

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 17, 2019**

Item 7, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 17, 2019.

#### **7. ALLOCATION OF SERVICING CAPACITY ANNUAL DISTRIBUTION AND UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 10, 2019:**

##### **Recommendations**

1. "THAT the Allocation of Servicing Capacity Policy (included in Attachment No. 1) be approved by Council;
2. "THAT development application File Numbers DA.11.073, DA.13.038 and 19T-16V002 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 50 persons equivalent";
3. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System as noted below:
  - a. 24,035 persons equivalent for distribution to active development applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area);
  - b. 5,125 persons equivalent (approximately 4,000 apartment units) for distribution to active development applications in Regional Centres/Corridors;
  - c. 4,000 persons equivalent (approximately 2,000 apartment units) for distribution to active development applications at the discretion of Council (Council's Reserve); and
  - d. 2,492 persons equivalent for distribution to active development applications within the Kleinburg Water Resource Recovery Facility service area.
4. THAT an annual review of the City's available servicing capacity and related Policy be undertaken by staff and brought forward to a future Committee of the Whole meeting; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

## Committee of the Whole Report (2)

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**DATE:** Tuesday, December 10, 2019

**WARD(S):** ALL

**TITLE: ALLOCATION OF SERVICING CAPACITY  
ANNUAL DISTRIBUTION AND UPDATE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

This Report updates Council on the new assignment of Regional servicing capacity, outlines the City's new Allocation of Servicing Capacity Policy, and requests Council approval of same.

### **Report Highlights**

- To update Council on York Region's 2019 water and wastewater capacity assignment to support growth as presented to Regional Committee of the Whole on September 12, 2019
- To secure Council approval of the City's new Allocation of Servicing Capacity Policy
- To recommend distribution of servicing capacity to active development applications
- To inform stakeholders that short-term capacity needs have been met

### **Recommendations**

1. "THAT the Allocation of Servicing Capacity Policy (included in Attachment No. 1) be approved by Council;
2. "THAT development application File Numbers DA.11.073, DA.13.038 and 19T-16V002 be ALLOCATED servicing capacity from the York Sewage / Water Supply

System for a total of 50 persons equivalent”;

3. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System as noted below:
  - a. 24,035 persons equivalent for distribution to active development applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area);
  - b. 5,125 persons equivalent (approximately 4,000 apartment units) for distribution to active development applications in Regional Centres/Corridors;
  - c. 4,000 persons equivalent (approximately 2,000 apartment units) for distribution to active development applications at the discretion of Council (Council’s Reserve); and
  - d. 2,492 persons equivalent for distribution to active development applications within the Kleinburg Water Resource Recovery Facility service area.
4. THAT an annual review of the City’s available servicing capacity and related Policy be undertaken by staff and brought forward to a future Committee of the Whole meeting; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

## **Background**

York Region supplies bulk water through large transmission mains to local area municipalities for daily consumption and fire protection. York Region is also responsible for providing trunk wastewater conveyance and treatment for local area municipalities. Accordingly, York Region establishes limits on sewage and water servicing capacity to each of the nine local area municipalities within the Region. Limits are set based on the overall availability and capacity of the Regional infrastructure network. Each local municipality is then responsible to allocate this capacity to individual land development applications. A formal servicing capacity allocation process is necessary to efficiently manage the distribution of the limited Regional capacity.

The City’s last Servicing Capacity Allocation Strategy Annual Distribution and Update was dated February 21, 2018. Since then, Regional servicing capacity equivalent to

approximately 30,000 persons was allocated, primarily to high-rise development applications supporting the Provincial Growth Plan, thereby allowing development of high-density communities around major transit investments underway by York Region and the Province. Accordingly, to date all previously assigned Regional servicing capacity has been fully utilized.

### **York Region presented its 2019 water and wastewater capacity assignment to local area municipalities at their September 12, 2019 Committee of the Whole meeting**

The distribution of Regional servicing capacity amongst local area municipalities is typically based on historical growth rates and future growth projections and is reviewed on an annual basis with the objective of sustaining short-term growth forecasts and market trends.

On September 12, 2019, York Region confirmed a new capacity assignment to Vaughan for approximately 45,000 people from the York Sewage / Water Supply System (excluding the Kleinburg Water Resource Recovery Facility service area). The capacity assignment includes 36,869 persons equivalent of capacity to be utilized city-wide, and an additional 8,000 persons equivalent specific to Centres and Corridors.

In addition, a 4,000-person Regional reserve was established to support new private purpose-built rental developments throughout the Region.

### **Previous Reports/Authority**

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW\\_0206\\_18\\_2.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW_0206_18_2.pdf)

### **Analysis and Options**

#### **A formal Corporate Policy has been prepared for the allocation of servicing capacity to active development applications**

In November 2005, Council approved the City's Servicing Capacity Distribution Protocol. The protocol has been effectively utilized and periodically updated ever since. The original intent of the protocol was to consistently prioritize active development applications city-wide and place them in queue to ultimately receive allocation by Council resolution. The protocol established specific criteria to assist in realizing the priority status (or queue) of an active development application.

In 2018, staff initiated an internal process to update the protocol document and to convert it to an official City policy. As part of this process the following tasks were completed to develop the new policy:

- An industry scan / comparison with other municipalities;

- An analysis of historical growth trends for Vaughan;
- Presentations and discussions with the City's Policy Committee;
- Various City Growth Management Committee presentations / discussions;
- Discussion and coordination with Regional staff;
- Consultation with the Building Industry and Land Development Association (BILD); and
- Consultation with internal City departments.

The original protocol, approved in 2005, needs to be updated and formalized into a corporate policy in order to:

- Ensure allocated capacity does not sit idle and may be redistributed if necessary;
- Better align with York Region's latest processes and procedures; and
- Place greater importance on sustainable servicing incentive programs.

Based on the new Policy, development applications are placed in one of two priority categories prior to receiving final allocation. Development applications are generally prioritized based on the status of planning approvals and anticipated timing of development. Reservation of capacity is broken down into two priority categories, as noted below:

#### Priority 1 Reservation

For applications proceeding to final approval within the next 12 months.

#### Priority 2 Reservation

For applications proceeding to final approval within the next 12 – 36 months.

From a planning approval status perspective, immediate consideration is given to active development applications which have received LPAT, Draft Plan of Subdivision or Site Development approval. In sequential order of priority, consideration is also given to those applications which have the appropriate zoning in place for an intended use, are Official Plan compliant, and/or represent infill development or completion of partially built communities.

### **City to encourage participation in Regional servicing incentive programs to realize additional servicing capacity**

York Region's servicing incentive programs provide ability for new growth in local municipalities to gain servicing capacity beyond the Regional assignment while promoting sustainable residential development.

Innovative and sustainable water and wastewater reduction initiatives such as the Servicing Incentive Program (SIP), Sustainable Development Through Leadership in Energy and Environmental Design (LEED) Incentive Program and Developer-funded

Inflow and Infiltration (I & I) Reduction Program have proven successful in realizing additional servicing capacity throughout the Region.

The Region continues to encourage municipalities to optimize capacity allocation by implementing servicing best practices and water and wastewater sustainability strategies.

**The implementation of “use it or redistribute it” policy provisions will ensure efficient use of assigned capacity**

The new Policy will ensure allocated capacity will not sit idle. Provisions have been added to ensure Council may consider the redistribution of capacity post allocation if an application does not proceed pay City and Regional Development Charges within a 36-month period.

**A comprehensive stakeholder consultation program was completed to finalize the new Policy**

On May 15, 2019, staff met with the Policy Committee to present the draft Distribution of Servicing Capacity Policy. In May to July, presentations were made to the City’s Growth Management Committee (GMC) and BILD. As well, in August and September, staff met with internal stakeholders to provide an overview of the proposed Policy and to solicit comments specific to internal departments.

All stakeholders consulted have expressed their support of the final policy document included as Attachment No. 1. Accordingly, it is recommended the Policy be approved by Council.

**Local Planning Appeal Tribunal (LPAT) approved development applications and previously approved developments requiring additional units are formally allocated servicing capacity**

Three development applications have been approved by LPAT or require additional servicing capacity as a result of a unit count increase. They are as follow:

- 1) Avenue on 7 (DA.11.073). Two (2) additional apartment units (4 persons equivalent) are required. The application was previously approved and allocated servicing capacity on May 15, 2015 (230 apartment units or 508 persons equivalent) and December 19, 2015 (46 apartment units or 102 persons equivalent) by Vaughan Council.
- 2) Centreville Development Corporation (DA.13.038). Four (4) semi-detached units (14 persons equivalent) were approved by LPAT. Its decision was issued on November 29, 2018.
- 3) Centra (BT1) Inc. (19T-16V002). Nine (9) single-family units (32 persons equivalent) was verbally approved by LPAT on December 2, 2019.

Accordingly, and in accordance with the new Policy, it is recommended the above noted development applications be allocated capacity by Council resolution.

### **An 8,000-person reserve is created for Regional Centres and Corridors**

York Region has assigned an 8,000 persons equivalent servicing capacity reserve for Regional Centres and Corridors. This capacity is specifically dedicated to areas such as the Vaughan Metropolitan Centre (VMC). To date, 2,875 persons equivalent has been allocated. Accordingly, it is recommended the balance (5,125 persons equivalent) be reserved for future active development applications.

### **A 4,000-person Council reserve is available for allocation to active development applications at Council's discretion**

This reserve has been re-established thereby allowing Council the ability to allocate capacity to development applications of strategic importance. As this capacity is allocated, the reserve may be topped up on a yearly basis (if required).

### **Staff will continue to closely monitor Regional servicing limitations in the Jane Rutherford and Humber Pumping Station sewer shed areas to mitigate potential gaps to 2028**

Staff have worked closely with York Region on the West Vaughan Sanitary Sewage Servicing Class Environmental Assessment and Northeast Vaughan Water and Wastewater Servicing Class Environmental Assessment. The combined service area of both projects account for the majority of the City's remaining white-belt developable land area. Therefore, the implementation of the recommendations of both projects is crucial in realizing and effectively servicing anticipated targets of projected new growth. York Region's anticipated in-service date has not changed at 2028.

In order to address more immediate servicing requirements, the City has embarked on an Interim Servicing Strategy Study for Vaughan's New Community Areas and intensification corridors. The intent of the Study is to analyze the City's local sanitary sewage system to identify residual servicing capacity. This capacity will be strategically distributed by the City and utilized by new growth as necessary and available. This available capacity is intended to allow growth to continue and to bridge the gap between the present and the in-service date (2028) of Regional infrastructure.

### **Capacity remains available for 2,492 new residents in Kleinburg-Nashville from the Kleinburg Water Resource Recovery Facility**

Servicing capacity remains available to the Kleinburg Water Resource Recovery Facility for an additional 2,492 persons. This capacity may be distributed to active development applications located with the Kleinburg-Nashville service area.

York Region has committed to monitoring the capacity of standalone wastewater facilities to ensure there is adequate servicing to support approved growth in these communities.

Future capacity needs for the Kleinburg-Nashville service area will be subject to policies impacting future expansion opportunities for the Kleinburg Water Resource Recovery Facility and will be considered through the Municipal Comprehensive Review (MCR) and the Regional Water and Wastewater Master Plan Update.

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

Annual allocation status reports serve to inform York Region of the City's short-term development projections and demonstrate the City's effectiveness in managing Regional capacity and overall growth.

York Region's anticipated capital delivery timing for the necessary Northeast Vaughan infrastructure improvements are programmed for 2028. This timing remains a concern for City staff and for members of the Building Industry and Land Development Association (York Chapter).

Accordingly, staff will continue to discuss and explore options to advance delivery timing of Regional infrastructure as necessary to service Vaughan's new community areas.

The timely delivery of Regional water and wastewater related infrastructure for Vaughan and the resulting distribution of Regional servicing capacity to the City will:

- Maximize population and employment land development potential;
- Accelerate Development Charge revenue collections for York Region and the City;
- Support Provincial, Regional and City objectives to create jobs, economic growth and housing options;
- Maximize intensification potential along Regional corridors and within the Vaughan Metropolitan Centre by dedicating existing residual water and wastewater system capacity to these areas; and
- Capitalize on the 20,000 transit riders expected to be moving through the Vaughan Metropolitan Centre daily.



Regional water and wastewater infrastructure projects should be advanced in a timely manner, so the City can continue to grow and the benefits of the Provincial infrastructure investments in Vaughan can be fully realized.

## **Conclusion**

York Region provided a capacity assignment update to support growth to 2026 to its Council on September 12, 2019. York Region confirmed an additional capacity distribution to Vaughan for approximately 45,000 people. The capacity assignment includes unrestricted capacity that can be utilized city-wide and 8,000 persons equivalent specific to Centres and Corridors.

In accordance with the City's Policy, it is recommended an annual review of available servicing capacity be undertaken by staff and brought forward to a future Committee of the Whole meeting.

It is further recommended a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

**For more information**, please contact: Vince Musacchio, Director, Infrastructure Planning and Corporate Asset Management (Ext. 8311).

## **Attachments**

1. Allocation of Servicing Capacity (Corporate Policy No.08.C.01)

## **Prepared by**

Tony Artuso, Senior Engineering Assistant, Ext. 8396

Michael Frieri, Manager of Infrastructure Planning and Engineering, Ext. 8729



# CITY OF VAUGHAN

## CORPORATE POLICY

**POLICY TITLE:** ALLOCATION OF SERVICING CAPACITY

**POLICY NO.:** 08.C.01

<b>Section:</b>	Development & Planning		
<b>Effective Date:</b>	December 10, 2019	<b>Date of Last Review:</b>	Click or tap to enter a date.
<b>Approval Authority:</b> Council	<b>Policy Owner:</b> DCM, Infrastructure Development		

### POLICY STATEMENT

This Policy establishes a framework for the allocation of water and wastewater servicing capacity through the City's planning application review and approval process.

The allocation of water and wastewater servicing capacity is limited to the residential land use component of any Active Development Application. The industrial, commercial and/or institutional land use components of an Active Development Application do not require Allocation of Servicing Capacity.

### PURPOSE

To strategically and equitably allocate water and wastewater servicing capacity to Active Development Applications within the City, ensuring efficient and sustainable use of Servicing Capacity, and the orderly distribution of same.

To ensure Active Development Applications are placed in queue for Allocation of Servicing Capacity based on one of the Priority Categories.

### SCOPE

York Region assigns servicing capacity to local municipalities on a municipal wide basis or on a specific sewer-shed/water pressure district basis; local municipalities in turn allocate to Active Development Applications.

Vaughan Council is responsible for the Allocation of Servicing Capacity to Active Development Applications within the City.

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The authority to Reserve Servicing Capacity is delegated to Staff based on the provisions of this Policy.

#### **LEGISLATIVE REQUIREMENTS**

1. *Planning Act*, R.S.O. 1990, c. P.13
2. *Places to Grow Act, 2005*, S.O. 2005, c. 13
3. *Municipal Act, 2001*, S.O. 2001, c. 25

#### **DEFINITIONS**

In this Policy, the following words or phrases are defined as follows:

1. **Active Development Application:** An application made and deemed complete under the *Planning Act*, that is not Closed or Withdrawn, to develop land.
2. **Allocation:** The apportionment of a segment of the bulk Servicing Capacity assigned by York Region to the City to a specific Active Development Application within the City by City Council.
3. **Allocation Credit:** A credit for the apportionment of Allocation which is given by the City to an Active Development Application that is dependent on the sustainability incentive program criteria for which it intends to rely.
4. **Allocation Priority:** Superiority in position regarding the Allocation of Servicing Capacity.
5. **City:** The Corporation of the City of Vaughan, including all departments, employees and administrative divisions.
6. **Closed:** The removal of an Active Development Application from the City's consideration as a result of the Owner's inaction on the application, and the Owner's failure to pay the City's maintenance fee pursuant to the City's in-effect Tariff of Fees for planning applications (in accordance with By-law No. 044-2019, as amended or replaced). An Active Development Application can also be closed by virtue of the City's refusal of the application as applied for, and the expiry of the right to appeal that refusal pursuant to *the Planning Act*, and/or the dismissal of any appeal by the Local Planning Appeal Tribunal.
7. **Council:** Council of the City of Vaughan.

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- 8. Holding Symbol “(H)”:** A prefix that Council can implement in a by-law passed under s. 34 of the *Planning Act* to specify the future use of lands, buildings or structures until such time as conditions for removing the “H” are met, and it has been removed by by-law.
- 9. Infill Development:** The development or redevelopment of a property, site or area with a new development at a higher density or building height than is currently permitted by the Official Plan within an area that is already developed.
- 10. Infrastructure Improvements:** Those improvements to specific York Region or City infrastructure for which the availability of Servicing Capacity is dependent.
- 11. No Pre-Sale Agreement:** An agreement by which the Owner agrees not to enter into any agreements of purchase and sale with end users for any portion of its lands until Servicing Capacity has been Allocated.
- 12. Priority Category:** Speaks to Allocation Priority. Priority 1 Reservation is the first in priority, and Priority 2 Reservation is second.
- 13. Redistributed:** The reallocation of Servicing Capacity from one Active Development Application to another, or others.
- 14. Reservation:** An arrangement to have the Servicing Capacity held for an Active Development Application for a 12-month period.
- 15. Servicing Capacity:** Water supply and wastewater treatment capacity for residential development in the City within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage System, as distributed by York Region and allocated by the City.
- 16. Significantly Revised:** A site-specific Official Plan Amendment is necessary.
- 17. Staff:** The employees within the City of Vaughan’s Infrastructure Development or Planning and Growth Management divisions.
- 18. Withdrawn:** The removal of an Active Development Application by the Owner and/or Agent from the City’s consideration.
- 19. York Region:** The Regional Municipality of York, including all departments, employees and administrative divisions.

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

## **POLICY**

### **1. Allocation**

1.1. An Active Development Application shall qualify for Allocation of Servicing Capacity if:

- 1.1.1. Servicing Capacity is available for distribution;
- 1.1.2. The development conforms (or will conform) to the City's current Official Plan and Zoning By-law;
- 1.1.3. The availability of the Servicing Capacity is not dependent on the construction and commissioning of Infrastructure Improvements; and,
- 1.1.4. It is ratified by Council resolution concurrently with Council approval of a Site Development Application and/or Draft Plan of Subdivision Application.

1.2. Where Servicing Capacity is available but dependent on the construction of Infrastructure Improvements:

- 1.2.1. Council may consider granting an Active Development Application approval in advance of Allocation subject to the inclusion of a Holding Symbol "(H)" in the implementing Zoning By-law and the requirement for a No Pre-Sale Agreement. In this situation, an Active Development Application may be reserved Servicing Capacity in accordance with the provisions of this Policy; and,
- 1.2.2. The Active Development Application can be considered for Allocation of Servicing Capacity by Council resolution in conjunction with the removal of the Holding Symbol "(H)" and enactment of the applicable Zoning By-law for the subject lands. This may occur no sooner than 6 months prior to the anticipated operational/in-service date for the related Infrastructure Improvements, thereby allowing a development (previously approved by Council) the ability to proceed to registration and/or building permit issuance.

### **2. Reservation**

2.1. Reservation of Servicing Capacity to Active Development Applications shall be determined with consideration for: status of Council approval; anticipated timing of development; location; density; environmental sustainability; and, the availability of adequate City and York Region infrastructure and services which include in addition to water and wastewater (but are not limited to), transportation, stormwater, and park facilities.

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2.2. An Active Development Application shall qualify for **Priority 1 Reservation** of Servicing Capacity where:

2.2.1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision may proceed to registration within the next 12 months; or in the case of a Site Development Application, that a Site Plan Agreement (or Letter of Undertaking, whichever is in affect) may be executed within the next 12 months;

2.2.2. The City is satisfied that adequate municipal infrastructure, both at the City and York Region level will be available to service the Active Development Application; and,

2.2.3. A minimum of two of the following conditions apply:

2.2.3.1. Official Plan Amendment application is approved by Council;

2.2.3.2. Zoning By-law Amendment application is approved by Council with or without the Holding Symbol “(H)”;

2.2.3.3. The Active Development Application is for an Infill Development or completion of a partially built community.

2.3. Priority 1 Reservation of Servicing Capacity shall be for a maximum period of 12 months. Priority 1 Reservation shall be automatically revoked after a period of 12 months if the Allocation has not been committed by a Council resolution.

2.4. An Active Development Application shall qualify for **Priority 2 Reservation** of Servicing Capacity where:

2.4.1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision may proceed to registration, or in the case of a Site Development Application, that a Site Plan Agreement (or Letter of Undertaking, whichever is in affect) may be executed, within the next 12 to 36 months;

2.4.2. The City is satisfied that adequate municipal infrastructure, both at the City and York Region level will be available to service the Active Development Application; and,

2.4.3. A minimum of two of the following conditions apply:

2.4.3.1. Official Plan Amendment application is approved by Council;

2.4.3.2. Zoning By-law Amendment application is approved by Council, with or without a Holding Symbol “(H)”;

2.4.3.3. The Active Development Application is for an Infill Development or completion of a partially built community; or,

2.4.3.4. The Active Development Application is geographically located within an area where the City strategically chooses to provide for deliberate growth.

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2.5. Priority 2 Reservation of Servicing Capacity shall be for a maximum period of 12 months. Priority 2 Reservation shall be automatically revoked after a period of 12 months and/or at the discretion of the City.

2.6. Priority 2 Reservation of Servicing Capacity to an Active Development Application may be amended at any time.

### **3. Sustainability Considerations**

3.1. Notwithstanding the provisions of this Policy, Allocation Priority and an Allocation Credit may be approved by Council resolution for any Active Development Application meeting the minimum qualifying criteria for any of the following sustainability incentive programs:

- 3.1.1. York Region's Servicing Incentive Program (SIP);
- 3.1.2. York Region's Sustainable Development Through LEED (Leadership in Energy and Environmental Design) Incentive Program;
- 3.1.3. Vaughan's Inflow and Infiltration Reduction Program; or
- 3.1.4. Vaughan's Sustainable Performance Metrics Program.

3.2. The focus of these programs is to promote low impact / sustainable development, as it relates to Servicing Capacity, specifically water efficiency and reduced wastewater flow from development projects, thereby improving overall system optimization and reducing infrastructure investment needed to support growth.

3.3. For specific Allocation Credit details, qualifying criteria and/or technical requirements, refer to current/available program information as provided by York Region and/or the City.

### **4. Redistribution of Servicing Capacity**

4.1. Notwithstanding the provisions of this Policy, Servicing Capacity Allocated by Council resolution to an Active Development Application may be Redistributed if (at the discretion of the City), the Active Development Application does not proceed to registration and/or building permit issuance within 36 months. This provision does not apply to an Active Development Application qualifying for any sustainability incentive program noted in Policy 3.1 above.

4.2. The 36-month timeline shall begin once the approval of a development application is in full force and effect (if the statutory appeal period is over).

4.3. Prior to recommending the Redistribution of Servicing Capacity, the following considerations shall be assessed on a case by case basis:

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- 4.3.1. Status of sales (lots or units);
  - 4.3.2. Pre-servicing of a site through a pre-servicing agreement;
  - 4.3.3. Execution of the Regional Development Charge Agreement and payment of the hard services component of same;
  - 4.3.4. Execution of the City's Subdivision Agreement and payment of a portion of the City's Development Charges;
  - 4.3.5. Submission of building permit applications to the City and/or issuance of a conditional building permit by the City; and
  - 4.3.6. City and/or third-party delays in obtaining clearance of approval conditions.
- 4.4. In the event an Active Development Application is Closed, Withdrawn, or Significantly Revised, any and all previous commitment by the City regarding Servicing Capacity shall become null and void. Servicing Capacity does not run with the land and is not transferable.

## **5. Annual Distribution Update and Status Report**

- 5.1. The following shall be reviewed on an annual basis and summarized in a Staff report to Committee of the Whole for Council approval:
- 5.1.1. The commitment of Servicing Capacity to Active Development Applications (any application previously Allocated or Reserved Servicing Capacity in accordance with the provisions of this Policy);
  - 5.1.2. The planning approval status and progression of Active Development Applications through the development review and approvals process;
  - 5.1.3. The details and provisions of this Policy; and
  - 5.1.4. The remaining Servicing Capacity available for distribution by the City.

## **ADMINISTRATION**

*Administered by the Office of the City Clerk.*

<b>Review Schedule:</b>	3 Years If other, specify here	<b>Next Review Date:</b>	June 30, 2022
<b>Related Policy(ies):</b>			
<b>Related By-Law(s):</b>			
<b>Procedural Document:</b>			



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**POLICY NO.:        08.C.01**

Revision History	
<b>Date:</b>	<b>Description:</b>
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