To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: **CCW - 2024-221**

Meeting Date: September 10, 2024

Subject: **Request for Approval – Town of Collingwood Official Plan**

Recommendation

That Item CCW 2024-221, dated September 10, 2024, regarding the Request for Approval of the Town of Collingwood Official Plan, be received.

That the Town of Collingwood Official Plan, as adopted by the Town of Collingwood By-law 2023-095 on December 11, 2023, and modified as per Schedule 3 to Item CCW 2024-221 dated September 10, 2024, be approved save and except the Non-Decisions as outlined in Item CCW 2024-221; and

That the County's approval does not apply to the following Non-Decisions:

Non-Decision No. 1:
A Non-Decision applies to various sections of the Official Plan that reference the 2051 planning horizon for growth and development of the plan.
The specific partial policies that will not come into force include the following sections: Purpose 1.2 a), c) i,, Growth Management 4.1 a), d), e), Accommodating Projected Growth 4.3 c), and Future Community Area 5.5.1.1. b).

Non-Decision No. 2:
A Non-Decision applies to whether a Waste Management (D-4) Assessment Area should apply, and if so, the limits of the Assessment Area for Inactive Local and Private Waste Management Sites identified on Schedule 4. The Official Plan will not come into force regarding Policy 5.4.4.3 b) and Schedule 4 (in part), at this time.

Non-Decision No. 3:
A Non-Decision applies to the Black Ash Creek Subwatershed Special Policy Area including the associated policies in section 5.6.3.4 b) (partial), and section 5.6.3.5, and the Black Ash Creek Special Policy Area line identified on Schedule 3.1-Natural Hazards.

Non-Decision No. 4:
A Non-Decision applies to the Delineated Built Boundary (MPIR 2006) line identified on Schedule 1-Growth Management Plan of the Town of Collingwood OP; and

That Notice of Decision of the Official Plan approval for the Town of Collingwood be provided in accordance with the *Planning Act.*

Executive Summary

In recent years, the Town of Collingwood embarked on a municipally initiated comprehensive update to the current Town Official Plan (OP) to guide growth and development. The Collingwood OP was adopted by the Town of Collingwood Council on December 11, 2023, by By-law No. 2023-095. Collaborative work has since occurred with Town and County staff to ensure the OP appropriately considered all public and agency comments and conformed and is consistent with the applicable provincial and County planning policies. This work is a common part of the County's review and approval process, ultimately leading to County Planning staff's recommendation of approval by County Council. It is also worth noting that the changing provincial planning landscape required changes to the OP, which required additional time to evaluate and finalize appropriate policy.

It is a legislative requirement under Section 26(1) of the *Planning Act*, for the council of a municipality to revise their official plan every 10 years and to update the Plan every 5 years thereafter. These regular updates ensure that a municipality's official plans conform with provincial plans or does not conflict with them, has regard to the matters of provincial interest, and is consistent with provincial policy statements issued by the Minister. This constitutes the Provincial plan conformity exercise identified in Section 26(2.1) of the *Planning Act.*

The County of Simcoe is the approval authority for local municipal official plans as per Section 17 of the *Planning Act,* R.S.O. 1990, c.P.13, as amended. Therefore, it is the responsibility of County Council to make a decision on official plans that are adopted by local municipalities. The OP takes effect upon County Council approval, provided no appeals to the Ontario Land Tribunal (OLT) are received. County Planning staff have reviewed the Collingwood OP and worked with local planning staff to make necessary modifications in order to ensure that the OP is consistent with the Provincial Policy Statement, 2020; in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 as amended, and with the goals, objectives and policies of the County of Simcoe Official Plan, 2016 as amended.

If County Council approves the new Collingwood OP as modified and recommended by County Planning staff, the current in-effect 2004 OP will be repealed and replaced with the Adopted OP as modified by Schedule 3 to Item CCW 2024-221. It should be noted that the modifications recommended by County staff were endorsed by the Town of Collingwood Council on July 29, 2024.

Background/Analysis/Options

The following provides a summary of the Town of Collingwood's Adopted OP:

Proponent: Town of Collingwood

Location: All lands within the Town of Collingwood

Proposal: The purpose of the Town of Collingwood's OP update is:

1. To bring the OP into conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan 2020), Lake Simcoe Protection Plan and the County of Simcoe Official Plan (SCOP 2016); and,
2. To ensure the OP is consistent with the Provincial Policy Statement (PPS 2020).

County File: CW-OP-2301

An official plan is a general policy document that includes a statement of goals, objectives and policies for managing growth and development within a specific jurisdiction. It sets out a comprehensive framework for land use and resource management decision-making. The purpose of an official plan is to ensure that future planning and development will meet the specific needs of a community while protecting and enhancing the natural and built environment.

As a requirement of Section 26 of the *Planning Act*, the Town embarked on the process to comprehensively update its official plan to guide growth and development.

The Collingwood OP was adopted by Town Council on December 11, 2023 by By-law No. 2023-095, and is included as Schedule 1 to Item CCW 2024-221 - Town Adopted Official Plan. As a result of the County's review, a track changes version of the proposed modifications to the text and map schedules of the adopted Collingwood OP is included as Schedule 2 to Item CCW 2024-221 - Town of Collingwood Adopted Official Plan with Track Changes. If approved, and no appeals to the OLT are received, the current in-effect 2004 Collingwood OP, will be repealed and replaced with the adopted OP, as modified by Schedule 3 to Item CCW 2024-221 - Town of Collingwood Recommended Official Plan.

Comments Received

The process to update the Collingwood OP has included a thorough public consultation process, including the legislative requirements pursuant to Section 17(15)(d) of the *Planning Act.* Appropriate notice was provided to the prescribed agencies, Indigenous communities and the public as per the requirements of the *Planning Act* including two Open Houses hosted on October 4, 2023 and the Statutory Public Meeting held on October 17, 2023.

A summary of the public comments received throughout the process is provided in Schedule 4A to Item CCW 2024-221 - Comment Summaries. Approximately 145 participants were involved in the three statutory events. Comments included approximately 170 written submissions from the public, stakeholders, and public agencies, including, the County of Simcoe, Nottawasaga Valley Conservation Authority, Simcoe County District School Board, Simcoe Muskoka District Health Unit, Collingwood General and Marine Hospital, Bell Canada, Ministry of Transportation, Ministry of Natural Resources, and the Ministry of Municipal Affairs and Housing. Approximately 20 oral comments were presented by the general public during the Statutory Public Meeting. In accordance with the *Planning Act*, comments have continued to be received by the County of Simcoe after adoption of the Collingwood OP leading up to the County's approval.

Indigenous consultation and outreach occurred throughout this process and included the Saugeen Ojibway, Huron-Wendat, Hiawatha, and Alderville First Nations and two local Metis Councils. Please refer to Schedule 4B to Item CCW 2024-221 - Indigenous Engagement Summary.

Summary of Agency Comments:

County of Simcoe - County Planning staff provided comments to the Town of Collingwood staff throughout the OP update process. The formal comments were provided to the Town on September 20, 2023. County comments were broad ranging and typical for this type of exercise and included matters such as policy and mapping conformity, consistency in terminology, structure, and formatting throughout with suggestions, and questions for staff to consider. Through the process, County comments were oriented to ensure conformity and consistency with the applicable Provincial and County policies and mapping, while respecting the local context and unique characteristics reflected in the Town OP document.

Ministry of Transportation of Ontario (MTO) -- Comments from the MTO included technical direction based on the MTO Official Plan Review Guidelines, and specific policy questions. The main concern for MTO related to the Highway 26 recommended roadway improvements and new corridor. As such, it was decided to identify this proposed new corridor on a new Appendix IV of the OP, rather than a land use schedule.

Nottawasaga Valley Conservation Authority (NVCA) -- Comments from the NVCA were technical in nature and provided greater clarity and direction regarding the Environmental

Protection designation, natural heritage and hazard lands, restriction of additional residential units and childcare outside of hazard areas, open spaces, public parks, improving streetscapes and public safety. The NVCA also had specific comments on some special policy areas such as Nottawasaga Bay Shore Lands, Silver Creek, Black Ash Creek, and Pretty River, and definitions. (Sept. 1 2023, most recent comment letter.)

Simcoe County District School Board (SCDSB) -- The SCDSB provided comments throughout the process. The comments focused on clarification to Public Service Facilities policies, permissions, major industrial designation, childcare, and associated definitions. Other topics included adaptive re-use options, housing first policies, active transportation, parking and secondary plan process.

Simcoe Muskoka District Health Unit (SMDHU) – General comments were made by the SMDHU related to supporting healthy communities, including healthy food, clean air, water, soil, green space and nature. The SMDHU requested language in the OP to encourage access to physical activity through active travel opportunities and promote urban agricultural activities on public lands.

Collingwood General and Marine Hospital – Comments were related to understanding the permission on the existing Hospital site associated with the Major Institutional designation. The comments also provided an explanation of the expansion or redevelopment opportunities of the lands.

Bell Canada – Bell Canada was mostly interested in changes to the transportation network and/or policies and regulations relating to the direction of growth and public infrastructure investments, heritage character, urban design, broadband and economic growth-related objectives and how Bell can assist the Town of Collingwood to be a connected community. Bell commended the community for their supportive policies (Sections 5.1.3 a) vi, 6.2.2.e) and 6.2.7 c & d to enable the deployment of telecommunications and broadband infrastructure in Collingwood.

Ministry of Municipal Affairs and Housing (MMAH) & Ministry of Natural Resources (MNR) - The issue of the Black Ash Creek Special Policy Area (SPA) was raised. Special policies were created in the 1980's and subsequently updated in 2005 regarding the Black Ash Creek subwatershed. Although the Black Ash Creek Sub-Watershed Study and channelization works have been long completed, the MNR provided comments regarding the extent of the policies from 1980 that are not included in the OP. The SPA policies from the Town of Collingwood 2004 OP have been carried forward in the Adopted OP. The MNR is missing the record of application for the modification or removal of the SPA framework required by PPS policy 3.1.4.

Summary of General Public Comments:

The public comments can be summarized and consolidated into the following themes:

1. Land Use Designations:
    - Request to permit development on portions of rural lands;
    - Promote mixed use and reduce parking requirements;
    - Various site-specific landowner land use redesignation requests (please refer to Town Staff Reports P2021-27 & P2023-24 for Council decisions on redesignation requests).

2. Growth Management and Affordable Housing:
    - Concerned with accommodating growth targets given the challenges with servicing and infrastructure;
    - Densification is needed to create a more livable and affordable community;
    - Clarification to Additional Residential Unit permissions;
    - Ensure the Town can handle the pressures of growth appropriately.

3. Servicing:
    - Limitations of servicing and timing of upgrades and expansions;
    - Maintenance and landscaping of stormwater management ponds and ditches;
    - Concerned with only referring to an expansion of the Wastewater Treatment Plant and not its relocation.

4. Built Form:
    - Balance between preserving heritage buildings while accommodating taller buildings in suitable areas where compatibility is not an issue;
    - Need for resilient building designs that are compatible with projected climate.

5. Employment:
    - Clarification required for the uses permitted in industrial to prestige employment;
    - Employment area conversion requests;
    - Understanding the justification for Environmental Protection in the Braeside Street area and plans for servicing in the Beachwood Road area.

6. Parking:
    - Concerned with parking requirements for new development and its impact on affordable housing;
    - Consider eliminating minimum parking requirements for non residential uses.

7. Active Transportation:
    - Road safety concerns and recognition that roadways are for multi-use;
    - Require more biking parking;
    - Use of public transit needs to be increased and affordable.

8. Transportation and Roads:
    - Various road designation change requests;

- Recommend removal of future collector roads within the regional commercial district;
- Traffic calming requests.

9. Natural Heritage System:
    - Concerned with how wetlands will be improved and protected;
    - Concerned with protecting natural heritage areas while intensifying the downtown;
    - Need to ensure the highest standards are met for future sustainability.

10. Urban Forestry:
    - Clarification of the intent of the urban forestry policies;
    - Requirement to support the protection of the tree canopy.

11. Golf Course Redevelopment:
    - Various opposition to the conversion of the existing Cranberry Golf Course to any other land use.

12. GIS Mapping:
    - Various requests for clarification or corrections to the OP mapped schedules.

RECOMMENDED MODIFICATIONS

Collingwood and County staff consulted with various technical experts to address specific concerns raised throughout the process, both before and after adoption by Town council. The comments received have been considered and/or appropriately addressed either through the adopted Collingwood OP or through the County's subsequent modifications.

County Planning staff have worked in tandem with Town staff and the prescribed agencies to ensure that the OP conforms and is consistent with applicable plans, policies and legislation. County Planning staff have identified proposed modifications, since adoption of the OP, to provide additional clarity, enhance the understanding of the policies and/or ensure conformity and consistency with County and provincial plans.

The following is a summary of the general themes of the County's proposed modifications to the Town of Collingwood's Adopted OP.

Textual Proposed Modifications to Adopted Official Plan

1. Land Use Designations:
    - Enhanced references to energy systems policies within the OP;
    - Clarified (and added) additional residential unit permissions throughout the OP;
    - Provide flexibility regarding development on portions of the rural lands
    - Promote mixed use and reduce parking requirements;
    - Clarified permissions and policies associated with short-term accommodations;
    - Various site-specific landowner land use redesignation requests.

2. Growth Management and Affordable Housing:
    - Clarified intensification and redevelopment within the Built-Up area;
    - Added policies to permit the development and redevelopment of underutilized commercial and institutional sites for residential uses in certain situations;
    - Clarified policies to prioritize planning and investment for infrastructure and public service facilities in Strategic Growth Areas;
    - Updated Poplar Regional Health and Wellness Village MZO policies to support the vision;
    - Included the County of Simcoe's Housing Attainable Supply Action Plan and 10-Year Affordable Housing and Homelessness Prevention Plan as a resource to effect housing supply and affordability within Collingwood;
    - Modified and broadened the references and definitions associated with attainable and affordable housing;
    - Clarified as of right permissions for additional residential units;
    - Added policy related to municipal capital facilities by-laws to support the creation of attainable/affordable housing;
    - Updated short-term accommodation policies.

3. Servicing:
    - Enhancement of servicing capacity policies throughout the OP;
    - Enhancement of stormwater management infrastructure policies;
    - Included no negative impact references related to sewage, water and stormwater policies.

4. Built Form:
    - Modified policies to provide appropriate transitions to sensitive land uses, including major development and major facilities;

5. Employment:
    - Enhancement of the employment area conversion policies;
    - Included a 300 metre distance requirement for major employment designation policies to minimize the impacts on sensitive land uses;

6. Transportation and Roads:
    - Minor updates to policy to encourage transportation systems planning;
    - Minor changes were made to future collector roads;
    - Integrated various Ministry of Transportation comments throughout the Plan, including clarification regarding jurisdiction over portions of Provincial Highway 26, County Road 34, 32 and 124;
    - New policy to recognize potential for provincial roadway improvements and provincial highway corridor realignment identified in new Appendix IV of the OP;

7. Natural Heritage System:
    - Clarified how natural hazards will be addressed through appropriate Conservation Authority consultation;
    - Enhancement of climate changes policies throughout the OP.

8. Waste Management:
    - Corrected information related to waste management sites;
    - Clarified D-4 Assessment Areas with a recommended Non-Decision to policy 5.4.4.3 b) (see below) at this time;
    - Added buffers for land uses surrounding waste management site fill areas.

9. Area Specific Policies:
    - Area 7 - Removal of 'private road' requirement for Pretty River Estates Ph. 2;
    - Area 30 – Sixth Street Development Lands – part of 560 and 580 Sixth Street Policy 5.7.2.5 - New Area Specific Policy to establish a maximum permitted density and specific number of publicly available affordable housing units.

10. Other revisions throughout the document:
    - Minor edits to correct policy wording;
    - Corrections to policy numbering and policy references;
    - Added references to County of Simcoe policies and interests;
    - Updated legislative terminology where necessary;
    - Updated policies where necessary to accommodate recent legislative changes (e.g. pre-consultation, employment conversions, site plan control, Conservation Authority, etc.).

GIS Mapping Schedules Proposed Modifications to Adopted Official Plan

1. General:
    - Schedule 1: Added the Delineated Built Boundary to conform with the Growth Plan;
    - Schedule 1: Small correction to the settlement area boundary;
    - Schedule 3.1: A note was added to this schedule at the request of the NVCA to state that floodplain and shoreline hazards are generally represented on the Schedule and to consult with the appropriate Conservation Authority for more detail;
    - Schedule 4: Small revisions to boundary lines of Highly Valuable Aquifers and Significant Groundwater Recharge Areas and small change to legend;
    - Schedule 5 & 6: Added note for future collector connection between Third Street and Cambridge Street is subject to further study;
    - Schedule 6: Updated some road classifications.

2. Site-Specific Redesignation Requests:
    - A number of site-specific redesignation requests were received throughout the OP update process and a few of them were modified based on approved

Official Plan Amendments and or supported by land use planning rationale, technical studies and peer reviews (please refer to Town Staff Reports P2021-27 & P2023-24 for Council decisions on site-specific redesignation requests).

3. Non-Decisions:
   A note was added to Schedule 1-Growth Management Plan, to identify that a "Non-Decision applies to the Delineated Built Boundary (MPIR 2006)"'. (Non-Decision No. 4).

   A note was added to Schedule 3.1-Natural Hazards, to identify that a "Non-Decision applies to the Black Ash Creek Subwatershed Special Policy" Area and the associated policies in section 5.6.3.4 b) (partial), and section 5.6.3.5'. (Non-Decision No. 3).

   A note was added to Schedule 4-Waste Management Sourcewater Protection, to identify that a "Non-Decision applies to whether a Waste Management (D-4) Assessment Area should apply, and if so, what the limits of the Assessment Area should be for Inactive Local and Private Waste Management Sites". (Non-Decision No. 2)

   Please refer to the 'Non-Decision' section for more details.

4. Appendix IV:
   - New appendix was added at the request of the Ministry of Transportation to provide mapping for the potential Highway 26 expansion corridor location, rather than including it on a land use schedule.

The above noted text and schedule modifications have been thoroughly reviewed and are supported as good planning by Town and County staff and are shown as track changes in Schedule 2 to Item CCW 2024-221 - Town of Collingwood Adopted Official Plan with Track Changes and are reflected in Schedule 3 to Item CCW 2024-221 - Town of Collingwood Recommended Official Plan. The County proposed modifications have been endorsed by the Town of Collingwood Council in the Staff Report P2024-21, dated July 22, 2024.

RECOMMENDED NON-DECISIONS

During the review of official plan policies and/or map schedules, a final decision on some matters can be deferred which is commonly referred to as a "Non-Decision". Reasons for rendering a non-decision can vary, but they typically relate to policies that could be impacted by other outstanding matters. A non-decision allows additional time for those other associated processes or proceedings to catch up and be considered prior to a final decision on the OP policies. In the case of the Town of Collingwood Adopted OP, four (4) non-decisions are recommended, as described below.

Non-Decision No. 1:
A Non-Decision is recommended to various sections of the OP that reference the 2051 planning horizon for growth and development of the plan.
The specific partial policies include the following sections:
Purpose 1.2 a), c) i,, Growth Management 4.1 a), d), e), Accommodating Projected Growth 4.3 c), and Future Community Area 5.5.1.1. b).

Policy 6.5.3 of the Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan) identifies minimum intensification and density targets for lower-tier municipalities in Simcoe County to plan for the time horizon of 2031. As per policy 5.2.5.9, these targets need to be applied to lower-tier official plans prior to the approval of the upper-tier's municipal comprehensive review. Therefore, prior to the Provincial approval of the County's COPA 7, and associated population and employment needs for 2051, the time horizon of 2031 must be maintained within the OP to be in conformity with the Growth Plan. Also note that upon proclamation of the Provincial Planning Statement 2024 on October 20, 2024, these specific Growth Plan policies will no longer be applicable.

County Planning staff will bring forward a recommendation regarding this matter after proclamation of the Provincial Planning Statement.

Non-Decision No. 2:
It was recognized through the County's review of the Town's Adopted OP that the D-4 Assessment Areas associated with the inactive local municipal and private waste management sites within Collingwood are not identified on Schedule 4 as required by legislation. These assessment areas were also noted as non-decision within the previous Town OP. At this time, the County and Town have agreed to recommend a non-decision associated with Policy 5.4.4.3 b) Existing Waste Management Sites (Active and Inactive), and Schedule 4 – Waste Management and Sourcewater Protection (refer to the red asterisk and associated note which states "Non-Decision applies to whether a Waste Management (D-4) Assessment Area should apply, and if so, what the limits of the Assessment Area should be for Inactive Local and Private Waste Management Sites").

Future D-4 Studies will need to be conducted in order to establish the Assessment Areas for the local municipal and private waste management sites. County Planning staff will bring forward a recommendation regarding this matter at the appropriate time in the future.

Non-Decision No. 3:
A Non-Decision is recommended for the Black Ash Creek Subwatershed Special Policy Area, including the associated policies in section 5.6.3.4 b) (partial), and section 5.6.3.5, and the Black Ash Creek Special Policy Area line identified on Schedule 3.1-Natural Hazards of the Town of Collingwood OP.

The Town of Collingwood will be working with the Nottawasaga Valley Conservation Authority (NVCA) to compile the materials requested by the Province to remove the Special Policy Area as per the Ministry's 2009 'Procedures for Approval of New Special Policy Areas and Modifications to Existing Special Policy Areas under the Provincial Policy Statement 2005, Policy 3.1.3 – Natural Hazards – Special Policy Areas'. Once the Province has accepted the removal of the Black Ash Creek Special Policy Area, these associated policies can be removed from the Town's OP.

County Planning staff will bring forward a recommendation regarding this matter at the appropriate time in the future.

Non-Decision No. 4:
A Non-Decision applies to the Delineated Built Boundary (MPIR 2006) line identified on Schedule 1-Growth Management Plan of the Town of Collingwood OP. The Delineated Built Boundary is required to calculate the intensification and density targets of the Growth Plan. Once the Provincial Planning Statement 2024 is in effect as of October 20, 2024, the Delineated Built Boundary will no longer be needed.

County Planning staff will bring forward a recommendation regarding this matter after proclamation of the Provincial Planning Statement.

POLICY REVIEW

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS 2020) provides policy direction on matters of provincial interest related to land use planning and development. It supports a comprehensive, integrated, and long-term approach to planning.

Section 1.1 of the PPS 2020 generally encourages the development of healthy, liveable and safe communities through promoting efficient development and land use patterns and accommodating an appropriate mix of residential, employment and other uses to meet long-term needs.

The Collingwood OP, as modified, is consistent with the PPS 2020.

In the future, a subsequent amendment to the Collingwood OP will need to reflect updated provincial land use policy changes due to the proposed Provincial Planning Statement if/when it is brought into effect by the Province.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (as amended)

The Growth Plan 2019, as amended, manages growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high

quality of life. The policies concentrate on designing complete communities with high quality compact-built form, prioritize intensification to make efficient use of land and infrastructure, support a range and mix of housing options and provide a diverse mix of land uses including residential and employment uses.

The proposed Collingwood OP reflects a time horizon for growth to 2031. A future update to the Collingwood OP will incorporate the growth and population land needs to 2051 as per current Growth Plan policies, and as identified in the County of Simcoe's Municipal Comprehensive Review (MCR) Phase 1 Adopted Official Plan Amendment No. 7. The County's Adopted OP Amendment No. 7 is awaiting provincial approval at this time. A future update to the Collingwood OP will also need to reflect proposed policy changes to the Growth Plan and Provincial Planning Statement once those policy documents are amended or replaced by the Province.

The Collingwood OP, as recommended to be modified, conforms to the Growth Plan.

County of Simcoe Official Plan, 2016

The objectives contained within Section 3.5.1 to 3.5.4 of the County of Simcoe OP 2016, as amended, encourage settlement areas to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, and a development form and pattern to promote efficient use of lands and municipal services.

The County of Simcoe is currently undertaking a Municipal Comprehensive Review (MCR). The County is currently awaiting final approval by the Province of its MCR Phase 1 Official Plan Amendment No. 7 addressing population and employment land needs. A future update to the Collingwood OP will be needed to reflect proposed policy changes to the Provincial Planning Statement and Growth Plan which affect the policies and status of the County of Simcoe Official Plan, as a result of Bill 23 and Bill 185.

The Collingwood OP, as recommended to be modified, conforms to the County of Simcoe OP.

Summary

It is County Planning staff's opinion that Collingwood's Adopted OP as modified by Schedule 3 to Item CCW 2024-221 is consistent with the Provincial Policy Statement, 2020; and conforms to the Growth Plan, 2019, as amended, and the County of Simcoe Official Plan, 2016 as amended.

County Planning staff recommend:

- That the new Collingwood OP, as adopted by the Town By-law No. 2023-095 on December 11, 2023, with notice of adoption issued on December 20, 2023, and as modified per Schedule 3 to Item CCW 2024-221, dated September 10, 2024, be approved;

- That the County's approval does not apply to the following Non-Decisions:

  Non-Decision No. 1:
  A Non-Decision applies to various sections of the Official Plan that reference the 2051 planning horizon for growth and development of the plan.
  The specific partial policies that will not come into force include the following sections: Purpose 1.2 a), c) i,, Growth Management 4.1 a), d), e), Accommodating Projected Growth 4.3 c), and Future Community Area 5.5.1.1. b).

  Non-Decision No. 2:
  A Non-Decision applies to whether a Waste Management (D-4) Assessment Area should apply, and if so, the limits of the Assessment Area for Inactive Local and Private Waste Management Sites identified on Schedule 4. The Official Plan will not come into force regarding Policy 5.4.4.3 b) and Schedule 4 (in part), at this time.

  Non-Decision No. 3:
  A Non-Decision applies to the Black Ash Creek Subwatershed Special Policy Area including the associated policies in section 5.6.3.4 b) (partial), and section 5.6.3.5, and the Black Ash Creek Special Policy Area line identified on Schedule 3.1-Natural Hazards.

  Non-Decision No. 4:
  A Non-Decision applies to the Delineated Built Boundary (MPIR 2006) line identified on Schedule 1-Growth Management Plan of the Town of Collingwood OP.

- That Notice of Decision of the OP approval for the Town of Collingwood be provided in accordance with the *Planning Act.*

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the OLT there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related OLT proceedings.

Relationship to Corporate Strategic Plan

No specific relationship to corporate strategies.

Reference Documents

- P2024-21 (July 22, 2024) Town of Collingwood Report: Adopted 2023 Town of Collingwood Official Plan – Proposed Modifications
- P2023-32 (December 11, 2023) Town of Collingwood Report: Official Plan Update – Adoption of New Official Plan

Attachments

Schedule 1 – Town of Collingwood Adopted Official Plan
Schedule 2 – Town of Collingwood Adopted Official Plan with Track Changes
Schedule 3 – Town of Collingwood Recommended Official Plan
Schedule 4A – Town of Collingwood Official Plan Comment Summaries
Schedule 4B – Town of Collingwood Official Plan Indigenous Engagement Summary

Prepared By Kristin D. Pechkovsky, MCIP, RPP
Planning Program Supervisor, Innovation and Acceleration

Approvals	**Date**
Nathan Westendorp, Director of Planning, Chief Planner	August 26, 2024
Rob Elliott, General Manager, Engineering, Planning and Environment	August 29, 2024
Trevor Wilcox, General Manager, Corporate Performance	September 3, 2024
Mark Aitken, Chief Administrative Officer	September 4, 2024