Development Staging Process

EXISTING UNSERVICED DEVELOPMENT *

* Includes vacant lots which can be developed without further development approval

* Existing development has servicing priority over new development within the same stage and may preclude the advancement of new development

NEW DEVELOPMENT

STAGE 5

Not Designated (DD) (7)
Lands within identified service area, but with no Official Plan Policies for development

↓ Designation through OPA or Secondary Plan

Located in Service Area which does not yet have servicing
NO CAPACITY

STAGE 4

Designated (6)
No Development Approval

↓ Extension of Servicing to Service Area

↓ Draft Plan Approval

Local servicing not proposed in short term
RESERVATION (4)

STAGE 3

Future Development (5)
Partial Development Approval (-h) further Draft Plan Approval required

↓ Proposed Construction of Local Servicing

↓ Further Draft Plan Approval

Fronting local servicing proposed in short term
RESERVATION (4)

STAGE 2

Development Approved (-h)
RESERVATION (5)

Development that does not contain future development blocks can move from Stage 4 to Stage 2 upon receipt of DPA

↓ Construction of Servicing

↓ Final Zoning (remove -h), Site Plan Approval, Development Agreement, Development Charge Payment

Fronting Servicing
ALLOCATION
CAN CONNECT (2)

STAGE 1

Development Approved
ALLOCATION (3)

↓ Register Plans, Obtain Building Permits, Construction

CONNECTED (1)

Development Approved
ALLOCATION
CAN CONNECT (2)

CONNECTED (1)

NO CAPACITY: Long term capacity identified in Master Plan

RESERVATION: Commitment of Design Capacity

ALLOCATION: Commitment of Built Capacity

Notes:
1. Number in ( ) in each stage corresponds to development categories identifed in the Town's Year End Report.
2. DD = Deferred Development
3. -h = denotes that development is in a "holding zone" because further approvals are required such as allocation of capacity or development agreement