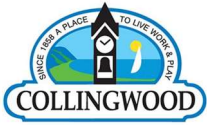


SCHEDULE A TO
BY-LAW No. 2022-0XX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD

TOWN OF COLLINGWOOD WATER AND WASTEWATER CAPACITY ALLOCATION POLICY



A1 INTRODUCTION

The Corporation of the Town of Collingwood (the “Town”) is responsible for the provision of municipal water supply and wastewater collection services. Collingwood is designated as a primary settlement area and growth is forecasted to remain strong in the coming decades for both residential and employment-related uses. Appropriately planning for growth requires an alignment between land use ~~planning~~ and infrastructure decisions to ensure that hard services are available to support construction.

As water capacity constraints identified in 2021 are expected to continue for several years until plant upgrades are complete and wastewater capacity is to be evaluated to determine the nature and extent of immediate or anticipated constraints, the development of a robust system for the allocation of municipal servicing capacity that would remain in place at minimum during the prolonged period of water and/or wastewater capacity limitations was paramount.

This Water and Wastewater Capacity Allocation Policy (~~‘Allocation Policy’~~) the “Allocation Policy”) has been developed to ensure that the remaining and future **uncommitted hydraulic reserve capacity** in the Raymond A. Barker Water Treatment Plant and Collingwood Wastewater Treatment Plant is planned for and **allocated** in a sustainable and transparent manner to those projects that provide the greatest benefit to the Town and that are most likely to proceed in the immediate future.

The **Allocation Policy** is also intended to add an element of fairness and predictability to the process of capacity estimation and **allocation**. It clarifies for the development community and the public, how a finite resource will be managed to ensure maximum benefit to the community.

A2 DEFINITIONS

A number of terms in this policy are defined if they are shown in **bold** and these definitions are below:

Additional residential units: means an accessory residential unit:

- a) ~~Within~~ within an existing primary detached, semi-detached or row dwelling or commercial/institutional building; or



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- b) ~~Within~~within a building or structure that is detached and accessory to a primary detached, semi-detached or row dwelling or commercial institutional building.

Affordable housing: means

~~a) In the case of ownership~~residential housing, ~~products that meet the definition of “affordable” as delineated in the least expensive of:~~

~~i) Housing for which Provincial Policy Statement (PPS), by the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low Canadian Mortgage and moderate income households; or~~

~~ii) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;~~

~~b) In the case of rental housing, the least expensive of:~~

~~i) A unit for which the rent does not exceed 30 percent of gross annual household income for low Housing Corporation (CMHC), County of Simcoe, and moderate income households; or as approved or endorsed by the Town.~~

~~ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.~~

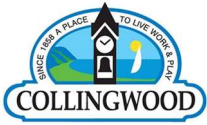
Allocated/allocation: means the action of ~~distributing~~apportioning **uncommitted hydraulic reserve capacity** in the Raymond A. Barker Water Treatment Plant and Collingwood Wastewater Treatment Plant.

Allocation Policy: means the ~~water and wastewater allocation~~ policy adopted by ~~Collingwood Town~~ Council to provide guidance, direction and procedures to allocate water and wastewater capacity.

Design capacity-:

For sewage, means as per the Design Report or in the ~~Certificate of Environmental Compliance~~ Approval for the Collingwood Wastewater Treatment Plant. The components of the wastewater flow may include:

~~e)•~~ domestic wastewater;



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d) ~~•~~ industrial wastewater;

e) ~~•~~ inflow/infiltration;

f) ~~•~~ storm water.

~~Design capacity~~ ~~For~~ water~~;~~, means the quantity of potable water which can be delivered to the distribution system when operating the ~~plant~~ Raymond A. Barker Water Treatment Plant under design conditions or in the Drinking Water Works Permit (DWWP) and is sufficient to meet the maximum day demand.

Hydraulic reserve capacity ~~:-~~:

~~For~~ sewage~~;~~, means the **design capacity** of the ~~wastewater treatment~~ Collingwood Wastewater Treatment plant minus the actual existing recorded annual average day wastewater flow.

~~Hydraulic reserve capacity~~ ~~For~~ water~~;~~, means the **design capacity** of the ~~wastewater treatment plant~~ Raymond A. Barker Water Treatment Plant minus the actual existing recorded maximum day flow demand and exclusive of any capacity reserved to service municipalities outside ~~of~~ the Town of Collingwood.

Limited capacity: means where the actual ~~existing~~ recorded annual maximum day flow exceeds 80% of the design capacity of the ~~water and/or wastewater treatment plant~~ Raymond A. Barker Water Treatment Plant or where the actual recorded annual average day flow exceeds 80% of the design capacity of the Collingwood Wastewater Treatment Plant and/or where the municipality is actively undertaking an expansion of either plant.

~~Low and moderate income households:~~ means

a) ~~In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or~~

b) ~~In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.~~

Single dwelling unit equivalent ~~('SDU equivalent')~~ ("SDU equivalent" or 'SDU'): "SDU"):



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means the conversion of uncommitted hydraulic reserve capacity into a unit of measurement for the purposes of the allocation of **uncommitted hydraulic reserve capacity**.

Shovel ready: means a construction project that is advanced enough such that building permits could be issued for all or a part of it within six (6) months.

Uncommitted hydraulic reserve capacity: The uncommitted hydraulic reserve capacity is obtained by subtracting ~~the previously any committed flows of registered water and wastewater allocation, including through~~ draft approved ~~residential, commercial and industrial lots 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 **hydraulic reserve capacity**.

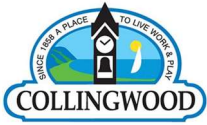
Note: Where this policy refers to legislation, such references shall include amendments or successors thereto.

A3 WHERE THE ALLOCATION POLICY APPLIES

The **Allocation Policy** applies to all geographic areas within the Town of Collingwood, except properties within the Rural ~~Designation~~ and Rural Residential Designations as identified in the ~~Town of Collingwood~~ Town's Official Plan where municipal services are neither available nor planned in the foreseeable future.

A4 MEASURING WATER AND WASTEWATER CAPACITY ALLOCATION

- a) The Town of Collingwood Environmental Services Division (~~'Collingwood ESD'~~) ("Town ESD") is responsible for identifying the **uncommitted hydraulic reserve capacity** available for possible **allocation** in the Raymond A. Barker Water Treatment Plant and Collingwood Wastewater Treatment Plant.
- b) The ~~Collingwood Town~~ ESD is also responsible for converting the amount of **uncommitted hydraulic reserve capacity** to **SDU equivalents** for the purposes of administering the **Allocation Policy**.
- c) The Collingwood ESD shall establish the amount of **uncommitted hydraulic reserve capacity** and **SDU equivalents** on a semi-annual basis for the purposes of



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administering and implementing the **Allocation Policy**.

- d) The Town may request a report from a professional engineer confirming the maximum demand and **SDU equivalent** for site-specific mixed use, industrial, commercial and institutional proposals.

A5 DEVELOPMENT SUBJECT TO THE ALLOCATION POLICY

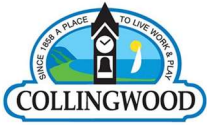
The **Allocation Policy** applies to the following growth and development in the Town, unless exempted in accordance with Section A6 of this Policy:

- a) Any development where an extension and/or the provision of ~~linear~~new water and/or wastewater ~~services~~infrastructure is required;
- b) The creation of any number of new lots or units through the Plan of Subdivision, Vacant Land Condominium Description ~~or~~ consent to sever or part lot control processes;
- ~~c) Any development (residential, industrial, commercial and institutional) requiring an Official Plan and/or zoning by-law amendment and/or site plan approval, unless it; and~~
- ~~e)d) Development where a Planning Act application is exempt in accordance with Section A6; and not required.~~
- ~~d) Any development requiring a building permit only, unless it is exempt in accordance with Section A6.~~

A6 DEVELOPMENT NOT SUBJECT TO THE ALLOCATION POLICY

The **Allocation Policy** does not apply to the following:

- ~~a) The addition of up to two (2) additional residential units on a lot that is the site of a single detached, semi-detached or rowhouse dwelling unit, provided the additional residential unit(s) complies with all applicable zoning requirements;~~
- ~~a) The addition of up to two additional dwelling units on a lot that is the site of a~~



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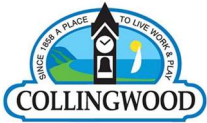
~~commercial use, provided the additional dwelling unit(s) complies~~comply(ies) with all applicable zoning requirements;

- b) Lot additions that do not result in the creation of a new developable lot and the creation of rights-of-ways or easements pursuant to Section 53 of the *Planning Act*;
- c) A change ~~of use on any property~~on a property from one permitted use to another permitted use in accordance with the Town's Zoning By-law that would not result in an increase in water usage and/or sewage flows as confirmed by a professional engineer (if required by the Town) and/or where proposed fixtures and capacity limits ~~to do~~ not exceed the water or wastewater capacity **allocation** of the previous use;
- d) The construction of a deck, patio, fence, porch, accessory building or structure, temporary building or structure, or interior or exterior renovation to an existing building;
- e) The repair, re-build or restoration of ~~ana~~ legally existing building or structure, or part thereof, provided that the ~~repair, re-build or restoration~~ building or structure ~~would not result in an increase in water usage and/or sewage flows~~continues to be used for the same purpose; and
- f) Any project previously exempted from the Interim Control By-law No. 2021-024, as amended which has not yet been issued a building permit ~~and where the total capacity allocation required to service the development does not exceed 1.0 SDUs, for the period of one (1) year from the date this Policy comes into force and effect.~~

A7 TIMING AND EXPIRY OF WATER AND WASTEWATER CAPACITY ALLOCATION

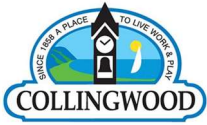
A7.1 APPLICABILITY OF THIS SECTION

This section applies to decisions on applications for Draft Plan of Subdivision/Vacant Land Condominium Description Approval, (Section 51 of the Planning Act), Provisional Consent, (Section 53 of the Planning Act), and Site Plan Approval (Section 41 of the Planning Act) that are made after the **Allocation Policy** comes into effect.



A7.2 PLANS OF SUBDIVISION AND VACANT LAND CONDOMINIUMS

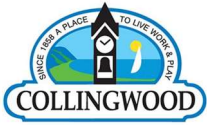
- a) If **uncommitted hydraulic reserve capacity** exists within both the ~~water treatment~~Raymond A. Barker Water Treatment and ~~wastewater treatment plants~~Collingwood Wastewater Treatment Plants, water and wastewater ~~allocation~~capacity can be ~~given~~allocated by Council or its designate at the time of Draft Plan Approval subject to Section A10- of this Policy. The availability of the committed capacity allocation in phases or stages to facilitate the orderly build-out of the proposal may be further articulated in a development, servicing or front ending or other agreement (i.e. agreements under the Planning or Development Charges Acts).
- b) If ~~allocation~~capacity is ~~given~~allocated in accordance with sub-section a), all or part of the Draft Plan must be registered within thirty-six (36) months from the date Draft Plan Approval ~~was given~~, and if this does not occur, the capacity allocation shall be withdrawn.
- c) ~~Notwithstanding Subsection b), in~~ the case of an application for extension of draft approval under Section 51(33) of the Planning Act, an additional one (1) year ~~(12 months)~~ may be considered by Council, or its designate, provided the owner demonstrates that they have taken the appropriate steps to register all or part of the Draft Plan. Such steps may include the finalization and acceptance of servicing and stormwater plans and drawings and/or the clearing of the majority of conditions of Draft Plan Approval.
- d) In order to ensure that development proceeds expeditiously and does not hold capacity **allocation** without performance, it is the intent of Council to update the Town's Official Plan with policies to align approval of draft plans of subdivision and condominium descriptions with the initial three (3) years commitment plus one (1) year maximum for any extension of capacity **allocation** as per this Policy, unless extenuating circumstances (e.g. change of ownership, significant amendments to the proposal, unforeseen economic conditions, etc.) are demonstrated. Until such time as the Official Plan is updated, the **Allocation Policy** shall serve as Council's direction respecting new approvals or requests to extend existing draft approvals.
- ~~e) If an owner proceeds to registration in accordance with sub-sections b) or c), the~~



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~~Subdivision Agreement entered into between the owner and the Town shall specify that building permits for seventy five percent (75%) of the lots or units have to be issued within three (3) years of the execution and registration of a subdivision agreement, or the allocation will be withdrawn.~~

- e) As a condition of Draft Plan Approval pursuant to subsection 51(25) of the *Planning Act*, the Town's Zoning By-law may be amended to ensure that a Holding provision is applied to all lands subject to the Draft Plan Approval, with the Holding provision only lifted by Council when the development is shovel ready.
- f) If the Plan of Subdivision or Vacant Land Plan of Condominium constitutes more than ~~250~~200 **SDUs**, ~~it draft approval, registration and the allocation of capacity~~ shall proceed in phases and each phase shall not generally constitute more than 100 **SDUs**, except where a single building includes greater than 100 **SDUs**. The registration of and/or lifting of any Holding Symbol on any additional phase cannot occur unless building permits for no less than seventy-five percent (75%) of the lots or units in the previous phase have been issued. The Holding Symbol shall be used to facilitate phasing of Vacant Land Plans of Condominium until such time as phased registration is permitted by legislation.
- ~~g) As a condition of Draft Plan Approval, the Town's zoning by law may be amended to ensure that a Holding provision is applied to all lands subject to the Draft Plan Approval, with the Holding provision only lifted by Council when building permits are required for development that has been given an allocation.~~
- ~~h) As a condition of Draft Plan Approval, the owner shall agree in the Subdivision Agreement to deposit securities equal to the water and wastewater component of the Town's Development Charge, with those securities returned (or converted to cash) at the time of building permit, or if the owner has not performed in accordance with sub-section d).~~
- g) At the time of registration of a Draft Plan of Subdivision or Vacant Land Condominium Description in accordance with Sub-sections b) or c) of the Policy, the Subdivision Agreement entered into between the owner and the Town shall specify that building permits for seventy-five percent (75%) of the lots or units subject to the agreement (i.e. may cover the entire draft plan or, in the case where phasing is required, an



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approved phase) have to be issued within three (3) years of the execution and registration of a subdivision agreement, or the **allocation** will be withdrawn for the remaining unbuilt lots/units.

A7.3 SITE PLAN APPROVAL

- a) If **uncommitted hydraulic reserve capacity** exists within both the ~~water treatment~~Raymond A. Barker Water Treatment and ~~wastewater treatment plants~~Collingwood Wastewater Treatment Plants, water and wastewater ~~allocation~~capacity can be ~~given~~allocated by Council or its designate at the time of the execution and registration of a Site Plan Agreement subject to Section A10~~– of this Policy~~. The availability of the committed capacity allocation in phases or stages to facilitate the orderly build-out of the proposal may be further articulated in the Agreement.
- b) If ~~allocation~~capacity is ~~given~~allocated in accordance with sub-section a), ~~and~~ building permits ~~shall be issued in accordance with the Site Plan Agreement~~are not obtained within twenty-four (24) months of the date of the execution and registration of a Site Plan Agreement, ~~and if this does not occur, the~~ then **allocation** ~~shall~~will be withdrawn.
- c) ~~Additional time beyond the~~Notwithstanding Subsection b), an additional twenty-four (24) months may be considered by Council, or its designate, provided the owner demonstrates that they have taken the appropriate steps to commence development on the lands. Such steps include the finalization and ~~acceptance~~submission of ~~building architectural~~, servicing and stormwater plans and drawings.
- ~~d) The owner shall agree in the Site Plan Agreement to deposit securities equal to the water and wastewater component of the Town's Development Charge, with those securities returned (or applied to Development Charges payable) at the time of building permit, or if the owner has not performed in accordance with sub-section c).~~
- e)d) Where site plan approval facilitates the development of a phased condominium, each phase shall not generally constitute more than 100 **SDUs**~~-equivalent~~, except where a single building includes greater than 100 **SDUs**.

A7.4 CONSENT TO SEVER

- ~~f) If **uncommitted hydraulic reserve capacity** exists within both the water treatment~~



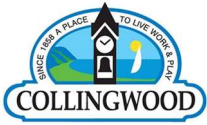
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~~and wastewater treatment plants, water and wastewater allocation can be given~~Land division by Council or its designate at the time of granting provisional consent ~~subject to Section A10.~~

- ~~g) If allocation is given only permitted for minor infill in accordance with sub-section a), all conditions are required to be satisfied within one year of the date provisional the Town's Official Plan. Given the limited number of lots created annually by consent was given (or two years once changes to Section 53(41) of the Planning Act come into effect). If the conditions are not fulfilled, the application is deemed to be refused, servicing capacity will be allocated in accordance with the Planning Act, and the allocation shall be withdrawn.~~
- a) ~~As a condition of provisional consent, the owner will be required to enter into a consent agreement that specifies that the allocation is available for up to three (3) years~~Section A9 of this Allocation Policy (i.e. after the Certificate of Consent has resultant lots have been given registered and on a first-come, first-served basis), unless a site plan application is required to facilitate development, in which case capacity would be allocated in accordance with Section 53(42) of the Planning Act. For greater clarity, building permits are required to be issued for each of the new lots within three (3) years after the Certificate of Consent has been given.A7.3 of this Allocation Policy.
- b) As a condition of provisional consent, pursuant to subsection 53(12) of the Planning Act, the Town's ~~zoning by~~Zoning By-law may be amended to ensure that a Holding provision is applied to the lands, with the Holding provision only lifted by Council when ~~building permits are required for the~~ development ~~that has been given an allocation~~is shovel ready.

A8 EXISTING APPROVALS

- a) If lands are subject to Draft ~~Plan~~ Approved Plans of Subdivision or Vacant Land Condominium Description before this **Allocation Policy** comes into effect, the Town will seek to amend the conditions of Draft Plan Approval for all existing files, pursuant to indicatesubsection 51(44) of the Planning Act, to confirm that there is no capacity ~~commitment.~~allocation for the subdivision or vacant land condominium.



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- a)b) If **uncommitted hydraulic reserve capacity** exists within both the ~~water treatment~~ Raymond A. Barker Water Treatment and ~~wastewater treatment plants~~ Collingwood Wastewater Treatment Plants, the developments would be evaluated against the **Allocation Policy** in effect at the time of final approval/registration. At that time, the allocation of capacity and availability of the committed capacity allocation in phases or stages to facilitate the orderly build-out of the proposal, if applicable, would be articulated in a development, servicing or front ending or other agreement (i.e. agreements under the *Planning or Development Charges Acts*).
- b) ~~If a Site Plan Approval or Provisional Consent was granted before the **Allocation Policy** comes into effect, the **Allocation Policy** in effect shall be applied when a building permit is applied for.~~

A9 WHERE A PLANNING ACT APPLICATION IS NOT REQUIRED

- a) ~~In accordance with Section 34(5) of the Planning Act, the Town's Comprehensive Zoning By-law 2010-040 is being updated to prohibit the use or construction of buildings unless municipal water and wastewater services are available. Once the update is in effect, and if **uncommitted hydraulic reserve capacity** exists within both the water treatment and wastewater treatment plants, water and wastewater **allocation** can be given~~ For those projects where no Planning Act approvals are required, capacity will be **allocated** on a first-come, first-served basis up to a cumulative annual maximum capacity limit set aside for this type of development as established by ~~Collingwood ESD~~ Town ESD. For greater clarity, projects that do not require a *Planning Act* application to proceed to construction are not subject to Section A10 of this Policy. Examples of projects where a *Planning Act* application is not required include the development of existing registered vacant lots, build-out of lands subject to an existing registered site plan agreement, and changes of use from one permitted use to another permitted use in accordance with the Town's Zoning By-law that would require additional servicing capacity **allocation**, ~~but no Planning Act approval.~~
- b) To ensure that capacity **allocation** is not held without performance, where a Site Plan Agreement was registered on title prior to the effective date of this **Allocation Policy**



and construction has not commenced within twenty-four (24) to forty-eight (48) months of the date of agreement execution, the Town shall consider termination of the Agreement.

A10 CAPACITY ALLOCATION CRITERIA

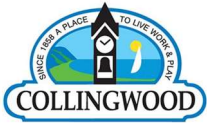
- a) All decisions requiring a merit-based evaluation in accordance with ~~the Allocation~~this Policy will be made based a proposed development achieving at least 50% of the available points as per the table below. Developments that score less than 50% of the available points can be considered for capacity allocation by Council at their discretion.
- b) Notwithstanding the above, proposed developments should strive to achieve more than 75% of the available points to assist in achieving ~~the community's vision for a complete community. It is recognized that some developments of value to the community may not achieve 75% of the available points because of their nature a~~complete community.
- c) Mixed use projects will be evaluated in the category (i.e. residential or non-residential) based on the dominant use that represents the majority of gross floor area of the proposal.
- ~~e)~~d) Each ~~application~~proposal will be evaluated by Council concurrent with the consideration of the relevant planning application. Staff will provide a recommendation based on the point scores achieved ~~and the~~. The decision made by Council is in its sole and absolute discretion, unless approval is delegated to an appointed officer identified in a by-law by name or position occupied.
- ~~d)~~e) Proponents will be encouraged to consider the merit-based criteria when preparing planning applications and supporting reports, including a self-evaluation and justification of the proposal within the context of the merit-based criteria.



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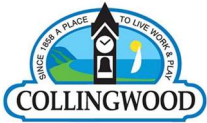
- f) The Town, at its sole discretion, may retain an independent third-party consultant to review proposals against the merit-based criteria, may develop an evaluation panel, or may consult periodically with the development community on implementation.

Category	Criteria	Measure	Res - Max	Non Res - Max
<u>A. Efficient Use of Land and Orderly Development</u> <u>(Note criteria A1 and A2/A3 in this category are mutually exclusive and points could be attained in A1 or A2/A3, but not all three)</u>	<u>A1 - Lands are within built boundary and/or within an existing built-up neighbourhood</u>	no or yes	5	5
	Development includes a mix of land uses, especially those that provide for live-work arrangements	no or yes	5	5
	<u>A2 - Development represents an orderly and sequential greenfield expansion of the community outward from the existing built-up area</u>	no or yes	2.5	2.5
	<u>A3 - Greenfield development meets or exceeds the density targets in the Town Official Plan</u>	<u>no or yes</u>	<u>2.5</u>	<u>2.5</u>
	<u>A4 - Development includes a mix of land uses (e.g. residential, open space, commercial, industrial, etc.)</u>	<u>no or yes</u>	<u>5</u>	<u>5</u>



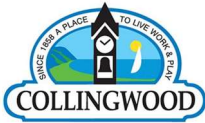
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	<u>A5</u> - Development represents transit supportive development based on density and proximity (<u>i.e. 400-800 meters</u>) to existing or planned transit routes	no or yes	<u>2.5</u>	<u>2.5</u>
	<u>A6</u> - Development facilitates the re-development of a contaminated site	no or yes	2.5	2.5
	Total Points Available		2015	2015
	Total Points Attained	-	-	-
<u>B.</u> Conservation and Sustainable Development	<u>B1</u> - Development incorporates low impact / sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects	Degree of compliance	5	5
	<u>B2</u> - Development which will achieve LEED, Energy Star or other similar certification or equivalent, as determined by the Town	Degree of compliance	5	5



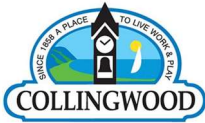
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	<p><u>B3</u> - Developments that incorporate green development standards or methods that contribute to the sustainability of the development such as passive solar design, climate change resilient buildings/infrastructure, and naturalized stormwater management features</p>	Degree of compliance	5	5
	<p><u>B4</u> - Development protects, restores, <u>conveys into public ownership</u>, and/or enhances a natural heritage feature, <u>including maintenance or enhancement of the tree canopy</u></p>	Degree of compliance	5	5
	Total Points Available		20	20
<u>C. Infrastructure and Public Facilities</u>	<p><u>C1</u> - Development includes the <u>completion, upgrade or reconstruction of required key infrastructure, such as road connections between development areas, transit facilities and/or water and sewage infrastructure</u></p>	<u>Degree of compliance</u>	<u>10</u>	<u>10</u>



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	<u>C2 - Development includes the completion, upgrade or reconstruction of active transportation infrastructure (e.g. trails, bicycle lanes or separated corridors, sidewalks, bike storage areas, etc.) in the public or private realms or both</u>	<u>Degree of compliance</u>	<u>5</u>	<u>5</u>
	<u>C3 - Developments that enable the provision of public facilities and/or community benefits beyond those facilities which are required to be provided by the developer by legislation including, but not limited to park improvements, new park construction, development of public active transportation systems, and streetscape improvements or other key elements of public infrastructure</u>	<u>Degree of compliance</u>	<u>5</u>	<u>5</u>
	Total Points Attained Available		-20	-20
<u>D. Economic Development</u>	<u>D1 - Development that adds a significant number of new jobs to the local economy</u>	<u>1 point for each 5 jobs up to 5</u>	<u>0</u>	<u>5</u>



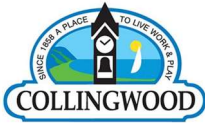
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	<u>D2 - Development supports the goals and objectives of applicable economic development master plan</u>	<u>Degree of compliance</u>	<u>2.5</u>	<u>5</u>
	<u>D3 - Development enhances the Downtown or a main street as a focal point of activity and commerce</u>	<u>Degree of compliance</u>	<u>2.5</u>	<u>5</u>
	Total Points Available	-	5	15
<u>E. Housing Affordability</u>	<u>E1 - Developments that include affordable housing units</u>	<u>1 point for each 5% of units up to 5 points</u>	<u>5</u>	<u>0</u>
	<u>E2 - Developments that propose innovative housing solutions that contribute to affordability</u>	<u>Degree of compliance</u>	<u>5</u>	<u>0</u>
	<u>E3 - Developments that include rental housing units</u>	<u>0.5 points for each 5% of units up to 2.5 points</u>	<u>2.5</u>	<u>0</u>
	<u>E4 - Developments that include seniors, community or special needs housing</u>	<u>no or yes</u>	<u>2.5</u>	<u>0</u>
	<u>E5 - Developments that include a mix of housing types with one housing type comprising no less than 10% of total units</u>	<u>no or yes</u>	<u>5</u>	<u>0</u>
	Total Points Available	-	20	0



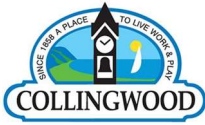
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<u>F. Community Impacts/Benefits</u>	<u>F1 - The application preserves sites/buildings of historical interest and/or complies with the requirements of any applicable heritage district plan</u>	<u>no or yes</u>	<u>2</u>	<u>2</u>
	<u>F2 - Development will facilitate the removal or improvement of a land use conflict</u>	<u>Degree of compliance</u>	<u>2</u>	<u>2</u>
	<u>F3 - Includes urban design or architectural control and implementation in accordance with or exceeding any applicable master plan or guideline</u>	<u>Degree of compliance</u>	<u>6</u>	<u>6</u>
	<u>Total Points Available</u>	-	<u>10</u>	<u>10</u>
<u>G. Timing of Development</u>	<u>G1 - The extent to which the development is 'shovel ready'</u>	<u>Degree of compliance</u>	<u>15</u>	<u>15</u>
	<u>Total Points Available</u>	-	<u>15</u>	<u>15</u>
-	-	<u>Maximum Available Points</u>	<u>105</u>	<u>95</u>
-	-	<u>Minimum Points Required</u>	<u>52.5</u>	<u>47.5</u>



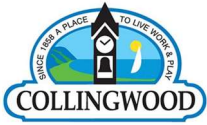
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Category	Criteria	Measure	Res- Max	Non-Res -Max
Infrastructure and Public Facilities	Development includes the completion of required key infrastructure, such as road connections between development areas and/or water and sewage infrastructure	Degree of compliance	5	5
	Developments that enable the provision of public facilities beyond those facilities which are required to be provided by the developer by legislation (and without any reimbursement by the Town whatsoever), including, but not limited to, park improvements, new park construction, development of public trail systems with access to natural heritage lands, and arterial road streetscape improvement or other key elements of public infrastructure	Degree of compliance	5	5
	Total Points Available	-	10	10
	Total Points Attained	-	-	-
Economic Development	Developments that add a significant number of new jobs to the local economy	1 point for each 5 jobs up to 5	0	5
	Development supports the goals and objectives of applicable economic development master plan	Degree of compliance	2.5	5
	Development enhances the Downtown or a main street as a focal point of activity and commerce	Degree of compliance	2.5	5
	Total Points Available	-	5	15
	Total Points Attained	-	-	-



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Category	Criteria	Measure	Res- Max	Non Res- Max
Affordable Housing	Developments that include affordable housing units	1 point for each 5% of units up to 5 points	5	0
	Developments that propose innovative housing solutions that contribute to affordability	Degree of compliance	5	0
	Developments that include rental housing units	0.5 points for each 5% of units up to 2.5 points	2.5	0
	Developments that include seniors, community or special needs housing	no or yes	2.5	0
	Developments that include a mix of housing types with one housing type comprising no less than 10% of total units	no or yes	5	0
	Total Points Available	-	20	0
	Total Points Attained	-	-	-
Community Impacts/Benefits	The application preserves sites/buildings of historical interest	no or yes	2	2
	Development will facilitate the removal or improvement of a land use conflict	Degree of compliance	2	2
	Complies with the requirements of any applicable heritage district plan	Degree of compliance	2	2
	Demonstrates a neutral or positive financial impact on the Town	Degree of compliance	6	6
	Includes urban design or architectural control and implementation in accordance with any applicable master plan or guideline	Degree of compliance	3	3
	Total Points Available	-	15	15
	Total Points Attained	-	-	-
Timing of Development	The extent to which the development is 'shovel ready'	Degree of compliance	10	10



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	Total Points Available	-	10	10
	Total Points Attained	-	-	-
-	Maximum available points		100	90
-	Total Points Attained		0	0
-	Minimum Points Required to Proceed		50	45

A11 CAPACITY ALLOCATION RESERVE

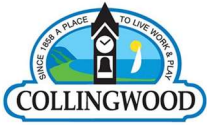
Nothing in this Policy precludes the Town from reserving **uncommitted hydraulic reserve capacity** for government-led projects deemed to be in the interests of the public including, but not limited to, facilities affecting public health and safety, educational and recreational facilities, and provision of affordable community housing. Further, **uncommitted hydraulic reserve capacity** shall be established for the treatment for hauled sewage, if applicable.

A12 MONITORING, TRACKING AND REPORTING

Town staff shall establish development tracking tables to monitor the ~~allocations~~capacity that ~~have~~has been ~~given~~allocated and prepare an update report to Council every six (6) months, inclusive of documenting and/or updating the numerical values to be determined by ~~Collingwood ESD~~Town ESD. Such monitoring and review may also determine if any changes to this Allocation Policy would be needed in the best interest of the Town. Should Council consider amendments to the **Allocation Policy** beyond clerical or technical matters as a result of monitoring, tracking and reporting, ~~updates~~any such amendments shall be processed in a transparent manner, including consultation with the development community and the public. A comprehensive review of the Allocation Policy will occur within 18 months of its effective date.

A13 IMPLEMENTATION

- a) In order to protect the Town's interest, at no time will the total **allocated** capacity, exceed the **uncommitted hydraulic reserve capacity** of the ~~water and/or wastewater plants~~Raymond A. Barker Water and/or Collingwood Wastewater Treatment Plants.
- b) At times of **limited capacity**, an annual cumulative maximum servicing capacity **allocation** threshold will be established by Collingwood ESD and the total annual



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allocated capacity shall not exceed that cap.

- ~~e) The Town will include a provision in the Town's zoning by law that prohibits the use of land or the erection or use of buildings or structures unless municipal water and sewer services are available to service the land, buildings or structures in accordance with Section 34(5) of the Planning Act. This zoning by law provision will allow the Chief Building Official, in consultation with Collingwood ESD, to consider whether services are available when considering an application for a building permit.~~
- d/c) Areas of the Town where servicing is not imminent or feasible may be subject to a Holding provision pursuant to Section 36 of the Planning Act, with the Holding provision only being lifted by Council when services are available.
- d) ~~Where~~ Nothing in this Policy precludes the Town from applying a Holding provision to properties where municipal services are available prior to land or ownership division applications, with the Holding provision only being lifted by Council when **uncommitted hydraulic reserve capacity** is confirmed as available or otherwise **allocated** through land/ownership division and/or site plan approvals. For greater clarity, capacity would not be allocated at the time of an official plan or zoning by-law amendment.
- e) To minimize the fiscal risk to the Town, where upfront financing is required to extend or provide new water and/or wastewater ~~linear~~ infrastructure to facilitate development on more than one parcel of land, a front ending agreement ~~approach~~ under the Development Charges Act or similar approach shall be used, including the identification of the benefiting area, if applicable.