



REPORT

Clerk's Department

TO: Mayor and Council

FROM: Debbie Leroux, Director of Legislative Services/Clerk

DATE: June 24, 2024

REPORT: CL-23/24

FILE NO. Allocation Policy

SUBJECT: Servicing Allocation Policy Update Amendment

BACKGROUND:

The Township has had a Servicing Allocation Policy for many years. It was:

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

The Policy has been amended a number of times, and is now under review by the Township, to ensure that it reflects the current Township objectives and servicing capacity constraints. Through the process of this most recent review, it has been determined that an amendment in April 2018 (By-law 2018-071) (See Appendix A) provided for the reservation of system capacity for the Downtown. However, that capacity was only reserved to December 31, 2020, although Council may extend reservation of capacity by resolution.

DISCUSSION:

The Township's review of the Servicing Allocation Policy is ongoing. At the same time the Township's objectives with respect to strengthening its Downtown are very much still current. This is exemplified by the Township's active pursuit of its Downtown Revitalization program which includes providing surety for property owners in the Downtown with respect to the potential for redevelopment. Therefore, to ensure that

there are no issues of interpretation of the Policy, and in support of the Township's Downtown Revitalization program, it is proposed to revise the Servicing Allocation Policy to delete the time limit for reservation of servicing capacity for the Downtown.

RECOMMENDATION

THAT Report CL-23/24 of Debbie Leroux, Director of Legislative Services/Clerk be received for information;

AND THAT Council adopt by by-law an amendment to the Servicing Allocation Policy to delete the time limit reservation for servicing capacity for the Downtown.

The Draft By-law is found in Appendix B to this report.

Submitted by:

Debbie Leroux
Director of Legislative Services/Clerk

SERVICING ALLOCATION POLICY
AMENDMENT BY-LAW NO. 2018-071

BY-LAW NO. 2018-071

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW TO AMEND BY-LAW 2010-085, BEING A BY-LAW TO ADOPT A MUNICIPAL SERVICING ALLOCATION POLICY FOR THE UXBRIDGE URBAN AREA

WHEREAS Council requested that the Allocation Policy be reviewed to consider areas of significant importance to the Township which includes Downtown Uxbridge and long term care facilities;


AND WHEREAS Council has determined that there is a need to address the requirement of allocation for long term care facilities;

AND WHEREAS it was determined that in order to address these requirements, the current Allocation Policy would require an amendment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. THAT Schedule 'A' to By-law No. 2010-085 (being the Uxbridge Urban Area Servicing Allocation Policy) be amended by revising Schedule "b" to the Uxbridge Urban Area Servicing Allocation Policy in accordance with the Schedule "B" attached to this By-law as Schedule "A".
2. THAT Schedule 'A' to By-law No. 2010-085 being the Uxbridge Urban Area Servicing Allocation Policy) be amended by adding Schedule "C" attached to this By-law as Schedule "B" immediately following Schedule "B" of the Allocation Policy.

READ a FIRST, SECOND and THIRD time and finally passed this 11th day of June, 2018.


PAT MOLLOY
MAYOR


DEBBIE LEROUX
CLERK

SERVICING ALLOCATION POLICY
AMENDMENT BY-LAW NO. 2018-071

Schedule "A" to By-law 2018-071

Schedule "B"

Servicing Allocation Policy Amendment

September 2017 (Revised April 2018)

NOTWITHSTANDING Section 3 of this Servicing Allocation Policy, Council hereby reserves system capacity for development or redevelopment within the Uxbridge Downtown, subject to the following:

- a) System capacity is hereby reserved (as of September 11, 2017) in the amount equivalent to 600 people without the need for further Council resolution.
- b) An owner of property within the Downtown area for which capacity has been reserved, who wishes to receive final allocation of a portion of said reserved capacity, shall be required to enter into an agreement which shall contain any conditions that may be imposed by Council in allocating the reservation of capacity to the said property.
- c) System capacity reserved pursuant to this Schedule "B" shall be considered finally allocated only in accordance with Section 3.2 of the Servicing Allocation Policy.
- d) The reservation of capacity pursuant to this Schedule "B" shall remain in effect only until December 31, 2020, following which any remaining reservation of capacity shall be automatically withdrawn if by that time such capacity has not been finally allocated and confirmed upon execution and registration of a subdivision or condominium agreement, or upon approval of a service connection application in the event of a consent, site plan approval or for an existing lot of record.
- e) Notwithstanding (d) above, Council may extend reservation of capacity beyond December 31, 2020, by resolution, if an application is considered to be sufficiently processed to warrant an extension, in the sole and unfettered discretion of Council.
- f) The reservation of capacity does not guarantee that any development approvals will be granted. The development approvals are the subject of a separate process under the Planning Act.

SERVICING ALLOCATION POLICY
AMENDMENT BY-LAW NO. 2018-071

Schedule "B" to By-law 2018-071

Schedule "C"

Servicing Allocation Policy Amendment

April 2018

NOTWITHSTANDING Section 3 of this Servicing Allocation Policy, Council may, by resolution, reserve system capacity for any proposal for development in Phase 1 which proposes a long term care facility (meaning a premises licensed as a long-term care home under the *Long-Term Care Homes Act*, S.O. 2007, c. 8), subject to the following:

- a. The reservation of capacity shall be confirmed by a resolution of Council;
- b. The owner of the property for which capacity has been reserved may be required to enter into an agreement which shall contain any conditions imposed by Council in granting the reservation of capacity;
- c. The reservation of capacity shall remain in effect for a period of time as determined by Council, such period of time not to exceed 5 years, as set out in Council's resolution, following which reservation of capacity shall be automatically withdrawn if by that time if the owner has not yet been granted site plan approval and zoning approval which may be subject to a holding "H" symbol to deal with, among other things, the issue of servicing allocation;
- d. The reservation of capacity does not guarantee that any development approvals will be granted. The development approvals are the subject of a separate process under the Planning Act.

APPENDIX B

SERVICING ALLOCATION POLICY
AMENDMENT PROPOSED BY-LAW

BY-LAW NO. 2024- ____

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW TO AMEND BY-LAW 2010-085, BEING A BY-LAW
TO ADOPT A MUNICIPAL SERVICING ALLOCATION POLICY FOR
THE UXBRIDGE URBAN AREA

WHEREAS the Township Servicing Allocation Policy as amended by By-law 2018-071 establishes in Schedule "B" system capacity reservation for the Downtown area which capacity was to remain in effect until December 31, 2020 although Council may extend such reservation by resolution;

AND WHEREAS the Township is currently reviewing the Servicing Allocation Policy and continues to support the strengthening of the Downtown;

AND WHEREAS it was determined that to ensure that there are no issues of interpretation of the Servicing Allocation Policy, and in support of the Township's Downtown Revitalization program, the Allocation Policy would require an amendment to delete the time limit for reservation of servicing capacity for the Downtown.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. THAT Schedule 'A' to By-law No. 2010-085 (being the Uxbridge Urban Area Servicing Allocation Policy), as amended by By-law No. 2018-071, is further amended by deleting existing subsections d) and e) of Schedule "B" and accordingly renumbering existing subsection f) as subsection d).

For greater certainty, this Section deletes the following text from Schedule "B" to the Uxbridge Urban Area Servicing Allocation Policy (Schedule 'A' to By-law No. 2010-085, as amended):

"d) The reservation of capacity pursuant to this Schedule "B" shall remain in effect only until December 31, 2020, following which any remaining reservation of capacity shall be automatically withdrawn if by that time such capacity has not been finally allocated and confirmed upon execution and registration of a subdivision or condominium agreement, or upon approval of a service connection application in the event of a consent, site plan approval or for an existing lot of record.

e) Notwithstanding (d) above, Council may extend reservation of capacity beyond December 31, 2020 by resolution, if an

APPENDIX B

SERVICING ALLOCATION POLICY
AMENDMENT PROPOSED BY-LAW

application is considered to be sufficiently processed to warrant an extension, in the sole and unfettered discretion of Council.”

READ a FIRST, SECOND and THIRD Time and finally passed this 24th day of June, 2024.

DAVE BARTON
MAYOR

DEBBIE LEROUX
CLERK