



Staff Report

Planning & Development Services

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: August 27, 2024
Report Number: PDS.24.081
Title: Allocation Policy – Follow-Up to the May 14th Public Meeting
Prepared by: Adam Smith, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.24.081, entitled “Allocation Policy – Follow-Up to the May 14th Public Meeting”;

AND THAT Council enact a by-law implementing a Water and Sewage Allocation Policy for the purpose of allocating water and wastewater services to new developments;

AND THAT Council approve the transitional provisions for the purpose of implementing the Water and Sewage Allocation Policy in a fair and transparent manner;

AND THAT Council direct staff to review the by-law 18 months following its enactment and recommend further revisions to the Water and Sewage Allocation Policy and associated Evaluation Framework.

B. Overview

This report serves as the follow-up report to the May 14th 2024 Public Meeting regarding a proposed Water and Sewage Allocation Policy for the Town of The Blue Mountains. Since the Public Meeting a second engagement session with the Georgian Triangle Development Institute has occurred and both the proposed by-law and policy had undergone a legal review by the Town’s solicitor.

C. Background

The intent of the Water and Sewer Allocation Policy is to ensure that future uncommitted hydraulic reserve capacity in the Town’s water and wastewater treatment and conveyance system is allocated in a sustainable and transparent manner to those projects that provide the greatest benefit to the Town.

Currently, allocation is granted on a “first come, first serve” basis and the Town does not have a mechanism in place to ensure the allocation can be granted in a manner reflective of community priorities. To do so, staff in conjunction with WSP have prepared a policy and

evaluation framework that staff can apply during the course of planning review and when a development is positioned to execute an agreement to commence construction.

Another objective of the initiative is to act as a communication tool for the Town in clarifying for the development community and the public, that as a finite resource, water and wastewater services are managed in a way that is sustainable and supports the delivery of strategic goals such as attainable and affordable housing.

In developing the Policy and Evaluation Framework a fulsome engagement process was conducted inclusive of two meetings with the Georgian Triangle Development Institute (GTDI) and a Public Meeting. Attached to this report is a summary of the responses from these engagements including staff responses to the comments/questions expressed.

The by-law coincides with the recently enacted Bill 185: Cutting Red Tape to Build More Homes Act in which new provisions under the Municipal Act have been added specific to the allocation of municipal water and sewage which entails the following:

- A municipality may, by by-law, adopt a policy providing for the allocation of water supply and sewage capacity, which may include the following:
 - A system for tracking the water supply and sewage capacity available to support approved developments.
 - The criteria used to determine,
 - the circumstances for when allocation of water supply and sewage capacity is assigned to an approved development,
 - the circumstances for when the allocation of water supply and sewage capacity is withdrawn, and
 - the circumstances for when an approved development, after having its allocation of water supply and sewage capacity withdrawn, may be reallocated water supply and sewage capacity.
- The policy set out in the by-law applies to the entire municipality or applies differently to different geographic areas within the municipality.
- If a municipality has passed a by-law, the administration of the policy must be assigned to an officer, employee or agent of the municipality, and any decision made by that person under the policy must be final.

D. Analysis

An important consideration in the development of the Water and Sewage Allocation Policy is that it be reflective of the strategic interests of the Town and prioritize those projects that offer the highest community benefit. To do so, WSP in conjunction with Town staff have aligned the evaluation criteria with plans and studies of the Town such as the Official Plan. While the Policy is not regulated by the Planning Act, its application will be throughout the planning and development process. This includes being incorporated into the conditions of approval and identified during the course of pre-consultation on relevant applications to ensure developments are aligned with the evaluation criteria at the conceptual stage.

Based on feedback from other municipalities that have approved similar policies, staff understand that implementation of the policy is a system-based change that will require resources and standard operating procedures. For Council's benefit, a synopsis of the practice of reviewing water and sewage allocation requests is provided below:

1. Staff identify timing for an annual or bi-annual intake window to review allocation requests. Deadlines for receipt of completed Request for Development Agreement Forms are also identified. Press release issued and circulated to stakeholders including GTDI.
2. Request for Development Agreement Form is sent to proponent based on decision by Engineering Reviewer as to whether the project is eligible for AFC stamp.
3. Engineering Reviewer in conjunction with the assigned Planner review the completed form for completeness. Focus of the review is ensuring all relevant draft plan conditions and/or planning requirements have been met and the Allocation Policy Framework has been populated.
4. Form is approved by both the Manager of Engineering and Manager of Community Planning prior to being submitted to the Interdepartmental Review Committee (IRC) for evaluation.
5. Forms are evaluated by the IRC with a recommendation to be submitted to the Director for a decision.
6. Decision(s) is rendered by the Director with communications issued to the proponent that allocation is granted and a development agreement can be prepared.
7. Unsuccessful proponents are advised that allocation has not been granted and advised to resubmit for the following intake.

As illustrated in the attached feedback from GTDI, the development industry does have concerns regarding implementation of the Water and Sewage Allocation Policy. These concerns primarily relate to the Policy distorting the planning review process regulated by the Planning Act and the Town's Official Plan. Further, there were concerns regarding the statutory authority to enact the by-law. In response to these concerns, staff have undertaken a legal review of the by-law and policy to ensure feasibility and reduce the potential for the challenge on the basis of ambiguity.

Another theme to the discussions with the industry pertained to efficiency in development review. This included the application of the scoring system in application review and the challenge with existing review timelines. While the existing land-use policy regime (PPS, Planning Act, Official Plan, Zoning By-law) will continue to have primacy during planning review, staff intend on encouraging completion of the evaluation framework during the course of submission to reduce risk for applicants given the length of time between planning approval and execution of a development agreement. This will also serve to create a more efficient review process at the time in which the review committee considers the allocation request.

Transition clauses are recommended for the purpose of implementation of the Policy with certain developments subject to the previous allocation review regime based on the following criteria:

- The development is subject to an existing development agreement or the agreement is anticipated to be executed which can be defined as having engineering drawings Approved for Construction (AFC);
- The development is proposing works in which application of the Water and Sewage Allocation Policy may create delays that negatively impact the municipality or create legal risk for the municipality;

Alongside mitigating risk, the transitional clauses provide staff flexibility in establishing the allocation intake window. This window will be based on an assessment by a third-party consultant and specific to catchment areas. Importantly, the applicability of the Policy is entirely based on available allocation in the respective catchments. For example, based on the present constraints at the Mill Street Pumping Station, developments within Thornbury will be unable to receive allocation until necessary upgrades at the station are nearing completion.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

The natural environment has been factored into the composition of the evaluation framework for the Policy. Staff will be seeking to ensure submissions under the Policy address prospective environmental impacts.

G. Financial Impacts

In 2025, implementation of the allocation policy will be brought forward as a budgeted expense that will primarily involve obtaining consultant support to verify conveyance and treatment capacity for intake windows.

H. In Consultation With

Alan Pacheco, Director of Operations
Corrina Giles, Town Clerk
Shawn Postma, Manager of Community Planning
Brian Worsley, Manager of Development Engineering
Tim Murawsky, Chief Building Official/Manager of Building Services
Allison Kershaw, Manager of Water and Wastewater

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **May 14th 2024**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Adam Smith, directorplanningdevelopment@thebluemountains.ca

J. Attached

1. GTDI Engagement Session #1 Minutes
2. GTDI Engagement Session #2 Minutes
3. May 14th Public Meeting Summary
4. Water and Sewage Allocation Policy Evaluation Framework
5. Water and Sewage Allocation By-law

Respectfully submitted,

Adam Smith
Director of Planning & Development Services

For more information, please contact:
Adam Smith, Director of Planning & Development Services
directorplanningdevelopment@thebluemountains.ca
519-599-3131 extension 246

Report Approval Details

Document Title:	PDS.24.081 Allocation Policy - Follow-Up to the May 14th Public Meeting.docx
Attachments:	- PDS-24-081-Attachment-1.pdf - PDS-24-081-Attachment-2.pdf - PDS-24-081-Attachment-3.pdf - PDS-24-081-Attachment- 4.pdf - PDS-24-081-Attachment-5.pdf
Final Approval Date:	Aug 16, 2024

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

No Signature - Task assigned to Shawn Postma was completed by delegate Adam Smith

Shawn Postma - Aug 16, 2024 - 12:03 PM

Adam Smith - Aug 16, 2024 - 12:03 PM



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Job Title:	Town of The Blue Mountains Water and Wastewater Allocation Policy		
Project Number:	CA0007746.6435	Date:	Friday, July 12, 2024
Time:	10:00 AM to 11:30 AM	Venue: Teams Meeting	Microsoft Teams
Purpose:	Engagement Session #2 with Georgian Triangle Development Institute (GTDI)		

ATTENDEES		
Name	Company	Email
Jonathan Derworiz, Senior Planner	WSP Canada Inc.	Jonathan.derworiz@wsp.com
Adam Smith, Director of Planning and Development Services	Town of The Blue Mountains	asmith@thebluemountains.ca
Brian Worsley, Manager of Development Engineering	Town of The Blue Mountains	bworsley@thebluemountains.ca
Allison Kershaw, Manager of Water and Wastewater	Town of The Blue Mountains	akershaw@thebluemountains.ca
Jason Petznick, Communications Coordinator	Town of The Blue Mountains	jpetznick@thebluemountains.ca
Pruthvi Desai, Manager, Capital Projects	Town of The Blue Mountains	Pdesai@thebluemountains.ca
Kenneth Hale	Great Gulf	Kenneth.hale@greatgulf.com
Brittany Robertson	C.F. Crozier & Associates Inc.	brobertson@cfcrozier.ca
Kory Chisholm	MHBC Planning	kchisholm@mhbcplan.com
Patrick Crosby	Great Gulf	Patrick.crosby@greatfulf.com
Krystin Rennie	Georgian Planning Solutions	krennie@georgianplanning.ca
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Carrie Lamarche	Skyline Development	clamarche@SkyDev.ca
Zach Woloschuk	Nortterra	zack@nortterra.com
Kevin Fergin	Reid's Heritage Homes	kfergin@heritagehomes.com
Andrew Pascuzzo	Pascuzzo Planning Inc.	andrew@pascuzzinc.ca
Kristine Loft	Loft Planning	kristine@loftplanning.com
Ron Picot	Chestnut Park Real Estate	rpicot@rogers.com
Miriam Ortved	Lawyer	Mira.ortved@gmail.com

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ITEM	ACTION
<p>1.0 INTRODUCTIONS</p> <ul style="list-style-type: none"> Adam Smith of the Town of the Blue Mountains (the Town) introduced the engagement session. GTDI Introductions In response to a question, Jonathan Derworiz (WSP) noted that this session is not being recorded and that draft minutes will be circulated through Adam Smith by July 26, 2024. 	<p>WSP to prepare draft meeting minutes and submit to Town. Town to circulate to Engagement Session attendees by Friday, August 2, 2024.</p>
<p>2.0 WSP PRESENTATION ON DRAFT ALLOCATION POLICY AND EVALUATION CRITERIA</p> <ul style="list-style-type: none"> Project Team Context & Background What's Changed – Legislative Context What's Changed – Statutory Public Meeting What's Changed – Draft Policy and Criteria Implementation Next Steps 	<p>No Action</p>
<p>3.0 DISCUSSION</p> <ul style="list-style-type: none"> – Kenneth Hale (Comment): Concerned with the Policy and feels that Town staff can “extort” items out of the development process. This could include features, amenities, and/or infrastructure above and beyond what is required to fulfill <i>Planning Act</i> requirements. The Evaluation Criteria may be use in this regard and that the Official Plan is the primary lens used to evaluate land use decisions. – Kenneth Hale (Comment): Questions the statutory and legislative authority of the Town to enact this policy and notes that, in his opinion, the Town did not have such authority prior to Bill 185 receiving Royal Assent. <ul style="list-style-type: none"> Adam Smith: The Evaluation Criteria associated with the Policy are intended to further encourage and amplify Official Plan directions i.e., regarding tree preservation and/or affordable housing. Prior to the Royal Assent of Bill 185, the Town had statutory authority to enact this Policy. The Town will be conducting a legal review of the Policy to confirm this in the coming weeks. – Kenneth Hale (Question): Why does the Policy go beyond the Official Plan? Notes that the potential for the Policy to go beyond the <i>Planning Act</i> is of significant concern. <ul style="list-style-type: none"> Adam Smith: It is not intended that the Policy and Evaluation Criteria go beyond the Official Plan and/or the <i>Planning Act</i>. This Policy is intended to amplify policies and directions prescribed by the Official Plan. This Policy is not intended to evaluate the merits of a development or application, as that is conducted pursuant to the <i>Planning Act</i>. This Policy may facilitate enhancements to an approved development at the time of Evaluation Criteria review. The allocation decision rests with administration. – Kenneth Hale (Question): Has the Province provided any guidance on the implementation of Bill 185 or its amendment to the <i>Municipal Act</i>? <ul style="list-style-type: none"> Adam Smith and Jonathan Derworiz: At this time, the Province has not issued related regulations or guidance on the implementation of this, or any other, amendment to the <i>Municipal Act</i>. 	<p>The Town to provide commentary on their statutory authority to enact this policy for the GTDI's understanding.</p>

- **Brittany Robertson (Comment):** Regarding the administration and implementation of Collingwood’s Servicing Allocation Policy, notes that the focus of this type of Policy is to support priority development projects in a manner that does not slow down other developments. Collingwood has not denied any applications.
- **Brittany Robertson (Comment):** Notes that assurances should be provided to developers that this Policy will not be used as blockade to prevent developments.
- **Brittany Robertson (Comment):** Notes that transparency regarding allocation forecasts should be provided i.e., there are 500 units available in Q1 2025, and this Policy will be used to strategically prioritize these units and not obstruct development. The amount of units available should be made available, and communicated, at the beginning of each year.
- **Kenneth Hale (Question): Will this Policy be used forever?**
 - Adam Smith: It is intended that this Policy would be used both in times of plenty and in times of servicing constraints.
- **Brittany Robertson (Question): Can the Policy be revised to explicitly state that it will not be used as a blockade or to stop development?**
 - Adam Smith: This is not a tool that will be used to stop development. It will be communicated to Council that this Policy shall not be used to stop development.
- **Patrick Crosby (Comment): Determining or confirming allocation provision post-detailed design of a development is too late in the timeline. The proposed timing of the Evaluation Criteria assessment is far too late in the process of application review and processing. This Policy needs to be predictable and transparent.**
 - Adam Smith: Town Staff would indicate servicing capacity as early as possible in the development process, for instance, at the pre-consultation stage. The Draft Policy and Evaluation Criteria will be reviewed to determine how phased developments will be contemplated. Delaying multi-phase developments is to be avoided.
- **Kristine Loft (Comment): Regarding Collingwood’s Policy and implementation, every submission for a development requires a Servicing Capacity Allocation Policy (SCAP) evaluation. The SCAP has integrated into the planning process in Collingwood and applicants want feedback on every submission so that improvements can be made. Collingwood Staff provide notes and feedback at every stage.**
 - Adam Smith: Comments and updates should be provided throughout the application submission and review.
- **Brittany Robertson (Comment): Completing the tasks outlined in the Evaluation Criteria costs money. The biggest cost of not meeting these goals is the development itself. Onus should be put on the Town to establish consistent and appropriate timelines for approvals, reviews, agreements, etc. If developers are required to meet timelines, then the Town should be as well.**
 - Adam Smith: From a customer service perspective, the Town understands that improvements can be made to the timelines for the review and processing of development applications. Timelines and

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<p>processes would need to be confirmed and standardized for this Policy.</p> <ul style="list-style-type: none">– Kenneth Hale (Comment): There appears to be conflict between the <i>Development Charges Act</i> and the Evaluation Criteria. Would this Policy create conflict internally to the Town? GTDI will be obtaining a legal opinion on the statutory authority of this Policy and the implementation of amendments to the <i>Municipal Act</i>.<ul style="list-style-type: none">• Adam Smith: The Town will be undertaking a thorough review of the legality and risk exposure relating to this Policy.– Alex Drung (Question): What are the implications for already approved applications? Are they grandfathered in? What are the considerations for draft-approved applications? There are concerns should this Policy apply retroactively.<ul style="list-style-type: none">• Adam Smith: The trigger point for this Policy is a development agreement. If a development agreement has not been executed, then this Policy applies.	
<p>4.0 PROJECT NEXT STEPS</p> <ul style="list-style-type: none">– The proposed Policy and Evaluation Criteria will be presented to the Committee of the Whole on August 27, 2024.– The proposed Policy and Evaluation Criteria is targeted for release for public comment on August 12, 2024.– The final Policy and Evaluation Criteria will be presented at the September 9, 2024, Council Meeting.– Comments can be submitted to the Town of the Blue Mountains via email.	<p>WSP to circulate Draft Meeting Minutes one-to-two weeks following this meeting.</p>

These minutes are considered to be accurate recording of all items discussed. Written notice of discrepancies, errors or omission must be given within seven (7) days, otherwise the minutes will be accepted as written.



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Job Title:	Town of The Blue Mountains Water and Wastewater Allocation Policy		
Project Number:	CA0007746.6435	Date:	Friday, March 28, 2024
Time:	10:00 AM to 11:30 AM	Venue: Teams Meeting	Microsoft Teams
Purpose:	Engagement Session with Georgian Triangle Development Institute (GTDI)		

ATTENDEES		
Name	Company	Email
Nadia De Santi, Practice Lead	WSP Canada Inc.	Nadia.De-Santi@wsp.com
Jeffrey Taylor, Land Development and Engineering Director	WSP Canada Inc.	Jeffrey.taylor@wsp.com
Jonathan Derworiz, Senior Planner	WSP Canada Inc.	Jonathan.derworiz@wsp.com
Porter Greatrex, Planner	WSP Canada Inc.	Porter.greatrex@wsp.com
Adam Smith, Director of Planning and Development Services	Town of The Blue Mountains	asmith@thebluemountains.ca
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Allison Kershaw, Manager of Water and Wastewater	Town of The Blue Mountains	akershaw@thebluemountains.ca
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Rebecca Alexander	Crozier Consulting Engineers	ralexander@cfcrozier.ca
Rob Armstrong	Travis & Associates Inc.	roba@travisinc.ca
Travis Sandberg	Dunn Capital	tsandberg@dunninc.ca

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*** PLEASE NOTE: THE RECORDING OF THE ENGAGEMENT SESSION WAS FOR COMMENT TRACKING PURPOSES ONLY WHICH ARE DETAILED IN THIS DOCUMENT.***

ITEM	ACTION
<p>1.0 INTRODUCTIONS</p> <ul style="list-style-type: none"> • Adam Smith of the Town of the Blue Mountains (the Town) introduced the engagement session. • GTDI Introductions 	<p>No Action</p>
<p>2.0 WSP PRESENTATION ON DRAFT ALLOCATION POLICY AND EVALUATION CRITERIA</p> <ul style="list-style-type: none"> • Project Team • Context & Background • Best Practice Research • Policy Walkthrough • Criteria Table Review • Evaluation Example • Q & A 	<p>No Action</p> <p>WSP to Update Presentation</p>
<p>3.0 DISCUSSION</p> <ul style="list-style-type: none"> – Kenneth Hale (Comment): expressed the concerns about the Town’s statutory authority to implement this policy; Governance and due process; and expiry of the policy as it pertains to available capacity. – Kenneth Hale (Comment): GTDI expressed concerns with the Town of Collingwood’s Allocation Policy during its development. GTDI notes that the Town’s policy builds on Collingwood’s approach. – Kenneth Hale (Question): What is the statutory authority to enact a policy like this? Does this policy fall under the <i>Municipal Act</i>? Section 86.1 of the Act states that the municipality shall provide servicing allocation if it is available. <ul style="list-style-type: none"> • Adam Smith: <ul style="list-style-type: none"> ○ Yes, we will be looking at this from the lens of the <i>Municipal Act</i>. ○ A further legal review is anticipated to accompany the policy with applicable sections of the <i>Municipal Act</i> being cited. ○ It was noted that the intent of this policy is not a means to stop development, but rather to produce better development outcomes. – Kenneth Hale (Question): The Town’s current Official Plan has policies regarding allocation and the Town is undergoing an Official Plan Review. Will this Servicing Allocation Policy be integrated into the new Official Plan? <ul style="list-style-type: none"> • Adam Smith: <ul style="list-style-type: none"> ○ At this time, it is not intended that this Policy be integrated into the new Official Plan. ○ An Infrastructure and Servicing Background Paper is available that contemplates potential changes to Official Plan Servicing policies. – Kenneth Hale (Question): Governance inquiry. Who is making decisions on this policy’s evaluation points? Can decisions be 	<p>The Town to provide commentary on their statutory authority to enact this policy for the GTDI’s understanding.</p> <p>The Town to provide commentary on current issues with respect to the current ‘first come, first serve’ method of service allocation for the GTDI’s understanding.</p>

appealed? Would there be a third party dealing with the appeal process or is an appeal taken to the same Council reviewing the evaluation criteria? A third party would be ideal in this instance.

- Adam Smith:
 - The Town notes that it is not the intent to change Development Agreement processes regarding authority.
 - The Town’s administration would intake and evaluate applications.
 - Council may be involved with an appeal or the appeal process. The Town will need to determine and refine appeal considerations as this policy advances.

– **Kenneth Hale (Question): Does this policy expire if capacity is increased significantly? Can this policy be rescinded in the future?**

- Adam Smith:
 - Regardless of where and how capacity and infrastructure evolve, the Town would like to have this policy in place long term to support development moving forward. This approach aligns with the policy review done by the project team.

– **Kenneth Hale (Question): What other factors have led to the creation of this policy? It is GTDI’s understanding that it’s just capacity.**

- Adam Smith:
 - Development Agreement execution and related timelines were noted as major factors.
 - The ‘first come, first serve’ model has proven to be problematic in terms of strategizing allocation of the current capacity.
 - This policy will have further benefits to the community and address issues with the current ‘first come, first serve’ model.

– **Rebecca Alexander (Comment): The Policy’s proposed one-year expiration of awarded allocation could be problematic in the future based on experience with timelines and the phrase, “substantial works completed.”**

- Adam Smith:
 - The Town advised that this wording mimics similar wording in existing Development Agreements. The Town recognizes that there would be some discretion given depending on the circumstance.
 - If there are timeline issues due to unforeseen circumstances, then there is room and discretion for specific project expectations.

– **Andrew Pascuzzo (Question): So, the Clarksburg example scored 58%? No services in Clarksburg to build that development.**

- Jefferey Taylor:
 - This was a fictitious example for this meeting and was intended to simply show the criteria process.
- Adam Smith:
 - The Town and WSP will look at the example and update as needed.

– **Kenneth Hale (Question): If servicing infrastructure is going to be funded by development charges (note: the new By-law is raising Development Charges by 100% in some areas), how can the Town restrict access to services provided by the development community?**

- Adam Smith:
 - The linkage between Development Charges and this Policy is recognized and it would be beneficial to follow up with a formal

Town of the Blue Mountains/WSP to determine and refine the appeal process for the policy

GTDI to follow-up with written submission detailing their comment on infrastructure funding and the servicing allocation policy purpose.

WSP to update example development in presentation.

question for our full team to answer, including Finance as they are working on the Development Charge By-law.

- **Kenneth Hale (Question): Seems like the private development industry cannot directly contribute to community considerations (i.e., CIHA, Hospitals, Long Term Care Facilities, and Campus of Care). The private development industry has concerns regarding attaining points in these categories.**
 - Adam Smith:
 - The Town wants to have as many categories as possible and to be inclusive. The Town wants some commercial diversification.
 - There may be an opportunity for categories to be amended further to make up for this potential lack of available points.
 - The scoring threshold is subjective and there is flexibility depending on the specific context and if the Town has capacity and Equivalent Residential Units (ERUs) available.
 - A Development Charge Front-Ending Agreement could support scoring in the evaluation.

- **Kenneth Hale (Question): What is the timing around Council Adoption? What would the process be if we were looking to get Development Agreements?**
 - Adam Smith
 - Timeline for adoption is tentative as of right now, but June 3, 2024, is targeted.
 - The Town is not looking to stop development in the interim or use this Policy as a tool to do so.

- **Amanda Stellings (Question): Will the recording be available for attendees?**
 - Adam Smith:
 - No concerns with the distribution of the recording but want to ensure that the recording is not distributed outside of the group.
 - Nadia De Santi
 - The recording will not be made publicly available. Meeting minutes capturing this session will be circulated.

- **Brain Worsley (Comment): Perhaps there is a way to release the recording on a view only basis.**
 - Nadia De Santi:
 - We can look into this and follow up.

- **Kevin Fergin (Question): Is the Town defining a Development Agreement to also include Supplemental Agreements?**
 - Adam Smith
 - The Town acknowledged that clarity is required to better define ‘Development Agreement’ within the Policy.
 - The trigger for a Development Agreement is related to when getting a “pipe in the ground” is feasible which determines when this policy will become applicable.

- **Kenneth Hale (Question): What are the next steps with respect to questions?**
 - Nadia De Santi
 - WSP will provide “draft meeting minutes” for GTDI to review and return to the Town for finalization the week of April 8, 2024.
 - Participants are free to submit additional comments or questions.

Following internal discussions, it is not recommended that the recording be circulated as there is no mechanism to prevent further sharing or recording outside of attendees. The meeting was recorded for the purposes of notetaking.

The Town and WSP to review and refine definition of ‘Development Agreement’ for use in the policy.

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<p>4.0 PROJECT NEXT STEPS</p> <ul style="list-style-type: none">– Town to host a Public Meeting on May 14, 2024.<ul style="list-style-type: none">• Comments can be submitted to the Town of the Blue Mountains via email.– Committee of the Whole Meeting to be held on May 27, 2024, at 9:30 AM.– Second and Final Engagement Session<ul style="list-style-type: none">• Targeted for May 16, 2024 or May 17, 2024. Date and Time TBD.– Council Meeting<ul style="list-style-type: none">• June 3, 2024.	<p>WSP to circulate Draft Meeting Minutes one-to-two weeks following this meeting.</p> <p>The Town and WSP to confirm timing of Second Engagement Session with GTDI.</p>
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Town of the Blue Mountains - Servicing Allocation Policy Comment-Response Matrix					
Date	Submitted By	Comment/Question	Response	Action	Status
May 14, 2024 (Public Meeting) - Council	Councillor McKinlay	Will there be a fee associated with reviews of these applications?	AS: Town is currently undertaking a Planning and Development Services Fee Review. This Policy can be considered as part of the Fee Review. We do expect that this Policy will require staff time and it will have to be factored into the overall Fee Structure.	Town to confirm if Servicing Allocation Policy Application Review will be contemplated through the Planning and Development Services Fee Review.	Fee Review remains on-going. Support for implementation to be considered in 2025 Budget.
	Councillor Hope	Overall, supports and is appreciative of this policy coming forward and notes that it is a strong and positive alternative to an Interim Control By-law (ICBL). What were the previous options before this Policy was conceived?	AS: ICBL was looked at. Collingwood experience influenced this policy. This policy should remain regardless if water is plentiful or scarce. An option to the proposed policy is continuing with the 'first come, first served'. This policy is an important tool and the current policy isn't suitable for our current needs.	No action required	
		Consider adding more bite or specific evaluation criteria around trees. For example, no clear-cutting and adhering to the forthcoming tree by-law. Mention tree preservation plan. Could these items be added to the "green" category of the Evaluation Matrix?	AS: we have some criteria pertaining to sustainability and the natural environment. Further discussion and refinement can occur once the documents are publically released. Regarding tree removal, development agreements contemplate tree preservation planning. We can refine the evaluation criteria to make reference and consideration of tree preservation more clear.	WSP to refine evaluation criteria to explicitly consider tree preservation.	Section 2.4 revised to include tree canopy enhancement and on-site tree preservation.
	Councillor Porter	Regarding greenspace and parks, are points awarded for cash-in-lieu or only if greenspace is provided?	AS: points are specific to the inclusion of greenspace.	No action required	
		How does the scoring work for affordable housing?	JD: The evaluation criteria table awards 1 point per 5% of affordable/attainable housing units up to a maximum of 5 points.	No action required	
	Councillor Maxwell	How will enhanced infrastructure, economic benefits and affordable housing be defined and by who?	AS: Staff are considering a committee-based approach to evaluating applications and would be putting the onus on applicants to determine how they are meeting the criteria. The Policy has enough specificity to provide staff guidance on evaluation but too much that would result in boxing in evaluation or interpretation. There is a balance that needs to be maintained.	No action required	
		How are greenfield and brownfield sites contemplated in the policy?	AS: Brownfield sites would be made a priority for redevelopment and the evaluation framework encourages redevelopment of these sites.	No action required	
	Deputy Mayor Bordignon	Commends the committee-based approach to evaluation of applications.		No action required	
In light of evolving Provincial policy, is there flexibility in the proposed policy to accommodate changes?		AS: This policy relies on the Municipal Act and is not embedded within the Official Plan. The policy also has an 18-month review period built-in and staff will be monitoring Provincial policy changes. This policy has been purposely separate from the Official Plan and Planning Act.	No action required		
May 14, 2024 (Public Meeting) - Public	Pamela Spence	Overall, supports the proposed policy. Notes North Grenfell and how they have also relied on the Municipal Act to move the policy forward. Make rental housing and geared-to-income housing a priority and refer to the Housing Needs Assessment. Notes that the evaluation criteria and policy should be made public and posted on the website for public review and comment. Requests that the pass level be greater than 50%.	Thank you for your comments on the proposed Servicing Allocation Policy and Evaluation Criteria.	WSP to include Housing Needs Assessment in Section 11 References and Related Policies.	Housing Needs Assessment has been included in Section 11 References and Related Policies of the Policy.
				WSP to use terminology from the Housing Needs Assessment and PPS where appropriate to align the Policy.	Tied definition of 'affordable housing' in the Policy to the Housing Needs Assessment and PPS.
				WSP to confirm that explicit reference is made to affordable housing.	Evaluation criteria refers directly to definition of 'affordable housing' as per the Policy.
	David Scoon, Escarpment Corridor Alliance.	Overall, supportive of the proposed policy and framework but would like to see specific reference to climate change/mitigation and cultural heritage and recreational amenities in the criteria.	Thank you for your comments on the proposed Servicing Allocation Policy and Evaluation Criteria.	WSP to include 'recreational amenities' in Criteria 5.5.	Recreational amenities have been included in Criteria 5.5
		Climate Change and Mitigation, while not explicitly, is built into Criteria 2. The flexible nature of the Policy allows staff/committee to review the proposed climate change/mitigation features and determine their weight and significance.	No action required		

Category	Sub-Category	Relevance	Residential Max	Non-Residential Max	Point Rationale
1. Land Efficiency and Feasibility	1.1 Subject lands are within the Settlement Area or Secondary Plan Area	Yes / No	2	2	2 point if development meets targets, 0 if not
	1.2 Development is in close proximity to existing servicing infrastructure	Compliance Level	3	3	3 points if development meets targets (subsequent phase of approved development), 0 if not
	1.3 Development follows to Official Plan density targets	Yes / No	1	1	1 point if development meets targets, 0 if not
	1.4 Mixed-use development	Yes / No	1	1	1 point if development is mixed-use, 0 if not
Total Points			7	7	
2. Overall Sustainability	2.1 Development integrates water efficiency and flow reduction technology	Compliance Level	3	3	Town staff to determine compliance level based on technologies proposed. Up to 3 points.
	2.2 Development achieves energy conservation certification (determined by Town)	Compliance Level	3	3	Town staff to determine compliance through development integration of LEED, Energy Star, BOMA BEST, EnerGuide, etc. Up to 3 points.
	2.3 Green building techniques and standards	Compliance Level	3	3	Town staff to determine compliance through development integration of high-performance insulation, sustainable materials, green roofs/walls, solar/passive solar designs, green stormwater design, etc. Up to 3 points
	2.4 Surrounding environment conservation including, but not limited to, tree canopy enhancement and on-site tree preservation.	Compliance Level	3	3	Town staff to determine compliance through development's commitment to environmental conservation such as tree canopy enhancement, tree preservation on site, greenspace dedication, etc. Up to 3 points
Total Points			12	12	
3. Economic Benefits	3.1 New Jobs created	Compliance Level	0	5	1 point per 5 jobs (up to 5 points)
	3.2 Development follows goals from the Economic Development Strategy	Compliance Level	0	4	Council to determine compliance through development's commitment to economic development goals (financial and economic prosperity, community wellbeing, environmental resiliency). Up to 4 points
	3.3 Development Contributes to emerging and high growth industries	Compliance Level	0	3	Council to determine compliance through development integrating industries such as technology, advanced manufacturing, natural resources, entertainment and media, agribusiness, cleantech, life sciences. Up to 3 points.
Total Points			0	12	
4. Housing / Affordability	4.1 Development includes affordable housing units as defined in the Policy.	Compliance Level	10	0	1 point per 5% of units dedicated to affordable/attainable housing (up to 10 points).
	4.2 Development includes rental housing units	Yes / No	5	0	1 point per 5% of units dedicated to rental units (up to 5 points).
	4.3 Development includes specialty housing (senior, community, special-needs)	Yes / No	1	0	1 point if yes, 0 if no.
	4.4 Development includes a mix of housing types with one type comprising no less than 10% of total units (for example: single-detached, semi-detached, townhouses, apartments)	Yes / No	5	0	1 point per housing type comprising no less than 10% of total units. Up to 5 points.
Total Points			21	0	
5. Community Considerations	5.2 Development integrates aspects of the Community Design Guidelines	Compliance Level	3	3	Community Design Guideline Characteristics are integrated with 1 point per design characteristic integrated (up to 3 points).
	5.3 Development improves the state of required infrastructure (road connections, transit stations etc.)	Compliance Level	3	3	Town staff to determine compliance level based on development's inclusion of the completion, upgrade or construction of required key infrastructure (up to 3 points).
	5.4 Received Community Infrastructure and Housing Accelerator Order (CIHA) or Ministerial Zoning Order based upon Council Resolution	Yes / No	1	1	1 point if development received a Community Infrastructure and Housing Accelerator Order (CIHA) or subject to a Council supported MZO, 0 if not.
	5.5 Development includes community beneficial facilities (parks, recreational amenities, active transit systems, etc. Hospitals, LTC Facilities, Employment, Campus of Care, projects identified in the Housing Needs Assessment report.)	Compliance Level	3	3	Town staff to determine compliance level based on development inclusion of the completion, upgrade or reconstruction of active transportation infrastructure and networks, park improvements, new park construction. (up to 3 points).
Total Points			10	10	
Overall Points			50	41	
Points Available			50	41	

The Corporation of the Town of The Blue Mountains

By-Law Number 2024 –

Being a By-law to Manage the Allocation of Municipal Water Supply and Sewage Capacity

Whereas Section 11 of the *Municipal Act*, 2001, S.O.2001, c.25 (hereinafter referred to as the “Act”) authorizes The Corporation of the Town of The Blue Mountains (hereinafter the “Town”) to pass by-laws respecting public utilities;

And Whereas sub-section 86.1(1) of the Act permits municipality to adopt a policy providing for the allocation of water supply and sewage capacity;

And Whereas there are policies in section D1.5 of the Town’s Official Plan which provides direction in the monitoring of servicing capacity and regard for competing demands for servicing capacity;

And Whereas the Town’s water and sewage supply and distribution system has limited capacity available for allocation to new development;

And Whereas the Council of the Town wishes to manage the reserved capacity of the water and sewage supply and distribution system in a sustainable and logical manner;

Now therefore Council of The Corporation of the Town of The Blue Mountains enacts as follows:

1. In order to properly manage the Town’s uncommitted reserve capacity of its sewage treatment system and water supply system, protect the health and safety of the public , and in order to ensure that servicing capacity can be provided to those projects that provide the greatest benefit to the Municipality and that are most likely to proceed in the immediate future, The Corporation of the Town of The Blue Mountains hereby adopts the "Water and Sewage Allocation Policy" as set out in Schedule "A-1" and “Water and Sewage Allocation Policy Evaluation Framework” as set out in Schedule “B-1” which are attached hereto and which form part of this By-law.
2. In accordance with Section 86.1(3) of the Act, the administration of the policy is hereby delegated to the Director of Planning and Building Services, with all decisions made by the Director to be final.
3. This By-law shall take effect on the date of passing.
4. Schedule "A-1" and Schedule “B-1” constitutes part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.
Enacted and passed this ____ day of _____, 2024

Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk

Town of The Blue Mountains

Schedule A-1

By-law No. 2024-_____

Water and Sewage Allocation Policy

1. Policy Statement

The Corporation of the Town of The Blue Mountains (“the Town”) is currently facing challenges in reconciling the demands of various development projects and the interests of developers regarding water and wastewater servicing. In response to these challenges, the Town must adhere to the directives set forth by the Province and the County, emphasizing the need for economic and efficient service provision.

In alignment with these directives, this Water and Sewage Allocation Policy, (the “Policy”) has been prepared to address the escalating pressures on water and sewage infrastructure and to ensure the prioritization of projects while considering:

- complete communities and best planning practices;
- limiting sprawl and associated maintenance costs;
- community benefit, affordable housing and sustainability; and,
- supporting the growth of the community’s population and economy.

In essence, this policy serves as a strategic guide for the Town to facilitate accountable, and prudent decision-making in the face of increasing and competing development pressures, and available capacity. The policy framework serves as a systematic, objective, measurable, and effective tool to assess and evaluate development applications consistently.

By implementing this Policy, the Town aims to strike a delicate balance between accommodating competing developments within existing infrastructure constraints or planned project capacities and, safeguarding the Town’s long-term provision of water and sewage capacity, while advancing and considering community objectives. This proactive approach is not only complementary to the existing development controls but also promotes transparency and fairness in the decision-making process for development applications. While the Town may not always face constraints with respect to water and sewage capacity, the establishment of a thoughtful and objective allocation framework demonstrates that the Town is committed to fostering a resilient and efficient approach to water and sewage capacity.

Moreover, the allocation framework outlined in this Policy is designed to consider various factors, such as:

- environmental impact;
- infrastructure capacity; and
- community needs.

By incorporating these considerations into the evaluation process, the Town endeavors to make informed decisions that prioritize responsible and sustainable growth.

On June 6, 2024, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, received Royal Assent. This Act introduced an amendment (86.1) to the *Municipal Act* which enables municipalities to adopt policies that allow for a system for tracking the water supply and sewage capacity available to support approved developments, through the establishment of allocation criteria. This policy conforms to this amendment.

2. Purpose

This Policy aims to provide a clear and cohesive set of guidelines that will govern the equitable evaluation and allocation of resources to meet the evolving needs of the Town in the most beneficial manner possible.

3. Definitions

Additional Residential Units or ARU

An additional residential unit within an existing primary detached, semi-detached or row dwelling or commercial/institutional building or within a structure that is detached and accessory to a primary detached, semi-detached or row dwelling or commercial/institutional building.

Affordable Housing

Residential housing products that meet the definition of “affordable” based on applicable policy such as the Provincial Policy Statement (PPS) as well as criteria and parameters described in the Town of The Blue Mountains Housing Needs Assessment, 2023.

Allocated/Allocation

The action of apportioning water/sewage capacity in the Town's existing treatment plants, sewers, pumping stations, booster stations and other water and sewage infrastructure.

Allocation Policy

The policy adopted by Town Council to provide guidance, direction, and procedures to allocate water and sewage capacity.

Development Agreement

A legally binding contract between a municipality and a developer that outlines the terms and conditions for the development of a parcel of land. This includes but is not limited to pre-servicing agreements (basic services), subdivision agreements, and site plan agreements.

Equivalent Residential Unit or “ERU”

The conversion of water and/or sewage reserve capacity into a unit of measurement for the purposes of the allocation of uncommitted hydraulic reserve capacity.

Uncommitted Water and/or Sewage Reserve Capacity

This capacity is determined through subtracting any committed water and sewage allocation, including through draft approved and registered plans and site plan approvals, plus a safety factor and any capacity reserved for government projects, projects that do not require a *Planning Act* application or the treatment of hauled sewage if applicable, from the existing water and/or sewage reserve capacity.

Water and/or Sewage Reserve Capacity

The design capacity of the existing Town of The Blue Mountains water and/or sewage treatment plants, minus the actual existing recorded maximum day demand of water (for water) and the actual existing recorded annual average day sewage flow (for sewage).

4. Measuring the Allocation Capacity

The Town’s Engineering Division in consultation with the Water and Wastewater Division shall be responsible for identifying the Water and/or Sewage Reserve Capacity available for allocation as well as converting the amount of Uncommitted Water and/or Sewage Reserve Capacity to ERUs. Capacities are to be based on design flows as calculated per the Town Engineering Standards.

The Town may request a report from a qualified professional engineer confirming the maximum demand and ERUs for site-specific mixed-use, industrial, commercial, and institutional proposals.

5. Development Applications

This Policy applies to the following developments throughout the whole of the Town:

- a) Any development where an extension and/or provision of new main line water supply and/or sewage collection infrastructure is required (i.e. excludes simple

service connections where development application does not represent an increase to the designed sewage flow generation or water demand identified for that property during the design of the main line or as otherwise accommodated in higher level planning reports);

- b) The creation of any number of new lots or units through a Plan of Subdivision or Vacant Land Condominium Description; or by way of a Consent application that exceeds 11 or more ERU units.
- c) Any development requiring Site Plan Control approval that exceeds 11 or more ERU units.

6. Development Exclusions

This Policy does not apply to the following:

- a) The addition of up to two (2) additional residential units on a lot which is in compliance with applicable zoning regulations.
- b) Changes from one permitted use to another permitted use provided the applicable zoning requirements are met;
- c) The construction of a patio, deck, porch, boathouse, dock, shoreline structure, accessory building or structure with no water or sewage connection to the Town system, temporary building, or structure, or interior or exterior renovation to an existing building or structure;
- d) The repair, re-build or restoration of a legally existing building or structure, or part thereof, provided that the building or structure continues to be used for the same purpose;
- e) Minor adjustments to site plan agreements and subdivision/condominium/site plan amendments that do not meet the criteria of Section 8; and
- f) The development of existing vacant lots where no approval under the *Planning Act* is required.

7. Procedures & Criteria

The following apply to the applicable development applications:

- a) Allocation of water and sewer capacity (“allocation”) shall be determined on a criteria basis. Each development requesting allocation will be evaluated in accordance with the Evaluation Framework (**Schedule B-1**).
- b) Based on available ERU units set aside for allocation, those development applications that score the highest during the intake period review will receive allocation.
- c) Should an applicant wish to resubmit an application if not granted allocation, they must do so within two (2) months of being notified by the Town in order to have the application expedited.
- d) Allocation requests are to be made through the completion of the relevant form and will be considered by staff annually or at the discretion of the Director of Planning and Building Services, subject to available water and sewage capacity.
- e) Mixed-use developments will be categorized as either residential or non-residential on a case-by-case basis.
- f) Staff will evaluate each application for development in conjunction with the relevant and submitted materials and applicable reports provided through a Request for a Development Agreement Form and against the criteria identified in **Schedule B-1**.

The Town may retain an independent consultant to help assist in the review of development applications and supporting studies using **Schedule B-1**.

8. Existing Approvals

All lands subject to existing Draft Approved Plans of Subdivision, Consents, Site Plans or Vacant Land Condominium, but have not been subject to a development agreement confirming allocation prior to the implementation of this policy, will be subject to the requirements in this policy.

9. Review Cycle

Town staff will create development tracking tables to oversee allocated capacity and provide annual reports to Council. Through ongoing monitoring and assessment, potential adjustments to this policy will be evaluated in the best interest of the Town and the public. If Council deems that necessary amendments are required, excluding clerical or technical changes, based on monitoring outcomes, these modifications will be undertaken in a transparent fashion, involving consultations with both the development community and the public. A thorough review of this policy will be conducted within eighteen (18) months of Council approval to ensure its continued effectiveness.

10. Timing, Expiration of Allocation, Reallocation, & Non-Compliance

If capacity is allocated, the substantial works as set out in the Development Agreement must be completed within a year of the date of execution of the Development Agreement with the Town. If the works are not complete and/or other terms of the Development Agreement have not been met, allocation may be withdrawn, at the Town's sole and unfettered discretion.

An extension may be granted for one (1) additional year, which can be granted at the discretion of the Director of Planning and Building Services based on the following criteria:

- Unforeseen circumstances which have caused delays in carrying out the works;
- New legislation, regulations, policies and/or by-laws have not precluded construction of the approved works and would not significantly impact the development's viability.

Reallocation of water and sewerage capacity for those developments that have had their allocation withdrawn will be subject to the requirements of Section 7 of this Policy.

11. References and Related Policies

The following is a list highlighting key plans and reports that may be relevant to the Water and Sewage Allocation Policy.

- Town of The Blue Mountains Official Plan (June 2016)
- Town of The Blue Mountains Housing Needs Assessment (November 2023)
- Town of The Blue Mountains Corporate Strategic Plan 2020 – 2024
- Town of The Blue Mountains 2021-2025 Economic Development Strategy
- Town of The Blue Mountains Community Improvement Plan: Town Wide Revitalization (January 2021)
- Town of The Blue Mountains Community Design Guidelines (2012)
- Town of The Blue Mountains Integrated Community Sustainability Plan (2022)
- Town of The Blue Mountains Transportation Master Plan (2022)

Town of The Blue Mountains

Schedule B-1

By-law No. 2024-_____

Water and Sewage Allocation Policy Evaluation Framework

See framework on the following pages

Category	Sub-Category	Relevance	Residential Max	Non-Residential Max	Point Rationale
1. Land Efficiency and Feasibility	1.1 Subject lands are within the Settlement Area or Secondary Plan Area	Yes / No	2	2	2 point if development meets targets, 0 if not
	1.2 Development is in close proximity to existing servicing infrastructure	Compliance Level	3	3	3 points if development meets targets (subsequent phase of approved development), 0 if not
	1.3 Development follows to Official Plan density targets	Yes / No	1	1	1 point if development meets targets, 0 if not
	1.4 Mixed-use development	Yes / No	1	1	1 point if development is mixed-use, 0 if not
Total Points			7	7	
2. Overall Sustainability	2.1 Development integrates water efficiency and flow reduction technology	Compliance Level	3	3	Town staff to determine compliance level based on technologies proposed. Up to 3 points.
	2.2 Development achieves energy conservation certification (determined by Town)	Compliance Level	3	3	Town staff to determine compliance through development integration of LEED, Energy Star, BOMA BEST, EnerGuide, etc. Up to 3 points.
	2.3 Green building techniques and standards	Compliance Level	3	3	Town staff to determine compliance through development integration of high-performance insulation, sustainable materials, green roofs/walls, solar/passive solar designs, green stormwater design, etc. Up to 3 points
	2.4 Surrounding environment conservation including, but not limited to, tree canopy enhancement and on-site tree preservation.	Compliance Level	3	3	Town staff to determine compliance through development's commitment to environmental conservation such as tree canopy enhancement, tree preservation on site, greenspace dedication, etc. Up to 3 points
Total Points			12	12	
3. Economic Benefits	3.1 New Jobs created	Compliance Level	0	5	1 point per 5 jobs (up to 5 points)
	3.2 Development follows goals from the Economic Development Strategy	Compliance Level	0	4	Council to determine compliance through development's commitment to economic development goals (financial and economic prosperity, community wellbeing, environmental resiliency). Up to 4 points
	3.3 Development Contributes to emerging and high growth industries	Compliance Level	0	3	Council to determine compliance through development integrating industries such as technology, advanced manufacturing, natural resources, entertainment and media, agribusiness, cleantech, life sciences. Up to 3 points.
Total Points			0	12	
4. Housing / Affordability	4.1 Development includes affordable housing units as defined in the Policy.	Compliance Level	10	0	1 point per 5% of units dedicated to affordable/attainable housing (up to 10 points).
	4.2 Development includes rental housing units	Yes / No	5	0	1 point per 5% of units dedicated to rental units (up to 5 points).
	4.3 Development includes specialty housing (senior, community, special-needs)	Yes / No	1	0	1 point if yes, 0 if no.
	4.4 Development includes a mix of housing types with one type comprising no less than 10% of total units (for example: single-detached, semi-detached, townhouses, apartments)	Yes / No	5	0	1 point per housing type comprising no less that 10% of total units. Up to 5 points.
Total Points			21	0	

Category	Sub-Category	Relevance	Residential Max	Non-Residential Max	Point Rationale
5. Community Considerations	5.2 Development integrates aspects of the Community Design Guidelines	Compliance Level	3	3	Community Design Guideline Characteristics are integrated with 1 point per design characteristic integrated (up to 3 points).
	5.3 Development improves the state of required infrastructure (road connections, transit stations etc.)	Compliance Level	3	3	Town staff to determine compliance level based on development's inclusion of the completion, upgrade or construction of required key infrastructure (up to 3 points).
	5.4 Received Community Infrastructure and Housing Accelerator Order (CIHA) or Ministerial Zoning Order based upon Council Resolution	Yes / No	1	1	1 point if development received a Community Infrastructure and Housing Accelerator Order (CIHA) or subject to a Council supported MZO, 0 if not.
	5.5 Development includes community beneficial facilities (parks, recreational amenities, active transit systems, etc. Hospitals, LTC Facilities, Employment, Campus of Care, projects identified in the Housing Needs Assessment report.)	Compliance Level	3	3	Town staff to determine compliance level based on development inclusion of the completion, upgrade or reconstruction of active transportation infrastructure and networks, park improvements, new park construction. (up to 3 points).
Total Points			10	10	
Overall Points			50	41	
Points Available			50	41	