



UXBRIDGE URBAN AREA SERVICING ALLOCATION POLICY

1. Introduction

New development in the Uxbridge Urban Area is conditional on the availability of municipal sewage and water services in accordance with the requirements of the Township Official Plan. The capacity of these services is limited and must be regularly monitored to ensure that development approvals do not exceed capacity.

This Servicing Allocation Policy has been developed to ensure that servicing capacity is allocated to best meet the objectives of the Township, as determined by the Township, and to implement Provincial and Regional policy to manage development in a manner which efficiently uses land, and existing resources, infrastructure and public service facilities.

2. Applicability of Allocation Policy

All development needing any development approval under the Planning Act, including the removal of a holding zone and any amendments to existing approvals, will require an allocation of water and wastewater servicing. Allocation of water and wastewater servicing capacity will be at the sole and absolute discretion of Township Council. All allocation of water and wastewater capacity will be evidenced by a resolution of Uxbridge Council, in accordance with this policy.

3. Timing of Allocation

3.1 Reservation of Allocation for Plans of Subdivision and Condominium and Consents

System capacity will be 'reserved' by the Township as part of the draft plan approval process for a plan of subdivision or plan of condominium, and as a condition of granting a consent, subject to conditions which will ensure the final approved form of development at the agreement stage meets the criteria of this Allocation Policy. This will process will also apply where amendments are being sought to such approvals. Prior to "reserving" capacity,

- i) The Township will evaluate the application with respect to the criteria established in the Township's Allocation Policy, as well as its other policies and regulations. This will include consideration as to the length of time granted for fulfillment of

the conditions of draft plan approval to ensure that if the development does not proceed in a timely manner, the allocation can be withdrawn.

- ii) A standard condition of draft plan approval, or for approval of a consent, established by the Township, in consultation with the Region of Durham, will require development to meet the specific criteria determined by the Township as a condition of granting allocation.
- iii) Prior to Council granting final allocation, the conditions established for reserving allocation in the draft approval must be demonstrated to have been met.

3.2 Final Allocation

In accordance with the servicing allocation policy of the Regional Municipality of Durham, system capacity will be finally allocated by the Township for development by a resolution of Council and confirmed upon:

- i) execution and registration of a subdivision or condominium agreement; or,
- ii) approval of a service connection application in the event of a consent, site plan approval or for an existing lot of record.

Conditions of draft plan of subdivision or condominium approval or provisional consent for development will contain a clause indicating that the Township is not obligated to provide water or wastewater servicing capacity allocation within the term of the draft approval or provisional consent and that the final allocation of water and wastewater servicing capacity will only occur following confirmation of such capacity by the Regional Municipality of Durham and a Resolution of Uxbridge Council allocating such capacity in accordance with this policy.

A holding zone will be applied where a rezoning is required which holding zone will require, as a condition of the lifting of the holding zone:

- i) confirmation by the Regional Municipality of Durham that adequate water and wastewater servicing capacity is available;
- ii) the Township of Uxbridge Council has passed a resolution allocating such servicing capacity to the development; and,
- iii) site plan approval has been granted by the Township, where applicable.

All site plan agreements will require that if the development does not proceed in a timely manner, the allocation can be withdrawn and a holding symbol re-imposed on the site.

4. Competing Applications for Allocation

All applications for development must conform to the policies of the Official Plan, including any amendments to the Plan, and address Township and agency comments in a manner satisfactory to the Township, with priority being given to development in

Phase 1 (as defined in the Official Plan) and the Built Boundary (as defined in the Official Plan) in accordance with policies of the Official Plan. Where these criteria are satisfied, and there are competing applications for the allocation of water and wastewater servicing capacity within Phase 1 (as defined in the Official Plan) whether or not the Phase 1 development is in the Built Boundary, applications will be evaluated by Council based on achievement of one or more of the following criteria (not listed in priority) and a determination of priority shall be made by Council in its sole and absolute discretion:

- Assists in the achievement of the objectives of the Downtown Vision and Action Plan and/or Community Improvement Plan;
- Mixed use development;
- Affordable housing as defined by the Provincial Policy Statement;
- Provision of public facilities beyond those facilities which are required to be provided by the developer by legislation including development of a public park, trails, recreational facility or other key elements of public infrastructure;
- Development which will achieve LEED, Energy Star or other similar certification or equivalent, as determined by the Township, with a priority on development which addresses water and wastewater capacity issues, in particular development which contributes to the reduction of phosphorous in stormwater and/or wastewater (e.g. reuse of grey water);
- Developments that can be serviced immediately with minimal or no municipal investment in infrastructure;
- Significant new employment opportunities other than construction or “spin off” jobs; and/or,
- Other significant public benefits as determined by the Township.

Schedule 'A'
Allocation Policy Amendment
October 2011

NOTWITHSTANDING Section 3 of this by-law, Council may by resolution reserve system capacity for any proposal for development which propose a continuous of care for service which incorporates an institutional component as an integral part of the development, subject to the following:

- a. The reservation of capacity shall be confirmed by a resolution of Township Council which resolution may only be enacted following the submission of an application for rezoning.
- b. The owner of the property for which capacity has been reserved shall be required to enter into an agreement which shall contain all of the conditions imposed by Council in granting the reservation of capacity.
- c. The reservation of capacity shall remain in effect for a period of time as determined by Council, such period of time not to exceed 5 years following which reservation of capacity shall be automatically withdrawn if by that time the developer has not yet been granted draft plan of subdivision or condo approval, a consent and a rezoning subject to an "H" to deal with among other things, the issue of sewage allocation.
- d. The reservation of capacity does not guarantee that any development approvals will be granted. The development approvals are the subject of a separate procedure under the Planning Act.
- e. The phasing of construction shall provide that the institutional component shall be constructed before the more traditional residential component.