to other relevant approvals, all development within the areas regulated under the Conservation Authorities Act shall be subject to the permit process administered by either the Nottawasaga Valley Conservation Authority or the Grey Sauble Conservation Authority. The regulated areas which are shown on maps available at the Town offices include lands that are:

1. Adjacent or close to the shoreline of the Great Lakes-St. Lawrence River System;

2. Adjacent to or close to river or stream valleys that have depressional features associated with them, whether or not they contain a watercourse;
3. Hazardous lands;
4. Wetlands; or
5. Other areas where development could interfere with the hydrological function of a wetland.

3.11 WASTE MANAGEMENT

(current 3.12 to be renumbered 3.11 – Non Decision 5 of the County of Simcoe and will be approved separately)

(In addition – section 4.5.3.4.3 entitled Existing Waste Disposal Sites – delete everything but the first sentence.)

3.12 ENERGY EFFICIENCY AND AIR QUALITY

3.12.1 Goals

1. The Town of Collingwood shall support energy efficiency and improved air quality through land use and development patterns which:
 - Promote compact and mixed use development
 - Promote active transportation and the use of public transit
 - Promote design and orientation which maximizes the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of existing or new vegetation.
2. Alternative energy systems and renewable energy systems shall be encouraged and permitted in appropriate locations in accordance with provincial and federal requirements. A Zoning By-law Amendment may be approved to manage the size and scale of such alternative energy systems, including but not limited to restrictions on height, setbacks, system capacity and need for site plan approval.

3.13 ATTENUATION OF NOISE, VIBRATION, ODOUR AND NOXIOUS EMISSIONS

3.13.1 General

Where development is proposed which may adversely affect existing uses or be adversely affected by existing uses, the development application shall, when deemed necessary by the Ministry of Environment, County of Simcoe, Town of Collingwood and/or other responsible approval authority, be accompanied by a feasibility study that assesses the impacts of odour, noise, vibration, particulate or other emissions in accordance with the relevant Provincial regulations and/or guidelines. Some uses, (e.g. residential, institutional, recreational, commercial) may be sensitive to the odour, noise, vibration or other emissions associated with facilities such as major roads, railway corridors, various types of industry and

sewage treatment facilities. The feasibility study shall be prepared to the satisfaction of the Town of Collingwood and/or other responsible approval authority and shall include recommendations on how impacts can be mitigated. The approval of a development proposal, where appropriate, shall be subject to appropriate separation distances between conflicting land uses and/or other mitigation recommendations.

Major facilities, such as utility and transportation facilities and corridors, airports, sewage treatment facilities, waste management facilities industrial and manufacturing operations shall be appropriately designed, buffered, and/or separated from each other in accordance with Provincial standards and guidelines to prevent adverse effects from odour, noise, vibration, and other contaminants.

3.13.2 Rail Corridors

All proposed residential or other sensitive land use development within 300 metres of a rail corridor will be required to undertake noise studies, to the satisfaction of the Town of Collingwood in consultation with the Barrie-Collingwood Railway (BCRY), and the identified mitigation measures shall be undertaken.

All proposed residential or other sensitive land use development within 75 metres of a rail corridor will be required to undertake vibration studies, to the satisfaction of the Town of Collingwood in consultation with the Barrie-Collingwood Railway (BCRY), and the identified mitigation measures shall be undertaken.

Development adjacent to a railway corridor shall ensure that appropriate safety measures, such as setbacks, berms and security fencing are provided to the satisfaction of the Town of Collingwood in consultation with the Barrie-Collingwood Railway (BCRY).

Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with the required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the Town of Collingwood in consultation with the Barrie-Collingwood Railway (BCRY).

3.14 WELLHEAD PROTECTION AREAS

Development within Wellhead Protection Areas, shown on Schedule 'A', shall be restricted in a manner which ensures the sustained integrity of the municipal drinking water supply, the groundwater resources and its hydrologic function; and shall be subject to the following specific policies:

1. Notwithstanding the uses permitted by the underlying land use designations, shown on the Schedule 'A' to this Plan, the following uses which have been identified by the County of Simcoe as being incompatible with Wellhead Protection Areas shall be prohibited in the implementing Zoning By-law:
 - i) Storage, except by an individual for personal or family use, of:
 - petroleum fuels
 - petroleum solvents and chlorinated solvents

- pesticides, herbicides and fungicides
- construction equipment
- inorganic fertilizers and agricultural waste
- road salt and
- contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990;

- ii) Generation and storage of hazardous waste or liquid industrial waste;
- iii) Waste disposal sites and facilities, organic soil conditioning sites and snow storage and disposal facilities.

2. Notwithstanding the uses permitted by the underlying land use designation shown on the Schedule 'A' to this Plan, all future land uses, may only be permitted within the indicated Wellhead Protection Areas if the applicant demonstrates to the satisfaction of the County of Simcoe and the Town that the proposed use activity will have no negative impact on the groundwater associated with the indicated Wellhead Protection Area. In such cases, a site specific rezoning will be considered by the Council and a risk assessment shall be completed and implemented in accordance with County of Simcoe Guidelines.

3. Future Wellhead Protection Areas, identified by an appropriate agency, such as the County of Simcoe or the Ministry of Environment, shall be implemented by an amendment to this plan and an amendment to the implementing Zoning By-law.

4. Legally existing uses which are located within the Wellhead Protection Areas, but which are prohibited by the provisions of the Zoning By-law implementing these Wellhead Protection Policies and/or are in conflict with the provisions of this section of the Town's Official Plan, may be permitted to expand subject to the policies of this Official Plan and the provisions of the implementing Zoning By-law. Such uses shall be encouraged to undertake measures which would protect groundwater in the Wellhead Protection Area.

3.15

WAYSIDE PITS AND QUARRIES AND PORTABLE ASPHALT PLANTS

Wayside pits and quarries and portable asphalt plants used on public authority contracts will be permitted in any land use designations on Schedule 'A' – Land Use Plan without requiring an amendment to this Plan, rezoning or development permit under the Planning Act. When reviewing an application for such a feature, the Town shall consider the following:

- a) the site is not designated Environmental Protection on Schedule A of this Plan;
- b) the use is in keeping with Provincial legislation, policies and appropriate guidelines; and
- c) the proponent mitigates potential negative impacts of the extracts and/or operations on surrounding and/or sensitive land uses.

3.16

POTENTIALLY CONTAMINATED SITES

3.16.1 For the purpose of this Plan, potentially contaminated sites include lands, buildings and/or structures where it is reasonable to suspect that substances, either individually or collectively, are present which may pose a danger to public health, safety and/or the environment.

3.16.2 Development applications on a potentially contaminated site shall not be approved until the site has been assessed and/or remediated in a manner consistent with federal and provincial legislation, policies and appropriate guidelines and the policies of this Plan. Accordingly, at the time of submission, the proponent of development of a potentially contaminated site shall be required to demonstrate that development is feasible having regard to the other provisions of this Plan and the following:

- a) when the planning application involves the use of land for residential, parkland or community service purposes or lands associated with a former industrial or commercial use, the Town shall require the proponent to follow the environmental site assessment process outlined in policy 3.19.3; and
- b) when the planning application involves anything other than that outlined in (a) above, the Town may require the proponent to follow the environmental site assessment process outlined in policy 3.19.3 where there is a reasonable expectation that the site may be contaminated.

3.16.3 When an environmental site assessment is required by this Plan, it shall be prepared by a qualified professional having regard to federal and provincial legislation, policies and appropriate guidelines. The process of preparing an environmental site assessment may involve as many as four phases, which are summarized as follows:

- a) a Phase I site assessment where the proponent is required to gather information to identify actual or potential contamination related to current or historical land use of the site;
- b) a Phase II detailed sampling and analysis where the proponent is required to confirm and delineate the presence or absence of contamination found or suspected from the Phase 1 site assessment;
- c) a site clean up where the proponent is required to prepare and implement a Risk Assessment to clean up or remediate the contamination found on the property to federal and/or provincial policies and guidelines; and
- d) preparation of a Record of Site Condition verifying and documenting the work which has been undertaken.

3.16.4 When an environmental site assessment is completed, it shall be reviewed as follows:

- a) if a Phase I environmental site assessment does not find or suspect contamination, the qualified professional who prepared the report shall be required to sign and submit a statement to the Town confirming that no further environmental site assessment is required prior to the scheduling of a public meeting under the Planning Act; or

- b) if a Phase I environmental site assessment finds or suspects contamination, the proponent shall be required to prepare a Phase II environmental site assessment and if it concludes that a Risk Assessment is not required, the qualified professional who prepared the report shall be required to:
 - i) sign and submit a statement to the Town confirming that no further environmental site assessment is required; and
 - ii) submit the environmental site assessment to the Town for review and, where appropriate, concurrence by an independent peer reviewer prior to the scheduling of a public meeting under the Planning Act; or
- c) if a Phase II environmental site assessment confirms the need for a Risk Assessment, the proponent shall be required to prepare the report and implement its findings. The Risk Assessment shall be prepared by a qualified professional and submitted for review by the Town and concurrence by an independent peer reviewer prior to the approval of the planning application; and
- d) when a Record of Site Condition is completed, the qualified professional who completed and filed the Record shall:
 - i) sign and submit a statement to the Town confirming that the site is suitable for the proposed development; and
 - ii) submit all documentation covering implementation to the Town for review and concurrence by an independent peer reviewer prior to the issuance of the building permit.

3.16.5 Where an independent peer review is required in accordance with policy 3.19.4, the proponent shall be required to pay for the review.

3.17 REDESIGNATION OF INDUSTRIAL LANDS

It is a policy of this Plan that applications for re-designation of Industrial and/or employment lands to another land use category may only be permitted after confirmation that the Municipal Comprehensive Review completed in 2007 is still relevant.

If required, a further Municipal Comprehensive Review shall demonstrate that:

- the land is not required for employment purposes over the long term;
- the re-designation will have no negative impact on either existing or potential industrial lands;
- the re-designation respects natural features, buffers and open space corridors which may define land use categories; and,
- that there is a need for the conversion.

In addition, the application for re-designation and/or Comprehensive Review shall

determine whether the proposed land use conversion will impact any of the following Town services:

- allocation of sewer and water capacity for the subject area;
- transportation and transit infrastructure;
- stormwater management;
- the demand for parkland and recreational facilities including trails and walkways.

4.3

RESIDENTIAL

Development Overview

The Residential designation provides for a variety of housing opportunities and associated uses, within a broad range of residential densities, in order to meet the Town's long-range housing needs and the complete community and compact urban form policies of the Places to Grow, Growth Plan for the Greater Golden Horseshoe.

Specifically, lands designated Residential shall be used predominantly for low, medium and high density housing, and shall also include public and private nursing homes, senior citizen/retirement homes, group homes and crisis-care facilities. In addition, complementary uses which contribute to residential areas as complete neighbourhoods, shall also be permitted. These additional uses may include home occupations, local convenience commercial uses and community facilities such as schools, places of worship, parks and playgrounds.

Schedule F, Urban Structure and Schedule C, Residential Density Plan, show the lands within the Town that are intended to accommodate residential growth to 2031, including residential intensification areas.

The designation of additional lands for residential uses and/or increases or decreases in permitted densities shall require an amendment to this Official Plan. Planning review requirements in this regard are provided under the Residential Impact Studies section of this Plan.

The general principles to be considered in the development of residential areas are set out in the following policies.

4.3.1

Goals and Objectives

Provincial and County Policies

1. To be consistent with the policy direction of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and Simcoe County Official Plan,
 - To achieve the population, employment and *density targets* assigned to the Town under the Growth Plan;
 - To provide a hierarchy of desirable residential development opportunities on the basis of the availability and accessibility of municipal water, wastewater and transportation servicing, *community infrastructure* and other amenities - emphasizing *intensification* and *redevelopment* opportunities before consideration of other *designated growth areas* and *designated greenfields*; and,
 - To ensure that at a minimum 40% of residential growth is directed to areas within the Town's identified *built boundary*.

Complete Community

2. To recognize Collingwood as a *primary settlement area* within the northwestern part of Simcoe County and support the Town's growth as a *Complete Community*.
- To achieve efficient and attractive *compact urban form* that is compatible with and enhances existing development;
 - To ensure that the design and configuration of residential development does not place undue financial burden on the municipality and reflects a comprehensive consideration of potential costs; and,
 - To ensure that development in *designated greenfields* only proceeds in the context of secondary planning and integration with the existing community.

Neighbourhoods

3. To create vibrant and viable neighbourhoods where basic needs for daily living can be accessed by residents using active and public transportation.
- To emphasize well connected neighbourhoods with a sense of place and belonging as the primary building blocks for achieving *complete communities*;
 - To support a compatible mix of uses, including high quality public spaces, in appropriate locations to serve as neighbourhood focal points; and,
 - To establish a variety of opportunities for *intensification* and revitalization throughout the *built-up area* of the Town and in particular older neighbourhoods with existing infrastructure and proximity to existing services, amenities and convenience commercial uses.

People's Needs

4. To ensure residential development which is consistent with the demographic characteristics and socio-economic needs of the Town's present and future residents.
- To emphasize universal design principles for housing and neighbourhoods to ensure that the needs of all of the Town's residents, throughout the life cycle, are met, with a particular emphasis on older adults and residents with physical challenges and *special needs*;
 - To encourage housing forms, densities and locations which are *affordable* to lower and moderate-income households; and,
 - To limit the conversion of rental units to condominium units unless there is a sufficient supply of rental accommodation within the municipality.

5. *Quality and Choice*

To provide a range and mix of attractive housing types, sizes, tenures and locations that have good urban design, accessibility and enhance Collingwood's small-town character.

- To maintain at least a ten year supply of land *designated and available* for new residential development and residential intensification and at least a three year supply of residential units with servicing capacity in draft approved or registered plans of subdivision and condominium;
- To encourage the rehabilitation and preservation of historically-significant residential buildings and of existing housing stock where desirable; and,
- To establish and maintain comprehensive urban design and development standards for new residential development, including consideration of energy conservation and reducing environmental impacts.

4.3.2 Policies

4.3.2.1 Residential Intensification

To assist in reaching the general intensification target of the Growth Plan, as well as contribute to Collingwood's development as a complete community with compact urban form, this Plan provides opportunities for residential intensification throughout the areas of the Town designated for urban residential uses.

4.3.2.1.1 Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes: redevelopment, including the redevelopment of brownfield sites, the development of vacant or underutilized lots within previously developed areas, infill development, the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

4.3.2.1.2 Consideration of opportunities for Residential Intensification throughout the Town, as well as specific development proposals, will be based on the following criteria and the other applicable policies of the Official Plan:

- a) Capacity and availability of municipal water and wastewater servicing;
- b) Proximity to and adequacy of community infrastructure, services and facilities;
- c) Ability to accommodate required off-street parking;
- d) Ability to accommodate an outdoor amenity area;
- e) Acceptable impacts on traffic;
- f) Sensitivity to the urban design and character of adjacent buildings, including their location, massing, height and building materials;
- g) Compatibility with the character and streetscapes of the surrounding neighbourhood; and,
- h) Preservation of heritage resources.

4.3.2.1.3 Collingwood Intensification Area

The older built-up and low density designated areas of Collingwood are particularly well suited for residential intensification given their existing infrastructure and relative concentrations of community services, amenities and employment.

Residential Intensification uses are encouraged in the **Collingwood Intensification Area**, as identified on Schedule F, Urban Structure, subject to the policies set out below and elsewhere in this Plan.

4.3.2.1.3.1 Permitted Intensification Uses

The permitted residential intensification uses within the Collingwood Intensification Area include:

- Small-lot Single detached dwelling units;
- Accessory dwelling units;
- Coach Houses;
- Garden Suites; and,
- Residential Conversions.

4.3.2.1.3.2 Street townhouse dwellings with rear lane garages may also be permitted adjacent to collector roads within the Collingwood Intensification Area subject to site plan control and consideration of the policies of this plan, including section 4.3.2.1.2 and the urban design standards and heritage policies of the municipality.

4.3.2.1.3.3 Densities

Residential Intensification uses in the Collingwood Intensification Area shall be subject to the density ranges associated with the Low Density Designation as contained in Section 4.3.2.5. Within the Collingwood Intensification Area densities shall generally be calculated on a block by block basis and in keeping with the uses permitted.

4.3.2.1.4 Mixed-Use Intensification Areas

Residential Intensification uses are also encouraged in the **Mixed-Use Intensification Areas**, owing to their potential to accommodate higher densities within a mixed use setting and in close proximity to community services, amenities and employment opportunities. These areas are identified on Schedule F, Urban Structure, and are subject to the policies set out below and elsewhere in this Plan.

Area A Regional Commercial District (RCD) and adjacent Highway Commercial (HC) Area

Residential intensification, in the form of apartments and mixed use commercial residential buildings may be permitted in the RCD and adjacent HC area subject to the policies of Section 4.3.2.1.2 and appropriate restrictions to maintain the primacy of commercial uses in the area.

Areas B and D Mixed Use Commercial

Residential intensification may be permitted in accordance with the policies of Sections 4.4.7.

Area C Downtown Commercial Core

Residential intensification may be permitted in accordance with the policies of Section 4.4.4.

4.3.2.1.5 General Intensification – Secondary Suites

On Low, Medium Density and Low-Medium designated residential lands outside the Collingwood Intensification Area residential intensification through the inclusion of secondary suites in single detached, semi-detached and townhome dwelling units may be permitted, subject to appropriate zoning and satisfaction of the evaluation criteria listed in policy 4.3.4.2.2.

4.3.2.2 Urban Design

This Plan recognizes that high quality urban design is essential to achieving compact and complete communities, helping to create an attractive, accessible, walkable and safe built environment.

The Town's Urban Design Manual provides standards for achieving high quality urban design and it is the intent of this Plan that these standards will form an integral part of the review of residential development proposals throughout the Town.

Of particular importance is looking at how urban design can provide for a greater degree of flexibility and innovation in addressing potential conflicts between land uses, housing types and densities, and how it can contribute to enhancing existing and proposed neighbourhoods.

4.3.2.3 Affordable Housing

Recognizing the diverse needs of Collingwood's residents the following policies shall apply in relation to all new residential development.

1. Affordable housing shall be permitted and encouraged throughout the Town in all residential areas and in a variety of housing types subject to prevailing density ranges and appropriate zoning.
2. Special emphasis will be given to secondary suites which will be permitted in single detached, semi-detached and townhouse dwelling units, subject to appropriate design and zoning considerations.
3. Applications for new plans of subdivision will be encouraged to provide single, semi-detached and townhouse dwelling units that include secondary suites or have the ability to accommodate such units in the future subject to minor changes to the dwelling unit and the configuration of the property.
4. Residential Intensification initiatives with a significant affordable housing component, in excess of applicable density ranges, may be permitted on arterial and collector roads subject to appropriate zoning and site plan control.

5. Particular consideration shall be given to the location of affordable housing in close proximity to shopping or community facilities and public transit.
6. Consideration will be given to modifications to existing zoning and servicing standards that facilitate the provision of affordable housing units in new residential developments where such revisions are consistent with the intent of the Official Plan, and are in accordance with good planning and engineering principles.
7. Innovative housing styles and household relationships that facilitate affordable housing will be encouraged where consistent with the policies of this Official Plan.
8. The time period for the processing of residential development proposals will, as far as possible, be minimized especially those that include affordable housing.
9. The Town shall provide support to Federal or Provincial policies which result in the creation of affordable housing units in the community.

4.3.2.4 General Policies in all Residential Density Designations

4.3.2.4.1 Uses

The following uses shall be permitted in all residential designations; local convenience uses, home occupations, public and private nursing homes and senior citizen/retirement homes and those public uses itemized in *Figure 3 Permitted Designations For Community Services/Public Uses*.

4.3.2.4.2 Servicing

It is recognized that the achievement of permitted density ranges is contingent upon appropriate servicing infrastructure and capacity being available.

4.3.2.4.3 Parking

Adequate off-street parking shall be provided for all permitted uses and requirements shall be established in the implementing Zoning By-law.

4.3.2.4.4 Development Scale

To maintain the small town atmosphere of the municipality and preserve the aesthetics and experience of natural features for the benefit of Collingwood's residents, Council may pass by-laws limiting the height of buildings or structures within select parts of the community, such as shoreline or resort areas, notwithstanding an area's designation for Medium Density Residential use.

4.3.2.4.5 Access

The location and nature of driveway access to residential development shall reflect

the function and design of the adjacent road system and the density of the dwelling units involved. For example, on higher order roads such as arterials access will generally be limited or consolidated in order to maintain the functionality of the road while on lower order roads such as collectors or local roads access

4.3.2.4.6 Minimum and Maximum Densities

Each of the density designations detailed in the following policies, (Low, Medium, Low-Medium and High), have associated minimum and maximum density ranges. While the maximum density is viewed as a 'hard ceiling', above which a development proposal would require an Official Plan Amendment for a re-designation or an exception, the minimum density requirements are viewed with somewhat greater flexibility in situations where a development proposal within a built up area is in keeping with the permitted uses and character of the density designation, but cannot in and of itself bring the area into compliance with the minimum density indicated. In such situations a development proposal will be viewed as meeting the purpose and intent of the density policies.

4.3.2.4.7 Density Exclusions

For the purposes of calculating density it is recognized that living accommodations within nursing homes, senior citizen/retirement homes, boarding homes, group homes, special care homes and emergency housing shall not be considered to be separate dwelling units.

4.3.2.5 Low Density Residential

Low density residential uses shall be permitted on lands designated *Low Density Residential* on Schedule C in accordance with the policies set out below.

4.3.2.5.1 Permitted Uses

The primary permitted uses in the low density designation shall be single-detached dwellings, semi-detached dwellings, and duplex dwellings. Residential intensification uses are also permitted, in accordance with the policies of section 4.3.2.1.

4.3.2.5.2 Density

The low density designation shall have a minimum density of 15 dwelling units per gross hectare and a maximum density not exceeding 20 dwelling units per gross hectare.

4.3.2.5.3 Low Density Residential Exceptions

Notwithstanding the provisions of Subsection 4.3.4.4.1 above to the contrary:

1. Uses Permitted - Lots 21 and 22, RP 45 (Medical Clinic)

On Lots 21 and 22, Registered Plan 45 (north of Sixth Street) a medical clinic shall also be permitted.

2. Uses Permitted - Part Lot 45, Concession IX (Kaufman)

Within the designated area in part of Lot 45, Concession IX, part of Water Lot K-8 and the proposed Water Lot in front thereof (Kaufman lands) docking facilities and private parks shall also be permitted. A public walkway linking this development with Collingwood's existing system of public trails shall be provided.

4.3.2.6 Medium Density Residential

Medium density residential uses shall be permitted on lands designated *Medium Density Residential* on Schedule C, in accordance with the policies set out below.

4.3.2.6.1 Permitted Uses

The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, small-lot single detached dwellings, duplex dwellings, fourplexes, triplexes, townhouses, and walk-up apartments

4.3.2.6.2 Density

The medium density designation shall have a minimum density of 20 dwelling units per gross hectare and a maximum density not exceeding 55 dwelling units per gross hectare.

Where there is an existing approved draft plan of subdivision in place – those densities and unit types shall be considered the approved densities and unit types for the particular plan of subdivision. Additional density may be encouraged via red-line revisions to those plans, but is not required.

4.3.2.6.3 Medium Density Residential Exceptions (OPA#17) Added new subsection 9 (OPA#20) Added new subsection 10

1. Special Flood Analysis Criteria - Mercer Property

Those lands designated for Residential use on Schedule A, fronting directly on Provincial Highway 26 and located in the north part of Lots 48 and 49, Concession 11, are in an area prone to flooding. Accordingly, all applications for draft plan of subdivision/condominium or site plan approval within this area shall be accompanied by a flood plain analysis, prepared to the satisfaction of the Nottawasaga Valley Conservation Authority which demonstrates the suitability of the area for the type of development proposed.

2. Density permitted – St. Paul Street (OPA#17)

Despite Section 4.3.4.5.2, within Lots 2 and 3 and Part of Lot 1, east side of St. Paul Street, Registered Plan 144, the maximum density shall not exceed 77 dwelling units per gross hectare. A high-rise apartment building shall not be considered a permitted use.

3. Part Lot 45, Concession 10 (OPA#20)

Lands located on the south side of Harbour Street designated Residential and Residential - Mixed Use on Schedule 'A' shall be developed with a range of housing options in a supportive living environment, and may include the provision of a wide range of medical care facilities, such as doctors' offices, rehabilitation facilities, personal support services, and in-house community care. Accessory local commercial convenience uses shall also be encouraged. The community will primarily contain medium density residential uses with a variety of accessory and supportive uses and shall function as an interface between the Regional Commercial District to the south and the residential community to the north. The site shall be pedestrian oriented with a variety of connections to the Georgian Trail.

1. Minimum - Maximum Unit Count

The minimum residential dwelling unit count on the entire site shall be 120 units and maximum number of residential dwelling units permitted on the subject lands shall not exceed 300.

2. Mixed Use - Additional Permitted Uses

Additional permitted uses shall include local convenience commercial uses including a pharmacy and a limited amount of business office space, medical and health care related offices and clinics, live/work units, and accessory recreational uses.

3. Mixed Use - Density

The minimum number of units located within the Medium Density Residential - Mixed Use Block shown on Schedule 'C' shall be 80 units. The maximum number of units located within the Mixed Use Block shall be 210 units.

4. Mixed Use - Commercial

The majority of the permitted commercial uses shall be constructed in mixed-use structures in a complementary arrangement that is focused on a central public space such as a plaza, village green or park. Retail commercial uses shall generally be located at grade and along the Harbour Street frontage.

The maximum gross leasable area devoted to commercial uses on this site shall be 2800 square metres. As the commercial uses are proposed to provide support services and convenience uses for the on-site residential population, the commercial uses shall only be constructed when there is sufficient population to support the development. The policies of Section 4.4.3.7 shall apply to determine the appropriate uses, sizes and timing for construction of the commercial uses.

5. Roads and Transportation

The proponent shall install, at no cost to the Town of Collingwood, a dedicated right turn lane on the Harbour Street West approach to Highway 26. The timing of the installation of the turn lane shall be determined through a development agreement.

6. Urban Design

In preparing an overall development concept for the site's residential, commercial

and recreation uses, the proponent shall ensure that the Harbour Street proposal is in accordance with the Urban Design Manual (as amended over time) and that the development is well integrated into the existing land use fabric of the Town, including the Black Ash Creek Environmental Protection corridor and the surrounding uses. To facilitate integration the proponent shall:

- a. extend the existing and abutting municipal road allowances into the site,
- b. provide for a street grid pattern,
- c. demonstrate the relationship between the existing structures in the vicinity and the proposed development,
- d. locate buildings to front, face, and feature public open spaces including streets,
- e. connect the existing trail network with a continuous linked trail system, and
- f. provide for a bike trail.

An Urban Design Brief shall be prepared for the Mixed Use Block to the satisfaction of the Town of Collingwood. The Urban Design Brief shall review the placement and relationship between the various uses in the Mixed Use Block to determine that they are appropriately located and in keeping with Collingwood's existing urban character.

The architectural styles and forms of building, materials and details of any permitted buildings shall be compatible with and related to the architectural and urban design context of the site. In particular the Urban Design Brief shall identify that:

- a. the uses are physically integrated both vertically AND horizontally across the site;
- b. the design of common areas is adequately refined to make them pedestrian oriented and human scaled;
- c. there is a diversity of activities including residential, commercial, and public or recreational uses defined and provided with particular attention to those adjacent to and defining the central public space
- d. there are sufficient and effective connections to existing neighbourhoods and residential areas;
- e. there are high quality connections for pedestrian use;
- f. the needs of a definable user population in the mix of uses or urban design has been clearly defined;
- g. there is a clear "community driver" or central activating purpose for the mixed-use area of the development;
- h. there are uses planned to enliven and activate outdoor amenity areas particularly the central public space;
- i. there is long term management control over the mix of uses that ensures the area will remain vibrant and supports activity; and
- j. the project activities are centrally programmed to be compatible and mutually supportive.

4.3.2.7 High Density Residential

High density residential uses shall be permitted on lands designated *High Density Residential* on Schedule C in accordance with the policies set out below.

4.3.2.7.1 Permitted Uses

The uses permitted shall be limited to high-rise apartment buildings

4.3.2.7.2 Density

The high density designation shall have a minimum density of 60 dwelling units per gross hectare and a maximum density of 120 units per gross hectare.

4.3.2.7.3 Buffering

Adequate buffering shall be provided between high-density residential areas and lower density residential uses and non-residential uses and may include distance separation, the provision of grass strips, screening, the planting of trees and shrubs and/or the location of a berm or fence of sufficient height to provide privacy.

4.3.2.7.4 Local Convenience Uses within High Density Residential Buildings

Within high density apartment buildings, accessory service-oriented commercial uses such as a convenience store, barbershop, beauty salon, dry-cleaning distribution outlet, shall be permitted provided that the commercial uses do not occupy an area in excess of 25% of the ground-floor area of the building.

4.3.2.8 Low-Medium Density Residential

Low and Medium density residential uses shall be permitted on lands designated *Low-Medium Density Residential* on Schedule C in accordance with the policies set out below.

4.3.2.8.1 Permitted Uses

The uses permitted shall be limited to single-detached dwellings, semi-detached dwellings, small-lot single detached dwellings, duplex dwellings, fourplexes, triplexes, townhouses, and walk-up apartments

4.3.2.8.2 Density

The high density designation shall have a minimum density of 20 dwelling units per gross hectare and a maximum density of 30 units per gross hectare.

4.3.2.9 Rural Residential

It is intended that all future development within the Town of Collingwood occur on full municipal water and sanitary sewage disposal services. As a result of earlier approvals, however, certain unserviced (or partially serviced) residential areas already exist within the municipality. Existing residential uses in these areas may be recognized in the implementing Zoning By-law and future development shall occur in accordance with the following policies:

4.3.2.9.1 Permitted Uses

The uses permitted on lands designated *Rural Residential* on Schedule A to this Plan shall be limited to single-detached dwellings and accessory uses (e.g., home occupations) thereto in accordance with the policies set out below.

4.3.2.9.2 Density

The rural residential designation shall have a maximum density not exceeding:

2 dwelling units per gross hectare – Laurel Boulevard, Juniper Court, Evergreen Road and Holly Court

5 units per gross hectare - all other Rural Residential areas

4.3.2.9.3 Servicing

Permitted single-detached dwellings may be serviced in accordance with the prevalent servicing configuration in the immediate area, typically municipal water supply in conjunction with a private sanitary sewage disposal system, subject to meeting the requirements of the Town of Collingwood and/or the regulatory Ministry/agency responsible for such facilities.

Where municipal water is not available, a private well in conjunction with a private sanitary sewage disposal system may be permitted subject to meeting the requirements of the Town of Collingwood and/or the regulatory Ministry/agency responsible for such facilities.

4.3.2.9.4 Creation of New Residential Lots

The creation of new single-detached residential lots may be permitted:

- by consent of the Committee of Adjustment, in the case of infilling between existing residential lots and where it is determined that such development does not need to proceed by plan of subdivision;
- by plan of subdivision in all other cases;

Prior to the approval of a consent or draft plan of subdivision application, it shall be established to the satisfaction of the Town of Collingwood and/or the responsible regulatory Ministries/agencies that the proposed lots can be adequately serviced by either a municipal water supply system or a private well; and sanitary sewage disposal system.

4.3.2.9.5 Access

It is recognized that prior to 2014 a number of Rural Residential lots were created or existed which did not have frontage on a municipally assumed public road. These lots shall have vehicular access via existing private rights-of-way to a public road.

4.3.2.9.6 Rural Residential – Nine (RR9) – 80 Madeline Drive

See OMB/Decision
Nov 28/11 – Appeal # 3

Where the Residential designation has been affixed with a Rural Residential – Nine, “RR9” symbol on Schedule ‘A’ to this Plan, the following policies shall apply.

1. Permitted Uses

The uses permitted on the lands designated Rural Residential – Nine, “RR9”, shall be limited to one (1) single-detached dwelling and accessory uses (e.g. home occupations) thereto. Through the processing of a site specific Zoning By-law Amendment and a Development Agreement to be registered on title, an accessory storage building of a larger size than currently allowed as of right, on lands zoned Rural Residential may be permitted. If required by the Town, the owner shall enter into a Development Agreement with the Town which shall also address protection of privately owned environmentally sensitive lands.

2 Flood-Proofing

Prior to any building construction or lot grading, a shoreline analysis shall be prepared by a qualified professional identifying and addressing the coastal hazard associated with Nottawasaga Bay. The analysis shall be reviewed, and prior to any building construction or lot grading, approved by the Conservation Authority. Furthermore, all new buildings or structures will be required to have an opening elevation of at a minimum 178.30 metres Canadian Geodetic Datum subject to confirmation by the Conservation Authority and the Town.

3. Development Agreement

If required by the Town, the owner shall enter into a Development Agreement with the Town which shall be registered on title. The Development Agreement shall not be a Site Plan Control Agreement as described in Section 8.3 except with respect to a large accessory storage building. For the balance of the lands designated Rural Residential – Nine “RR-9” the Development Agreement shall identify the location of all principal and accessory buildings and structures, the location of the driveway, the opening elevation of all buildings and structures; and the Agreement shall also address the protection of privately-owned environmentally sensitive lands,

4.3.2.10 Bed and Breakfast Accommodation

The Town of Collingwood supports the controlled establishment of bed and breakfast accommodation as a means of providing visitors to the community with a varied and interesting supply of temporary accommodation. As such, bed and breakfast accommodation shall be permitted within an existing single-detached dwelling in accordance with the following policies.

1. Development Criteria

A bed and breakfast use must be an accessory use to the single-detached dwelling. No one shall use a building wholly for the purpose of bed and breakfast accommodation.

- a) A single-detached dwelling accommodating a bed and breakfast use must be the principal residence and occupied on a full-time basis by the owner of the dwelling or a lessee. At least one bedroom must be available in the dwelling for the exclusive use of the building's permanent resident.
- b) Prepared food may be served to guests of a bed and breakfast facility in a common dining area.
- c) Bed and Breakfast Accommodation should be serviced by full municipal water supply and sanitary sewage disposal services. The use of a private water supply and/or a private sanitary sewage disposal system may be permitted where the adequacy of such services have been demonstrated to the satisfaction of the Town of Collingwood.
- d) Adequate off-street parking shall be provided at a standard of no less than one space per guestroom in addition to the normal parking requirement for the single-detached dwelling. Guest parking shall not be permitted in any required front yard and shall be screened from adjacent properties.
- e) Bed and Breakfast Accommodation may be subject to site plan control in accordance with the provisions of this Plan.
- f) If the Bed and Breakfast has frontage on a County road, an access permit shall be obtained, if required, from the relevant County.

4.3.2.11 Local Convenience Commercial Uses Within Residential Neighbourhoods

Local convenience commercial facilities providing for the sale of convenience goods and services to meet the daily living needs of residents in the adjacent residential area shall be permitted in areas designated for residential use. The precise location, scale and operation of these uses shall be in accordance with the requirements of section 4.4.9 of this Plan, subject to the approval of an amendment to the Zoning By-law and in conformity with the Town's Urban Design Manual.

4.3.2.12 Residential Impact Studies

Before an amendment is made to this Official Plan and/or before an amendment is made to the implementing Zoning By-law (which may or may not require an amendment to this Official Plan), it shall be demonstrated, where necessary through the preparation of appropriate studies, that all of the matters contained within this Section 4.3 have been addressed and:

- that no undue transportation difficulties will ensue from the proposed development,
- that the proposed method of servicing is in accordance with the engineering standards of the municipality and the Ministry of Environment,
- that adequate community facilities including recreational and educational facilities are available to service the proposed use,
- that the proposed development is compatible with surrounding land uses and/or long-range development planned for the area, and
- that all other requirements of the Official Plan have been met.

Definitions TO BE ADDED

- **Small-lot Single detached dwelling unit** – a lots with not less than 10 metres in frontage for construction of a single detached dwelling unit
- **Accessory dwelling unit**; self contained dwelling unit within a single detached, semi-detached or townhouse dwelling
- **Coach House**; a self contained accessory dwelling unit above or attached to a detached garage, on an appropriately sized single detached lot
- **Garden Suites**; a self contained and detached accessory dwelling unit in the rear or side yard of a single detached lot
- **Residential Conversions** a single detached dwelling unit which has been divided into a number of self contained accessory dwelling units .

(Amend section 4.4.4.2 to read as follows:

Residential Uses (OPA#12) (OPA#21)

Residential uses, primarily apartments, are permitted and encouraged in the Downtown Core. Development for higher density residential uses shall be permitted in accordance with Section 4.3.4.7.

Where residential uses are proposed for sites within the primary street-related shopping areas of the Downtown Core (Hurontario Street), the development shall be on upper floors and designed in a manner that minimizes the loss of street and sidewalk frontage for retail purposes. Along Hurontario Street residential uses may only have their entrances, lobbies and parking facilities on the ground floor.

6.0 COMMUNITY IMPROVEMENT POLICIES

6.4 Community Improvement Project Areas

The Council may by by-law designate the whole or any part of an area as a Community Improvement Project Area based upon the aforementioned community improvement goals, objectives and selection criteria. It is the Official Plan's intent that community improvement projects be undertaken in identified areas as needed, whenever funds are available, provided Council is satisfied that the municipality can reasonably finance and afford the cost or its share of the cost.

deleted text and content Schedule F - Community Improvement Areas

7.0

CULTURAL HERITAGE POLICIES

The goal is to conserve Collingwood's cultural heritage by establishing development guidelines and policies governing the preservation of significant archaeological and built heritage resources, and cultural landscapes.

7.2.1

Heritage Registry

To assist in the preparation of the registry and in the future identification of other heritage resources:

1. Council may establish a Heritage Advisory Committee (Collingwood Heritage Committee) by passing a by-law pursuant to Section 28 of the Ontario Heritage Act.

7.2.3

Implementation

In implementing the heritage conservation objectives of this Plan, Council shall have regard to the provisions of Section 8 of this Plan and the following:

1. Development and Site Alteration

It is the intent of this Plan to require the conservation of sites of historical,...

3. Adjacent Lands

In considering applications for development and site alteration for lands adjacent to identified cultural heritage resources, Council shall defer approval until it has been demonstrated to their satisfaction that the proposed work, can be undertaken in accordance with the municipality's heritage conservation policies.

8.0 IMPLEMENTATION

8.2.1 The Zoning By-law provisions for a particular parcel of land will not necessarily include the full range of uses generally contemplated for that designation and the uses permitted will be tailored to what is appropriate for the specific location.

8.2.9 Tree Cutting By-laws

Pursuant to the Municipal Act as amended, the County of Simcoe and Council may pass tree cutting by-laws to prohibit and regulate the injuring or destruction of certain trees within the Town.

8.3.3 Plans and Drawings

Council may require the submission of drawings showing plan, elevation and cross-section views for each building to be erected, including buildings to be used for residential purposes containing three or more dwelling units, which are sufficient to satisfy the requirements of Section 41(4) of the *Planning Act*. The drawings...

8.3.4 Road Widenings

2 The land dedicated for road widenings shall generally be taken equally from the centre line of the original road allowance. However unequal widenings may be required as a result of inaccuracies in the original surveys, topographic features, historic building locations, significant environmental concerns or other conditions.

8.10 SECONDARY PLANS

8.10.1 Highway 26 East Corridor

The Highway 26 East Corridor between the Huronia Pathway road allowance in the north, the Town of Wasaga Beach in the south, Nottawasaga Bay in the east and the southwesterly limit of Highway 26, encompasses roughly 270 hectares (670 acres) and accommodates approximately 400 single-detached permanent and recreational residential dwelling units in addition to a small array of industrial and commercial uses.

A majority of the existing development in the corridor is situated between Beachwood Road and the Nottawasaga Bay shoreline with more sporadic but still substantial development being found to the east of the highway. Most of the corridor's vacant lands, up to the Highway 26 right-of-way, are categorized on Schedule B - Natural Heritage Resource Areas as Category 1 or 2 Woodland as per this Plan.

At the time of the adoption of this Official Plan, lands within the Highway 26 East Corridor were subject to a number of significant development constraints including a lack of full municipal services and substandard local roads as well as the aforementioned environmental limitations primarily involving the area's woodland. In view of these constraints, the Highway 26 East Corridor has been identified as a *Secondary Plan Area* on Schedule A - Land Use Plan with the intent that development be limited to that permitted by the Section entitled Relaxed Servicing Criteria of this Plan pending the preparation of a secondary plan.

In addition, based on historic growth rates and the population allocation assigned to the Town of Collingwood by the Province and the County of Simcoe, the preparation of a secondary plan for the Highway 26 East Corridor will not be necessary during the planning period of this Official Plan.

In the period preceding the preparation of the secondary plan care shall be taken to maintain the integrity of the natural environment by preventing inappropriate development and through the upgrading of substandard services.

8.10.2

Mountain Road West Corridor

The Mountain Road West Corridor, located roughly between the Tenth Line in the east, (Grey) County Road 19 /Osler Bluff Road in the west, (Simcoe) County Road 32 (Sixth Street) in the south and the Georgian Trail and Nottawasaga Bay shoreline in the north, accommodates mixed but dispersed residential, commercial, industrial and recreational development. The area extends to Collingwood's extreme western boundary where it meets the eastern municipal boundary of the Town of The Blue Mountains and approaches the Blue Mountain/Intrawest recreational-resort area.

At the time of the adoption of this Official Plan, lands within the Mountain Road West Corridor were subject to a number of significant development constraints including a lack of full municipal services, increasing traffic volumes and the need to maintain a transportation corridor, waste disposal assessment areas and environmental limitations involving the Silver Creek watershed, and area woodlands. Beyond this, Council recognized that the formulation of a comprehensive policy framework for Mountain Road West focused on, among other things, land use and transportation linkages with the burgeoning recreational-resort development to the west could assist in the Town's continuing efforts to broaden its economic (tourism) base.

In view of these constraints, the Mountain Road West Corridor has been identified as a *Secondary Plan Area* on Schedule A - Land Use Plan with the intent that development be limited on the lands designated as Rural to that permitted by the Section entitled Relaxed Servicing Criteria of this Plan pending the preparation of a secondary plan.

In addition, based on historic growth and the population allocation assigned to the Town of Collingwood by the Province and the County of Simcoe, there is no short or medium term need to redesignate further lands from Rural to urban uses. Council may consider the need to initiate the Mountain Road West Corridor Secondary Plan for a portion of the lands being the lands designated for urban uses as of January 19th, 2012.

9.0 INTERPRETATION

9.1 LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use classifications and the location of roads as shown on the Land Use Plan and Transportation Plan attached hereto as Schedules A and D, be considered as approximate and generally shall be bounded by roads, railways, shorelines, rivers, canals or other similar geographical areas. It is also intended that the boundary areas, as indicated on Schedules B, C, E and F be considered as approximate and not absolute. Therefore, amendments to the Official Plan will not be required in order to make minor adjustments to the approximate land use boundaries, location of roads, density, or service area boundaries, provided that the general intent of the Official Plan is preserved. Such minor deviations will not be reflected on the attached Schedules A, B, C, D, E and F.

9.2 SCHEDULES D1 & E1

Amendments to the Official Plan will not be required to make either minor or major adjustments to Schedules D1 and E1 of this Plan. These Schedules are intended to provide additional information, which will be of assistance to those interpreting this Plan. They are not to be treated as formal land use planning tools with the same weight as the balance of the Schedules. Adjustments to Schedules D1 and E1 will require the approval of the Town of Collingwood.

9.6 TECHNICAL REVISIONS

Where an error is discovered in the text or a Schedule such as a typographical, grammatical, spelling, numbering or other similar type of mistake, the error may be corrected without obtaining an amendment to the Official Plan provided that the general intent, purpose and substance of the Official Plan is maintained.

Note – Schedule B1 (Black Ash Creek SPA) is deleted and Schedule F is replaced

10.0

GLOSSARY OF TERMS

The Definitions section of the County of Simcoe Official Plan and the following definitions shall govern unless the context indicates otherwise. A definition shall provide a guide to assist in the preparation of the implementing Zoning By-law.

New definitions

- **Small-lot Single detached dwelling unit** – a lots with not less than 10 metres in frontage for construction of a single detached dwelling unit
- **Accessory dwelling unit**; self contained dwelling unit within a single detached, semi-detached or townhouse dwelling
- **Coach House**; a self contained accessory dwelling unit above or attached to a detached garage, on an appropriately sized single detached lot
- **Garden Suites**; a self contained and detached accessory dwelling unit in the rear or side yard of a single detached lot
- **Residential Conversions** a single detached dwelling unit which has been divided into a number of self contained accessory dwelling units .



Official Plan of the Town of Collingwood SCHEDULE 'C' - Residential Density

1:30,000

Legend

SCHEDULE C

DENSITY

HIGH DENSITY

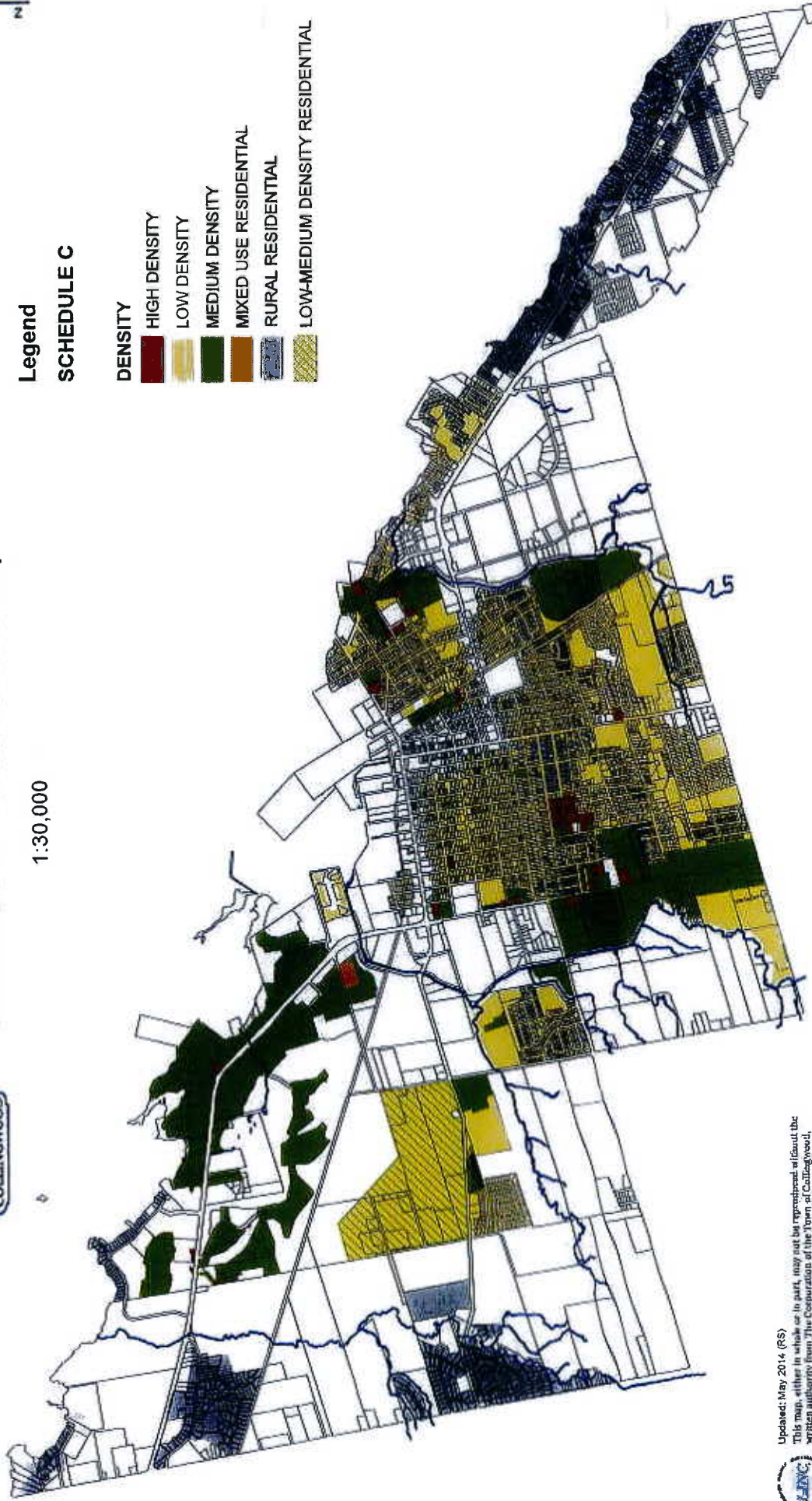
LOW DENSITY

MEDIUM DENSITY

MIXED USE RESIDENTIAL

RURAL RESIDENTIAL

LOW-MEDIUM DENSITY RESIDENTIAL



Updated: May 2014 (RS)
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Official Plan of the Town of Collingwood

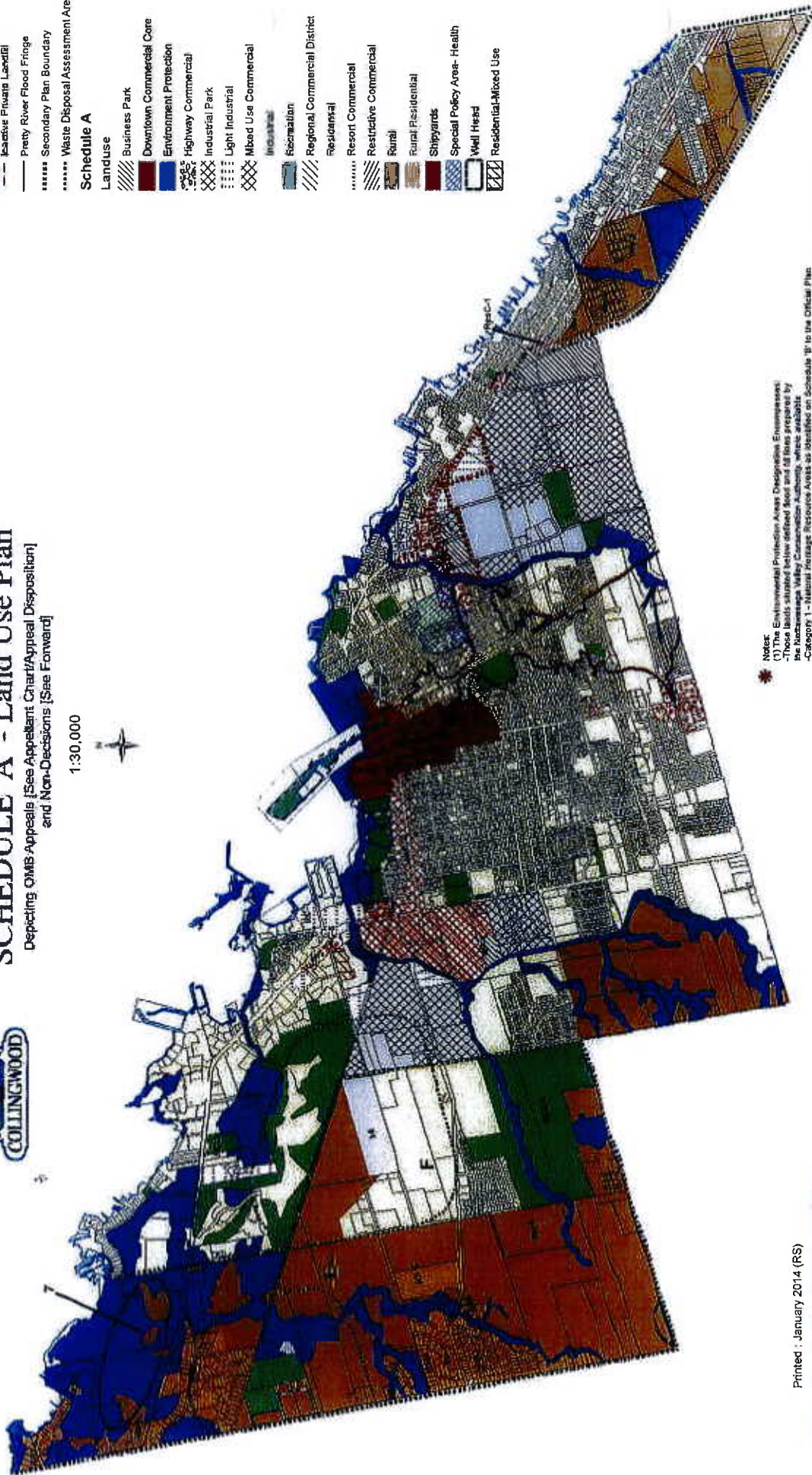
SCHEDULE 'A' - Land Use Plan

Depicting OMB Appeals [See Appellant Chart/Appeal Disposition] and Non-Decisions [See Forward]

1:30,000



- Legend**
- Industrial Fringe
 - Active Private Landfill
 - Petty River Flood Fringe
 - Secondary Plan Boundary
 - Waste Disposal Assessment Areas
 - Schedule A**
 - Landuse**
 - Business Park
 - Downtown Commercial Core
 - Environment Protection
 - Highway Commercial
 - Industrial Park
 - Light Industrial
 - Mixed Use Commercial
 - Industrial
 - Recreation
 - Regional Commercial District
 - Residential
 - Resort Commercial
 - Restrictive Commercial
 - Rural
 - Rural Residential
 - Shipyards
 - Special Policy Area- Health
 - Well Head
 - Residential-Mixed Use



Notes:

- (1) The Environmental Protection Areas Designation (Environments) - Those lands situated below defined flood and all lands prepared by the Keweenaw Valley Conservation Authority, which are available for Category 1 - National Heritage Recreation Areas as identified on Schedule 'B' to the Official Plan.
- (2) Areas defined using a 'Top of Bank' approach along certain water courses where flood and/or all lands are not available for the Environmental Protection Areas Designation.
- (3) The location of the Environmental Protection Areas Designation will be determined as development proceeds in consultation with The County of Simcoe (Metropolitan Conservation Authority) and the Town of Collingwood.

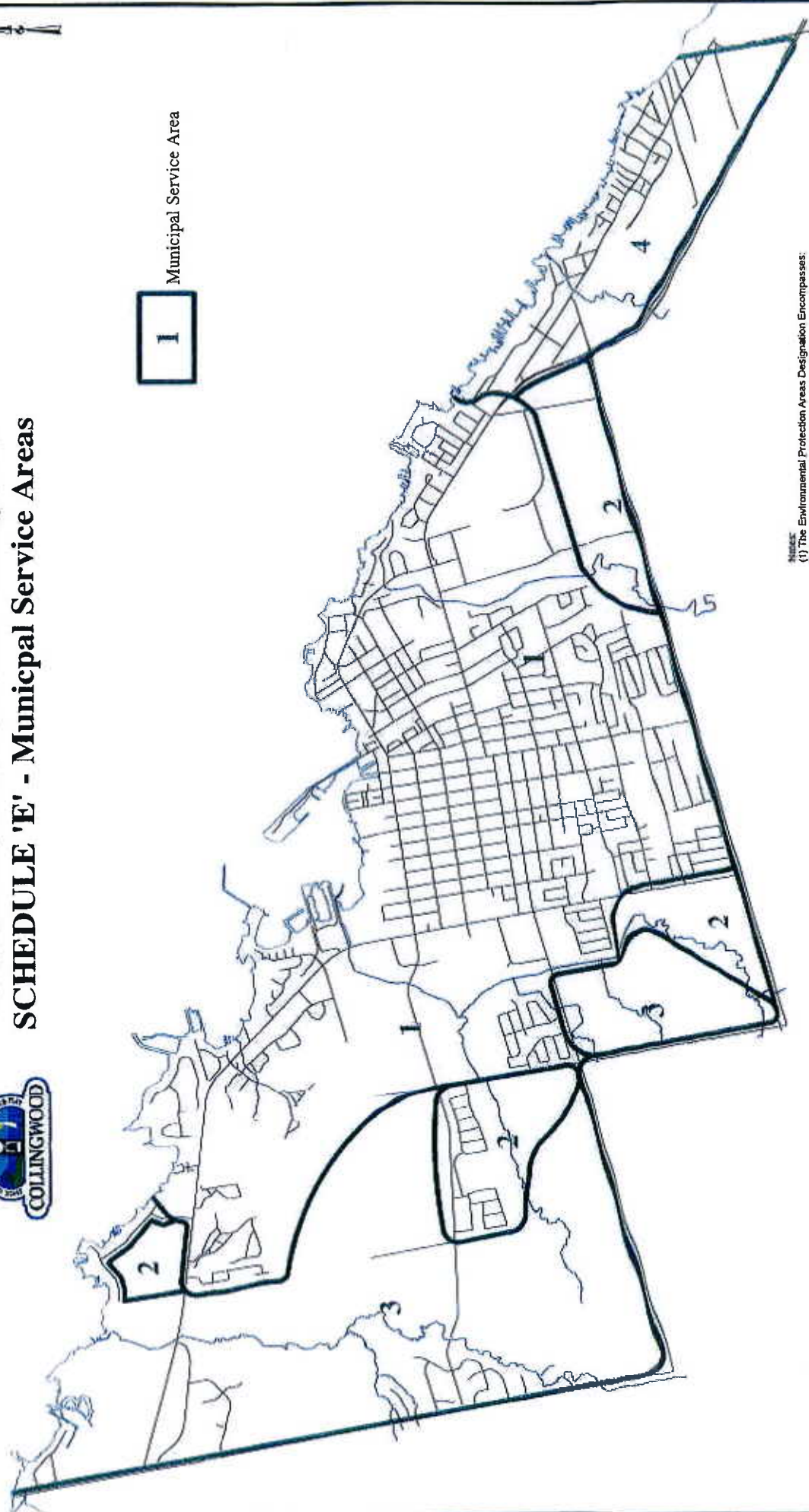
Printed : January 2014 (RS)

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Official Plan of the Town of Collingwood SCHEDULE 'E' - Municipal Service Areas



Notes:
(1) The Environmental Protection Areas Designation Encompasses:
- Those lands situated below defined flood and fill lines prepared by the Collingwood Waterfront Development Corporation, which are subject to the Collingwood Waterfront Development Corporation's policies and procedures.
- Category 1 - Natural Heritage Resource Areas as identified on Schedule 'B' to the Official Plan
- Areas derived using a "Top of Bank" approach along certain water courses when flood and/or fill lines are not available
(2) Environmental Protection areas along the Northwassa Bay shoreline are shown conceptually
(3) The precise location of the Environmental Protection areas designation shall, in all cases, be determined as development proceeds in consultation with The County of Simcoe (Northwassa Valley Conservation Authority) and the Town of Collingwood.

Updated: May 2014 (RS)

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Official Plan of the Town of Collingwood Schedule 'F' Urban Structure

DRAFT

Legend

-  Inside Built Boundary (Not Designated/Unavailable Lands)
-  Green Fields (Not Designated/Unavailable Lands)
-  Collingwood Intensification Area
-  Green Fields (Designated/Available Lands)
-  Inside Built Boundary (Designated/Available Lands)
-  Mixed Use Intensification Areas
-  A) Regional Commercial District
-  B) Mixed Use Commercial- First Street Corridor
-  C) Downtown Commercial Core
-  D) Mixed Use Commercial- Huron Street
-  Built Boundary

