



Staff Report

Planning & Development Services

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: September 17, 2024
Report Number: PDS.24.122
Title: Follow up Report for the Allocation Policy
Prepared by: Adam Smith, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.24.122, entitled "Follow up Report for the Allocation Policy";

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 identified in PDS.24.081 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

The purpose of this report is to provide additional information regarding the proposed Water and Sewage Allocation Policy.

C. Background

On September 4, 2024, the Town received correspondence from the Georgian Triangle Development Institute (GTDI) with a series of questions regarding the proposed Policy. Based on the questions submitted, minor adjustments have been made to both the Policy and Evaluation Framework. Additionally, staff have identified those developments that have previously been subject to planning review and required to adhere to the Water and Sewage Allocation Policy.

D. Analysis

Attached to this report are staff responses to the questions submitted by GTDI. A summation of changes are provided below:

- Clarity on process to determining allocation when multiple developments receive the same scoring.
- Amended wording regarding process to follow for developments unsuccessful in receiving allocation.
- Revised wording to Sub-Category 2.1 expanding eligible assets.

In addition, staff have identified the following Draft Plan Approvals that would be subject to the Policy following implementation:

Abbott's Subdivision – 22 units
Blue Meadows (Arthur & Lousia Street) – 191 units
Alta Phase 2 – 57 units
Aquavil East Phase 2 – 198 units
Lora Bay Cottages 6 – 35 units
Georgian Woodlands Phase 4 Stage 3 – 38 units
Lora Bay Phase 4B – 58 units
Lora Greens – 38 units
Matesa – 17 units
Sapphire Ridge – 33 units
The Enclave at Georgian Bay Club – 22 units
Long Point Road Subdivision – 22 units

If Council is not satisfied with the adjustments to the Policy and/or responses to questions posed by GTDI, direction can be provided to make further refinements and defer enactment of the Policy another meeting cycle.

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

N/A

G. Financial Impacts

N/A

H. In Consultation With

N/A

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Adam Smith, directorplanningdevelopment@thebluemountains.ca

J. Attached

1. September 4th, 2024 GTDI Letter – TOBM Allocation Policy
2. Staff Responses – September 4th, 2024 GTDI Letter
3. Revised Water and Sewage Allocation Policy Evaluation Framework
4. Revised Water and Sewage Allocation By-law
5. Revised Water and Sewage Allocation By-law – Track Changes

Respectfully submitted,

Adam Smith
Director of Planning & Development Services

For more information, please contact:
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