



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 15, 2025

Report Number: SRPBS.25.003

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.003 –Municipal Servicing Capacity and Allocation Summary Update**

Purpose:

The purpose of this report is to provide an update on Council's servicing allocation assignments; to recommend that Council revoke and replace the City's Interim Policy for Allocating Sanitary Sewer Capacity and Interim Growth Management Strategy with a new proposed Municipal Servicing Allocation Policy through the enactment of a by-law; and to authorize its administration to the Commissioner of Planning and Building Services to align with recent streamlining initiatives and legislative changes undertaken with respect to the development review and approval process with the goal of increasing housing supply in the City.

Recommendations:

- a) That Staff Report SRPBS.25.003 be received for information purposes;
- b) that Council revoke the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended, and the Interim Growth Management Strategy;
- c) that Council approve and enact the proposed Municipal Servicing Allocation Policy By-law 9-25, attached as Appendix "G" to Staff Report SRPBS.25.003, being a by-law to adopt a policy to provide for the allocation of water supply and sewage capacity, and to assign administration of this policy to the Commissioner of Planning and Building Services; and,
- d) that Council approve and enact the Amendment to the City's Tariff of Fees By-law 8-25 attached as Appendix "H" to Staff Report SRPBS.25.003 to facilitate the implementation of the proposed Municipal Servicing Allocation Policy.

Contact Persons:

- Kaitlyn Graham, Project Manager, Development Planning, phone number 905-771-5563
- Deborah Giannetta, Director, Development Planning, phone number 905-771-5542

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- Gus Galanis, Commissioner, Planning and Building Services, phone number 905-771-2465

Report Approval:

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

Key Messages:

- In 2004, Council adopted an Interim Policy for Allocating Sanitary Sewer Capacity to manage development pressures in relation to servicing capacity constraints across York Region, which has been amended over time;
- in 2008, Council adopted an Interim Growth Management Strategy to provide Council with a framework within which to consider development applications for allocation of servicing capacity on an interim basis;
- since the last servicing update to Council in 2015 to Q3 of 2024, the City has assigned a total of 41,075 persons of servicing capacity, of which 11,945 persons have not yet been registered, and a total of 22,072 persons of servicing allocation remain available to be assigned to future development applications;
- in July 2023, Council endorsed the recommendations of Staff Report SRPI.23.059 in response to the legislative changes resulting from the implementation of Bills 109, 23 and 97 and approved the delegation of various administrative planning matters, such as municipal servicing allocation, to the Commissioner of Planning and Building Services and directed staff to bring forward an amended Delegation By-law for implementation;
- on June 6, 2024, Bill 185 introduced the ability for a municipality to enact a by-law under the *Municipal Act* to adopt a policy providing for the allocation of water supply and sewage capacity as well as to require lapsing “use it or lose it” provisions for draft Plan of Subdivision and draft Plan of Condominium approvals, and to provide for these provisions for Site Plan approvals to incentivize the construction of housing; and,
- staff recommend repeal of the City’s existing Interim Policy for Allocating Sanitary Sewer Capacity and Interim Growth Management Strategy, the enactment of a by-law to formalize the adoption of an updated Allocation Policy and to authorize its administration to the Commissioner of Planning and Building Services.

Background:

On September 29, 2015, Council received Staff Report SRPRS.15.148 which was the last in a series of servicing update reports that provided Council with an updated summary of residential applications that received servicing capacity allocation and the remaining pool of allocation available for distribution. The report further requested that the Region of York grant additional servicing capacity to facilitate approved or pending

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approvals of Site Plan applications within the City's Regional Centres and Corridors, the draft Plans of Subdivision within the West Gormley Secondary Plan Area, and the North Leslie Secondary Plan Area, as well as for development applications outside of those areas requiring future Planning approvals (refer to Appendix "A"). As of the date of writing Staff Report SRPRS.15.148, a total of 6,583 persons of servicing capacity remained available for allocation within the City.

Previously, on July 28, 2004, Council adopted an Interim Policy for Allocating Sanitary Sewer Capacity, with amendment (the "Policy"), as a means of managing development pressures in relation to servicing capacity constraints (refer to Appendix "B" and Appendix "C"). The Policy identifies certain types of development which are exempt from requiring servicing allocation, establishes priority for the assignment of servicing allocation based on status of approval of development applications, and reserves a specified amount of allocation to support certain types of development in the City.

It is further noted that on June 6, 2024, Bill 185 received Royal Assent, amending several acts, including the *Planning Act* and the *Municipal Act*. The amendments to the *Planning Act* include "use it or lose it" provisions that require municipalities to impose lapsing provisions on draft Plan of Subdivision and draft Plan of Condominium approvals and the ability for municipalities to apply lapsing conditions to Site Plan approvals. Amendments made to the *Municipal Act* include permissions for a municipality, by by-law, to adopt a policy providing for the allocation of water supply and sewage capacity to approved developments, to be administered by an assigned officer, employee or agent of the municipality.

Accordingly, the purpose of this report is to provide Council with an update regarding the City's servicing allocation assignments since the 2015 servicing update as well as recommendations that Council revoke and replace the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended, and the associated Interim Growth Management Strategy with a new proposed Municipal Servicing Allocation Policy through the enactment of a by-law, and to authorize its administration to the Commissioner of Planning and Building Services to align with recent streamlining initiatives undertaken by the City with respect to the development review process in response to the implementation of recent legislation.

Discussion:

Interim Policy for Allocating Sanitary Sewer Capacity

Over time, the City's Interim Policy for Allocating Sanitary Sewer Capacity as adopted by Council in 2004 has been amended to address challenges associated with the realities of construction and to respond to perceived inequalities between the criteria established through which allocation is granted to ground related verses high-rise developments, among other matters. Clarifications, additions, and revisions to the Interim Policy for Allocating Sanitary Sewer Capacity since 2004 are summarized as follows:

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- the practice of the City has been to allocate 100% to high-rise residential and subdivisions with less than 50 lots and 25% to those subdivisions greater than 50 lots (Council Meeting held on February 12, 2007 - Staff Report SRPD.07.021);
- for the purposes of determining availability of sanitary sewer capacity, availability shall mean that the required infrastructure is completed and operational in the case of ground related residential, and in the case of high-rise apartment residential, capacity shall be defined to be available up to nine (9) months ahead of anticipated completion and operational of the required infrastructure (Council Meeting held on May 7, 2007 - Staff Report SRPD.07.034);
- for ground related developments a maximum of 25% of the total number of units or a maximum of 50 units for applications with less than 200 units be considered for allocation, subject to the applicant receiving the necessary planning approvals and demonstrating conformity to the Interim Growth Management Strategy (Council Meeting held on June 23, 2009 - Staff Report SRPD.09.065);
- for high-rise developments containing more than one building, a maximum of 25% of the total number of units be considered for allocation or a maximum of one complete building which comes closest to the 25% number, and subject to the applicant receiving the necessary planning approvals and demonstrating conformity to the Interim Growth Management Strategy (Council Meeting held on June 23, 2009 - Staff Report SRPD.09.065);
- that the exclusion of applications having already received partial allocation from the eligibility for further allocation be deleted from the Policy (Council Meeting held on March 31, 2010 - Staff Report SRPD.10.023);
- for ground related developments, a maximum of 200 units of allocation be granted, subject to the applicant receiving the necessary planning approvals and having been prioritized through the Interim Growth Management Strategy (Council Meeting held on March 31, 2010 - Staff Report SRPD.10.023);
- for ground related developments which have been granted partial allocation, any additional allocation may be considered only when 50% of the registered lots in the prior phase have a valid building permit and are under construction (Council Meeting held on March 31, 2010 - Staff Report SRPD.10.023);
- for high-rise developments, that a maximum of 200 units of allocation be granted and in the case of projects with all buildings exceeding the 200 unit figure, the building which comes closest to the 200 number may be allocated, subject to the applicant receiving the necessary planning approvals and having been prioritized through the Interim Growth Management Strategy (Council Meeting held on March 31, 2010 - Staff Report SRPD.10.023);
- for multi-building high-rise developments, which have been granted partial allocation, any additional allocation may be considered only when the prior allocated building has a valid building permit and is under construction (Council Meeting held on March 31, 2010 - Staff Report SRPD.10.023); and,
- revision to the method of calculating the actual number of units required to accommodate the City's assigned population based on unit types and the persons

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per unit derived from Census information (Council Meeting held on February 25, 2013 - Staff Report SRPRS.13.030).

Interim Growth Management Strategy

As noted in the amendments to the Interim Policy for Allocating Sanitary Sewer Capacity discussed above, Council adopted the Interim Growth Management Strategy for allocation (IGMS) in 2008 (refer to Appendix “D”) as a means of assessing and prioritizing new development applications through the development review process for the receipt of servicing allocation. The criteria of this strategy are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

In 2014, Council adopted and implemented the City’s Sustainability Metrics Program to assist in the review of IGMS Criteria No. 5 with respect to promoting and securing sustainable and innovative community and building design elements through the development approvals process. On January 27, 2021, Council endorsed comprehensive updates to the City’s Sustainability Metrics Program, which took effect on January 1, 2023 (refer to Appendix “E”).

Assigned Servicing Capacity

Servicing allocation is assigned to the City by the Regional Municipality of York (the Region). The Region determines servicing capacity on the basis of the average persons per unit derived from the Census. In this regard, the number of persons residing in single detached, semi-detached, townhouses, and apartments varies, with the highest number of persons living in single detached units and the lowest living in apartments. The Region has historically released servicing capacity in batches to support the City’s ongoing growth and development. The following provides a summary of the Region’s servicing allocation assignments since the 2015 servicing update:

Year	Capacity Assignment City Wide (Persons)	Capacity Assignment Centres and Corridors (Persons)	Total Capacity Assignment (Persons)
2016	14,133	0	14,133
2019	25,697	6,000	31,697
2023	10,734	0	10,734
Total	50,564	6,000	56,564

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Accordingly, in addition to the 6,583 persons of servicing capacity remaining as of the date of the most recent servicing update report in 2015, the City has been granted servicing capacity to accommodate an additional 56,564 persons, for a total of 63,147 persons of servicing capacity available. It is noted that 6,000 persons of servicing was assigned specifically to support development within the City’s Centres and Corridors in 2019.

In order to better align the assignment of servicing allocation with the needs of local municipalities moving forward, the Region has initiated a York Region Capacity Assignment Working Group which held its first kickoff meeting on April 19, 2024. It is anticipated that the City’s involvement in this Working Group will assist in standardizing the tracking and reporting of servicing allocation assignments across the Region, as well as contribute to realizing other benefits by way of facilitating collaboration with respect to sharing knowledge and best practices in relation to servicing allocation data management as well as allocation processes and policies.

Servicing Allocation Assignments

Since the last update to Council with respect to servicing capacity in 2015, approved development applications have been registered and servicing capacity to accommodate new development applications has been committed through varying levels of approvals, including developments which require additional Planning applications and approvals, such as Site Plan, prior to issuance of a Building Permit.

Registered applications represent both Plans of Subdivision and Site Plan applications where allocation has been deemed to be “used”. Below is a summary table outlining Council’s allocation assignments from the 2015 servicing update to the end of Q3 of 2024 with respect to developments which have received servicing allocation assignment and been registered each year:

Year	Registered Centres and Corridors		Registered Other Areas of the City		Total Registered Servicing Allocation	
	Units	Persons	Units	Persons	Units	Persons
-						
2015*	254	490	281	915	535	1,405
2016	0	0	707	2,085	707	2,085
2017	360	761	973	3,273	1,333	4,034
2018	172	354	1,120	3,356	1,292	3,710
2019	115	342	159	484	274	826
2020	1,009	2,079	10	34	1,019	2,113
2021	454	1,156	1,495	4,418	1,949	5,574
2022	359	788	919	3,573	1,278	4,361
2023	0	0	1,009	3,170	1,009	3,170
2024 (Q3)	0	0	473	1,497	473	1,497
Total	2,723	5,970	7,146	22,805	9,869	28,775

*Note: Registered servicing allocation identified for 2015 includes servicing assignments following the date of the latest servicing update to the end of the 2015 calendar year.

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Council has also committed allocation to development applications which remain in process and have not yet been finalized, including draft approved Plans of Subdivision, certain Official Plan and Zoning By-law Amendment applications, and Site Plan applications. It is noted that allocation assignment for these types of applications have not yet been registered, as these applications remain in process and have not been finalized. Below is a summary table outlining Council’s allocation assignment commitments since the 2015 servicing update to the end of Q3 of 2024 with respect to developments which have received servicing allocation assignment but have not yet been registered. It is noted that these numbers are representative of a snapshot in time of the total committed servicing allocation at the end of each year, rather than a cumulative total:

Year	Committed Centres and Corridors		Committed Other Areas of the City		Total Committed Servicing Allocation (Year End)	
	Units	Persons	Units	Persons	Units	Persons
-						
2015	622	1,216	3,160	8,756	3,782	9,972
2016	622	1,216	4,013	12,070	4,635	13,286
2017	1,784	3,639	3,458	10,361	5,242	14,000
2018	2,011	4,128	3,542	9,955	5,553	14,083
2019	2,823	6,065	3,516	9,877	6,339	15,942
2020	2,140	4,765	4,452	12,688	6,592	17,453
2021	1,981	4,480	4,060	11,200	6,041	15,680
2022	1,810	3,833	2,854	7,425	4,664	11,258
2023	1,859	3,980	1,977	4,754	3,836	8,734
2024 (Q3)	1,695	3,668	2,910	8,277	4,605	11,945

Accordingly, since the 2015 servicing update report to the end of Q3 of 2024, a total of 28,775 persons equivalent of servicing capacity has been allocated to registered Plans of Subdivision and Site Plans. In addition, as of the end of Q3 of 2024, Council has committed 11,945 persons equivalent of servicing capacity to development applications which require additional Planning approvals and/or have not yet been finalized, including draft approvals.

Consents and Part Lots

Further to the above, City staff has maintained a separate “Consents/Part Lot Control Applications Reserve” to ensure an adequate supply of servicing allocation to accommodate Consent and Part Lot Control Exemption applications to facilitate minor lot creation without the requirement of Council approval for each individual application. Staff have periodically requested the assignment of approximately 100 units of servicing to top up the Reserve. Accordingly, Council assigned an additional 100 units (314 persons equivalent) of servicing allocation to this reserve in 2015, of which all units

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have now been allocated and an additional 108 units (355 persons equivalent) have been assigned through the larger allocation pool as of the end of Q3 of this year.

Given Council's endorsement to delegate the assignment of municipal servicing allocation to the Commissioner of Planning and Building Services as outlined in Staff Report SRPI.23.059, which is discussed in the sections below, staff are of the opinion that a separate reserve will no longer be required to facilitate Consent and Part Lot Control Exemption applications, as servicing allocation may be assigned directly through the larger pool and tracked accordingly. On the basis of the preceding, staff will revise the administrative process relating to the tracking of servicing allocation, which will result in merging the Consent and Part Lot Control Reserve with the larger allocation pool.

Demand for Servicing Allocation

In addition to the servicing allocation that has been assigned to development applications which have been registered or to which allocation has been committed, the City has a number of development applications that remain in process which are not far enough along in the approvals process to have been assigned servicing allocation. These applications reflect the anticipated demand for servicing allocation in the foreseeable future. Below is a summary table outlining the potential demand for servicing allocation based on active development applications which had not yet been assigned allocation as of Q3 of 2024:

	Units	Persons
Number of Units Proposed and Under Review (Q3 2024)	30,487	61,332

Note: Unit counts identified in this table are approximate and are subject to change through the ongoing development review process.

As of the end of Q3 2024, there is an anticipated demand for approximately 61,332 persons equivalent of servicing allocation in the future. Although this number represents a potentially significant draw on the City's servicing allocation pool, it is understood that this number is comprised of applications that reflect a wide range of approval status, many of which are unlikely to reach final approvals for some time. In this regard, staff will continue to monitor servicing allocation assignment in relation to development application approval status and participate in the York Region Capacity Assignment Working Group to ensure availability of sufficient servicing capacity accordingly.

Summary of Servicing Allocation

In consideration of the preceding, the following tables provide a summary of the City's remaining available servicing capacity based on the servicing allocation assigned by York Region and the servicing allocation assignments approved by Council from the date of the last servicing update report in 2015 to the end of Q3 of 2024:

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Year	York Region Assigned Capacity (Persons)	Registered Allocation (Persons)	Remaining Capacity (Persons)
2015	0	1,405	*5,178
2016	14,133	2,085	17,226
2017	0	4,034	13,192
2018	0	3,710	9,482
2019	31,697	826	40,353
2020	0	2,113	38,240
2021	0	5,574	32,666
2022	0	4,361	28,305
2023	10,734	3,170	35,869
2024 (Q3)		1,497	34,372
Total	56,564	28,775	34,372

*Note: Remaining Capacity identified for 2015 accounts for the 6,583 persons equivalent of servicing available/remaining as of the date of the latest servicing update less the registered allocation to the end of the 2015 calendar year.

	Registered and Committed Allocation (Persons)	Remaining Capacity (Persons)
Registered Allocation Post 2015 Update	28,775	34,372
Less Consents and Part Lots Approved	355	34,017
Less Committed Allocation	11,945	22,072
Total	41,075	22,072
Less Future Demand	61,332	-39,260

Note: Data above taken to/as of the end of Q3 of 2024.

In summary, a total of 56,564 persons of servicing capacity has been assigned to the City since 2015, in addition to the 6,583 persons equivalent of remaining capacity available at that time for a total of 63,147 persons of servicing capacity.

Since the date of the last servicing update report in 2015 to the end of Q3 of 2024, the City has utilized 28,775 persons equivalent of servicing allocation through the registration of Plans of Subdivision and Site Plans and 355 persons equivalent through the approval of Consent and Part Lot Control Exemption applications, as well as committed 11,945 persons equivalent of servicing allocation to other applications. Accordingly, 22,072 persons of servicing capacity remained available for future use as of the end of Q3 2024. Based on current active development applications which remain under review and have not received approvals or been assigned allocation, it is anticipated that an additional 61,332 persons equivalent of servicing capacity may be required in the future. If the current future demand were to be fully allocated today, this would leave a negative balance of 39,260 persons equivalent of servicing capacity, however, it is acknowledged that the registration of these applications is likely to take

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several years, during which time it is anticipated that additional allocation will be released by the Region.

Recommendations:

Updated Municipal Servicing Allocation Policy

Further to the discussion in the sections above, staff has undertaken a review of the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended, and related Interim Growth Management Strategy in consideration of Council's previous direction with respect to a number of ongoing initiatives related to process improvements and streamlining development application reviews, as well as the legislative changes resulting from Bill 185, with the goal of increasing the supply of housing in the City. In this regard, staff propose to repeal and replace the current Interim Policy for Allocating Sanitary Sewer Capacity and related Interim Growth Management Strategy with a new policy, inclusive of revisions outlined in the sections below and reflected in the proposed Municipal Servicing Allocation Policy contained in the draft By-law attached as Appendix "G".

Use It or Lose It

At its meeting on March 29, 2023, Council directed staff to review the feasibility of including "sunset clauses" in all future residential Zoning By-law Amendments (refer to Appendix "F"). In response to this request and given the lack of legislative authority to do so, staff are proposing the new Municipal Servicing Allocation Policy as a viable alternative mechanism to incentivize residential construction. Under the current Interim Policy for Allocating Sanitary Sewer Capacity, Policy 8 directs that if a development has been granted servicing allocation and a Building Permit is not issued within two (2) years of the date of allocation assignment, the allocation may be revoked by Council. To better align this Policy with the timelines associated with draft Plan of Subdivision approvals and lapsing provisions resulting from Bill 185, staff propose to increase the time period for lapsing of allocation from two (2) to three (3) years, and further, to revoke allocation automatically upon expiry of this time period for any buildings which have been assigned allocation but have not been issued a Building Permit.

It is noted that as of the end of Q3 of 2024 that 11,945 persons equivalent of servicing allocation had been committed and not utilized. In order to ensure fair transition, staff recommend that all existing allocation commitments for approved developments be honoured for a period of one (1) additional year following the date of enactment of the Municipal Servicing Allocation Policy By-law, as set out in Appendix "G". The proposed Municipal Servicing Allocation Policy would put the responsibility on landowners to utilize allocation within a reasonable period by pursuing Building Permits in a timely fashion, or to seek an extension from the City in lockstep with the process for extending the period of draft approval.

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Removal of Maximum Number of Allocated Units

In consideration of the recommendation to introduce an automatic expiry of unused allocation as discussed above, staff are of the opinion that the restrictions placed on the maximum number of units allocated for any given approved high-rise or ground related development is no longer necessary. Accordingly, staff propose to remove these restrictions to permit approved developments to be fully allocated, at the discretion of the Commissioner, noting that unused allocation will be automatically revoked in accordance with the development approval of the draft Plan of Subdivision or Site Plan unless an extension is approved prior to the lapsing date.

Reprioritization of Criteria for Allocation and Reallocation

As outlined previously in this report, the IGMS criteria have served as a means of assessing and prioritizing development applications for the receipt of servicing allocation in the City of Richmond Hill since 2008. Although it is recognized that these criteria remain important priorities of Council, staff propose to reorder these criteria to align with the current priorities of the 2024-2027 Strategic Plan. In particular, the reprioritized criteria recognize the importance of providing affordable housing, supporting higher-order transit, and sustainable and innovative community and building design as the top three priorities. Accordingly, staff recommend reprioritizing the IGMS criteria and embedding them into the updated Policy as follows:

IGMS Criteria	Proposed Priority	Current Priority
Opportunities to provide affordable housing	1	8
Higher-order transit supportive development	2	4
Developments that represent sustainable and innovative community and building design	3	5
Developments that enhance the vitality of the Village Local Centre (previously Downtown Core)	4	3
Small scale infill development	5	7
Developments that have a mix of uses to provide for live-work relationships	6	2
Completion of communities	7	6
Providing community benefits and completion of required key infrastructure	8	1

Additional Residential Units

At its meeting on December 11, 2024, Council adopted the recommendations of Staff Report SRPBS.24.122, which directed staff to develop and maintain a tracking system for Additional Residential Units (ARUs) utilizing Building Permit data and to monitor watermain and wastewater systems to ensure sufficient capacity exists to service potential ARUs within the built boundary of the City (City Files: MOPA-24-001 and MZBA-24-001). Accordingly, the proposed Municipal Servicing Allocation Policy would exempt ARUs from requiring the specific assignment of servicing allocation, and rather,

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allocation would be deemed to be automatically assigned to ARUs and tracked and monitored by staff through the issuance of Building Permits.

Administration of Servicing Allocation Assignment and Release

In an effort to realize additional efficiencies in the development approvals process, Council approved the delegation of various administrative planning matters, such as municipal servicing allocation, to the Commissioner of Planning and Building Services and directed staff to bring forward an amended Delegation By-law for implementation at its meeting of July 23, 2024 through Staff Report SRPI.23.059. In accordance with the amendments made to the *Municipal Act* related to water supply and sewage capacity through Bill 185, staff recommend that Council assign administration of the proposed Municipal Servicing Allocation Policy to the Commissioner of Planning and Building Services through the enactment of By-law 9-25, attached as Appendix “G” to this report, which would include the assignment and release of servicing allocation.

Financial Implications:

In order to implement the proposed Municipal Servicing Allocation Policy and enact By-law 8-25, staff recommends that Council amend Schedule “K” – Development Planning of the City’s Tariff of Fees By-law 121-24 to remove the “request for extension of servicing allocation fee” under Section D – Draft Plans of Subdivision (pursuant to Section 51 of the *Planning Act*), and introduce a new “servicing allocation extension/assignment fee” under Section F – Pre-Submission & Other Fees as identified in Appendix “H” to allow staff to process requests to extend, assign or reassign servicing allocation where required, outside of any specific active *Planning Act* application in accordance with the Municipal Servicing Allocation Policy. It is further noted that although the Tariff of Fees By-law includes a specific fee for extensions of approval related to draft Plans of Subdivision, similar extensions for Site Plans and allocation assigned through a Site Alteration Permit that has not been utilized will require a reapplication fee to extend servicing allocation to the development.

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing a Liveable, Sustainable Community**, specifically **Priority 1**, managing growth in a way that enables choice and connection for the City, its residents and businesses now and in the future in ensuring sufficient servicing capacity is available and allocated in a manner that supports the City’s growth through the development of complete communities and encourages and prioritizes sustainable design through the land use planning process.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix “A” - Extract from Council Meeting C#39-15 held September 29, 2015

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- Appendix “B” - Extract from Council Meeting C#43-04 held July 28, 2004
- Appendix “C” - Interim Policy for Allocating Sanitary Sewer Capacity
- Appendix “D” - Extract from Council Meeting C#10-08 held March 17, 2008
- Appendix “E” - Extract from Council Meeting C#03-21 held January 27, 2021
- Appendix “F” - Extract from Council Meeting C#14-23 held March 29, 2023
- Appendix “G” - Draft Municipal Servicing Allocation Policy By-law 9-25
- Appendix “H” - Draft Amending Tariff of Fees By-law 8-25

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Report Approval Details

Document Title:	SRPBS.25.003 - Municipal Servicing Capacity and Allocation Summary Update.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.003 - Appendix A - C39-15.pdf- SRPBS.25.003 - Appendix B - C43-04.pdf- SRPBS.25.003 - Appendix C - 2004 IPASSC.pdf- SRPBS.25.003 - Appendix D - C10-08.pdf- SRPBS.25.003 - Appendix E - C03-21.pdf- SRPBS.25.003 - Appendix F - C14-23.pdf- SRPBS.25.003 - Appendix G - Draft Municipal Servicing Allocation Policy By-law 9-25.docx- SRPBS.25.003 - Appendix H - Draft Amending Tariff of Fees By-law 8-25.docx
Final Approval Date:	Dec 18, 2024

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Dec 17, 2024 - 11:00 AM

Paolo Masaro on behalf of Darlene Joslin - Dec 18, 2024 - 11:01 AM