

## **COMMITTEE OF THE WHOLE – MARCH 25, 2008**

### **SERVICING CAPACITY ALLOCATION STRATEGY – ANNUAL UPDATE**

#### **Recommendations**

The Commissioner of Engineering and Public Works and the Commissioner of Planning, in consultation with the City Manager, recommend:

1. That the revised 'Servicing Capacity Allocation Distribution Protocol' included as Attachment No. 1 be adopted by Council.
2. That Council pass the following resolution with respect to the ALLOCATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for the PRIORITY 1 SCHEDULE of development applications listed below:

"IT IS HEREBY RESOLVED THAT the approved development applications 19T-97V23, 19T-04V01, 19T-03V20, 19T-03V03, DA.03.036, B034-036/07, B094/07, B006/07, B074/07, B020-025/07, B049-050/07, B060-073/07 and B015/07 are allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 123 residential units."

3. That Council pass the following resolution with respect to the RESERVATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for the PRIORITY 2 SCHEDULE of development applications listed below, which may be allocated in the future by Council in conjunction with Draft Plan or Site Plan approval:

"IT IS HEREBY RESOLVED THAT the development applications 19T-06V15, 19T-06V05, 19T-06V03, 19T-06V02, 19T-03V11, DA.07.092, DA.07.068, DA.07.061, DA.07.046, DA.04.029, Z.06.079 and Z.06.035 are reserved sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 891 residential units. Said reservation shall automatically be revoked after a period of one year from the time of reservation of servicing capacity through Council in the event that a Site Plan agreement (or letter of undertaking whichever is in effect) has not been executed, or that a Draft Plan of subdivision has not been registered."

4. That 355 residential units be reserved for future allocation to development applications at Council's discretion.
5. That Vaughan's distribution of servicing capacity totaling 3,155 residential units (in accordance with the Region of York's Water & Wastewater Capacity & Servicing Assignment Protocol as adopted by Regional Council on November 15, 2007) be ASSIGNED according to the PRIORITY 3 SCHEDULE as follows:

- i) 1,942 residential units for future allocation to Phase 3 of the four development blocks (Blocks 11, 12, 18 and 33 West) party to the Bathurst and Langstaff Development Charge Credit Agreements, to be distributed amongst the four blocks as identified in the Priority 3 Schedule included as Attachment No. 4 to this report;
- ii) 1,188 residential units for future allocation to other City-wide active developments as identified in the Priority 3 Schedule included as Attachment

No. 4 to this report; and

- iii) 25 residential units for future allocation to individual consent/severance applications as approved by Committee of Adjustment and requiring not more than 4 residential units per application.

6. That Council pass the following resolution with respect to the ALLOCATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System:

“IT IS HEREBY RESOLVED THAT the approved development application 19T-05V05(S) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 27.7 hectares of employment lands.”

7. That an annual review of the status of the available and unused servicing capacity and related distribution protocol be undertaken by Staff and brought forward to a future Committee of the Whole meeting in March of 2009; and
8. That a copy of this report be forwarded to the Region of York.

### **Economic Impact**

There are no immediate budgetary impacts resulting from the adoption of this report. However, due to the anticipated increase in development activity resulting from allocation, reservation and assignment of servicing capacity, there may be future impacts on staffing resources required to process and administer these applications.

### **Communications Plan**

There will be no public or ratepayer's groups communications plan required resulting from the adoption of this report. However, the report will serve to inform and update the development industry with respect to the City's current position and priorities relating to the allocation of available and future servicing capacity.

### **Purpose**

The purpose of this report is to provide Council with an update on the status of available servicing capacity, that is, to reconcile the servicing capacity from the previous year, and to reaffirm the City's 'Servicing Capacity Allocation Distribution Protocol' and related Priority Schedules.

In addition, Item 19, Report No. 47, of the Committee of the Whole, which was adopted, as amended by the Council of the City of Vaughan on October 22, 2007, directed that:

***“Whereas on October 31, 2007, York Region will be considering a Planning Committee report and presentation to the Transportation and Works Committee regarding servicing allocation and future Regional conditions for Draft Plan of Subdivision approvals;***

***That Staff provide a report to the Committee of the Whole meeting immediately after the above noted reports are considered; and***

***That the report address the remaining allocation for the Developers Groups in Blocks 11, 12, 18 and 33 West that participated in the front-ending costs of the Bathurst and Langstaff Sanitary Trunk sewers.”***

This report will also serve as a response to Council's above noted direction.

### **Background – Analysis and Options**

Given the ongoing limitations that the Region of York has placed on servicing capacity to the area municipalities, the allocation of the available capacity to development applications in the City must be carried out in an effective and strategic manner. Accordingly, on November 14, 2005 Council adopted the City's 'Servicing Capacity Allocation Distribution Protocol'. This Protocol essentially categorizes active development applications into three priority classes. Applications that are categorized within Priority 1 are **allocated** servicing capacity unconditionally, while applications categorized within Priority 2 are **reserved** servicing capacity for a period of one year. The reserved capacity is automatically revoked after a period of one year if within this time frame, a Draft Plan of subdivision application does not proceed to registration or, if a Site Plan Agreement (or letter of undertaking, whichever is in effect) has not been executed. A Priority 3 category was also established to deal with the **assignment** of future servicing capacity expected to be released by the Region of York in accordance with Regional policy and associated infrastructure triggers.

The 'Servicing Capacity Allocation Distribution Protocol' included as Attachment No. 1, has provided Staff and Council with an effective and efficient tool for prioritizing the allocation of the City's existing and future servicing capacity. The implementation of the protocol has proven itself successful in ensuring:

- efficient allocation of a limited servicing capacity supply,
- the prioritization of development applications based on specific qualifying criteria,
- fairness and equity amongst all development interests throughout the City,
- adequate Local and Regional infrastructure has been constructed, and
- consistency and cooperation with Regional initiatives.

Minor revisions have been proposed to the protocol originally adopted by Council on November 14, 2005. These changes include editorial revisions addressing the City's recent modifications to the Site Plan Application Process, and the inclusion of provisions linking transportation related infrastructure improvements (in addition to water and wastewater improvements) to specific development applications. This will ensure the City is satisfied that the completion of all necessary infrastructure improvements pertaining to a particular development application is stipulated as a condition of the formal allocation of servicing capacity by Council. Accordingly, it is recommended that the revised 'Servicing Capacity Allocation Distribution Protocol' included as Attachment No. 1 be adopted by Council.

### **Reconciliation of Available Servicing Capacity**

A detailed reconciliation of available servicing capacity has been conducted by Staff. This analysis, as described herein, is further summarized in Table 1 below.

On February 26, 2007 Council reserved 2,712 persons equivalent (Item 1, Table 1) of servicing capacity for specific Priority 2 development applications. Since this time, 539 persons equivalent (Item 2, Table 1) has proceeded to be formally allocated by Council prior to the reservation expiry date of February 26, 2008.

Further, on April 2, 2007 the City received written confirmation from the Region of York advising that formal allocation of servicing capacity is not required for retirement home type facilities where:

- i) individual units/rooms do not contain kitchen facilities;
- ii) food preparation and dining are a centralized function/facility; and
- iii) assisted living care and/or healthcare are offered to the residents who are dependent

on this service (although the facilities do not necessarily need to be registered under the Nursing Home Act).

Facilities that meet the above criteria are exempt from requiring formal allocation of servicing capacity by Council resolution, as they fall under the “non-residential” category. This policy may be applied retroactively to October 2004. As a result, a review of the retirement home type facilities (fulfilling the above noted criteria) that were formally allocated capacity by Council since October of 2004, has identified 270 persons equivalent (Item 3, Table 1) of re-gained capacity.

**TABLE 1  
CURRENT SERVICING CAPACITY**

Item No. & Description	Servicing Capacity (Persons Equivalent)
1. Capacity Reserved on February 26, 2007 <i>(1,323 residential units equivalent)</i>	2,712
	<i>less</i>
2. Capacity Allocated since February 26, 2007 <i>(Allocated prior to expiry date of February 26, 2008)</i>	539
	<i>plus</i>
3. Re-Gained Servicing Capacity <i>(From Retirement Home Type Facilities Analysis Between October 2004 &amp; March 2008)</i>	270
<b>Available Capacity For Allocation or Reservation</b> <i>(No restriction on registration or unit sales)</i>	<b>Total 2,443 people</b>

As a result, Table 1 identifies that a total capacity of 2,443 persons equivalent has become available for redistribution. This capacity may be allocated or reserved as required. It is not subject to restrictions imposed on the selling of units or plan registration, nor is it linked to the completion of Regional infrastructure triggers.

Servicing Capacity Linked to Bathurst/Langstaff Trunk Sewers

A detailed reconciliation of available servicing capacity linked to the Regional Bathurst and Langstaff sanitary trunk sewers has been conducted by Staff. This analysis, as described herein, is further summarized in Table 2 below.

On February 26, 2007 Council assigned 18,020 persons equivalent (Item 1, Table 2) of servicing capacity for specific Priority 3 development applications. The release of this capacity from York Region was predicated on the completion of construction of the Regional Bathurst and Langstaff sanitary trunk sewers and was to be made available for allocation by the City one year prior to the in service target date for the trunk sewers.

On October 9, 2007 the City received written confirmation from the Region of York that the trigger conditions to permit pre-sales of these assigned units had been met and therefore the Region had no objection to allowing pre-sales and allocation of this capacity by the City.

As a result, on October 22, 2007 Council endorsed the allocation of this capacity to individual Draft Plans within each of the four Blocks party to the Regional Bathurst and Langstaff front-

ending agreements. The total allocated capacity to Phase 2 of Blocks 11, 12, 18 and 33 West is 8,160 persons equivalent (Item 2, Table 2).

In addition, 3,094 persons equivalent (Item 3, Table 2) has been allocated to Draft Plans of subdivision within Block 39 (tributary to the Woodbridge Service Area) and not restricted by the Bathurst and Langstaff sanitary trunk sewer triggers. An additional 3,830 persons equivalent (Item 4, Table 2) has been allocated to other active City-wide development applications and 75 persons equivalent (Item 5, Table 2) has been allocated to Consent/Severance applications.

**TABLE 2  
SERVICING CAPACITY LINKED TO BATHURST / LANGSTAFF**

<b>Item No. &amp; Description</b>	<b>Servicing Capacity (Persons Equivalent)</b>
1. Capacity Assigned on February 26, 2007 <i>(5,300 residential units)</i>	18,020
	<i>less</i>
2. Allocated to Phase 2 of Front-Enders <i>(Blocks 11, 12, 18 &amp; 33 West – 2,400 residential units total)</i>	8,160
	<i>less</i>
3. Allocated to Block 39 <i>(910 residential units tributary to Woodbridge Service Area)</i>	3,094
	<i>less</i>
4. Allocated to Other Active City-Wide Applications <i>(1,127 residential units)</i>	3,830
	<i>less</i>
5. Allocated to Consent/Severance Applications <i>(22 residential units)</i>	75
	<hr/>
<b>Available Capacity For Allocation or Reservation</b> <i>(Registration restricted to Q3/2008)</i>	<b>Total 2,861 people</b>

As a result, Table 2 identifies that a total capacity of 2,861 persons equivalent remains available for redistribution. In accordance with Regional policy, registration of Draft Plans allocated from this capacity may occur no sooner than six months prior to the in-service date for the Bathurst and Langstaff sanitary trunk sewers. The Bathurst and Langstaff sanitary trunk sewer works currently remain on schedule for completion by the fourth quarter of 2008.

Based on summary Tables 1 and 2 above, a total of 5,304 persons equivalent (2,443 + 2,861) remains available for redistribution by the City.

Future Servicing Capacity Linked to In-Line Flow Control System & Duffin Creek Upgrades

On November 15, 2007 Regional Council endorsed the next round of servicing capacity to be distributed to individual municipalities based on estimated completion dates for new infrastructure triggers (beyond the in-service dates for the Bathurst and Langstaff sanitary trunk sewers). For Vaughan, servicing capacity for 1,025 units for intensification within existing communities and 2,130 units for green-field development areas was assigned. This represents a total assignment of 3,155 residential units (10,727 persons equivalent) City-wide, excluding Kleinburg. The

availability of this capacity for sales of residential units and registration is linked to the proposed in-service dates for the Duffin Creek Water Pollution Control Plant upgrades and the flow control structures as temporary alternatives to the Southeast Collector Sewer improvements. The earliest release of these units for sale would be the fourth quarter of 2009, one year prior to the currently estimated in-service date for the above noted infrastructure.

#### Priority 1 & 2 Schedules – Allocation & Reservation of Servicing Capacity

On a move forward basis, Staff has completed a detailed status assessment of all active development applications City-wide such that new Priority 1 and 2 Schedules may be established to effectively distribute the City's current available servicing capacity for 5,304 persons equivalent (approximately 1,560 residential units) as summarized in Tables 1 and 2 above.

From a planning approval status perspective, immediate consideration was given to those applications having Draft Plan or Site Plan approval. In sequential order of priority, consideration was also given to those applications that have the appropriate Zoning in place for the intended use, followed by those that are Official Plan approved. Consideration was also given to those applications that represent infill development or completion of partially built communities. Accordingly, it is recommended that applications identified on the Priority 1 Schedule (included as Attachment No. 2) be allocated servicing capacity, and those identified on the Priority 2 Schedule (included as Attachment No. 3) be reserved servicing capacity for a period of one year.

After considering all prioritized development applications in the current Priority 1 and 2 Schedules as included in Attachments Nos. 2 and 3 respectively, 1,206 persons equivalent or 355 residential units remain available for distribution. As such, in order to allow Council the opportunity to strategically allocate capacity to individual applications in areas deemed a priority by the City, it is recommended that this balance be reserved for future allocation to specific development applications at Council's discretion.

#### Priority 3 Schedule – Assignment of Servicing Capacity

All Draft Plans of Subdivision of the participating owners within each of the four Blocks (11, 12, 18 and 33 West) party to the Bathurst and Langstaff Sewers Development Charge Credit agreements have now been draft plan approved by Council. In addition, Phases 1 and 2 of these subdivisions have been allocated capacity. There are a number of units remaining in each plan however, that are draft approved but not allocated. These units are currently subject to a Holding provision related to the Zoning By-law and a no pre-sale agreement. As a result, the units may not be sold nor may the balance of their respective plans be registered as the City has not committed further capacity to them. Based on discussions with representatives from the four front-ending Blocks, servicing capacity for an additional 6,603 persons equivalent (1,942 residential units) will be required thereby ultimately allowing the sales and registration of these units and completing the build-out of all draft plan approved low-rise development units in each Block.

In accordance with the City's 'Servicing Capacity Allocation Distribution Protocol' (Attachment No. 1), a revised Priority 3 Schedule of active and qualifying development applications has been compiled and is included as Attachment No. 4. Accordingly, it is recommended that 6,603 persons equivalent (1,942 residential units) be assigned for future allocation amongst the participants of the Bathurst & Langstaff Development Charge Credit agreements and that, 3,216 persons equivalent (1,188 residential units) be assigned to other active City-wide development applications which currently meet the City's Priority 3 criteria.

#### Consent/Severance Applications

On a yearly basis, a relatively small number of new residential lots are created throughout the City by way of Consent/Severance applications as approved by Committee of Adjustment. Once

approved, servicing allocation capacity for these newly created lots must be accounted for. Over the last year, approximately 25 new residential lots have been created by way of Consent/Severances. These applications have been tracked and are included on the Priority 1 Schedule (included as Attachment No. 2). Accordingly, it is recommended that these severance applications be allocated capacity by Council.

In order to allow for this process to continue over the next year, servicing capacity for 25 residential units (approximately 85 persons equivalent) is recommended for assignment on the Priority 3 Schedule (included as Attachment No. 4). This assigned capacity is reconciled and recommended for allocation on a yearly basis. In order to ensure this process remains consistent with the general intent of Consent/Severance applications, the assigned capacity shall only be committed to applications requiring not more than 4 residential units.

The Priority 3 Schedule included as Attachment No. 4 further identifies 707 residential units (approximately 1,431 persons equivalent) assigned to other development applications. These applications have not shown any sign of advancement over the last 12 months. They were reserved capacity in 2007 and the reservation has since been revoked. As such, they have been included in the Priority 3 Schedule. Staff will continue to monitor the progress of these applications and re-assess this assignment at the next available opportunity. The capacity assigned to these applications forms part of the total servicing capacity available for redistribution (5,304 persons equivalent) as summarized in Tables 1 and 2 above.

#### Non-Residential Land Uses

Current Regional practice regarding servicing capacity assignments for land uses other than residential, dictates that servicing capacity for industrial/employment, commercial and institutional land uses is factored into the residential assignment to individual municipalities. The City's practice has been for Council to formally allocate servicing capacity to individual industrial/employment Draft Plans of subdivision in conjunction with Draft Plan approval. This allows the City additional control to ensure sufficient infrastructure is in step with the provisions for proper conveyance for potential high demand industrial/employment developments.

The York Major Holdings Inc. Draft Plan of subdivision 19T-05V05(S) has been approved by Council. The Plan has proceeded to construction and a subdivision agreement has been executed by the Owner. Accordingly, it is recommended that this Draft Plan be allocated servicing capacity such that it may proceed to registration.

#### Kleinburg-Nashville Servicing Allocation Capacity

Sewage and water servicing capacity for the community of Kleinburg-Nashville currently rely on a separate local water pollution control plant and communal/private wells, respectively. Due to limitations of the existing Kleinburg Water Pollution Control Plan and the communal wells servicing the area, additional servicing capacity is not readily available for distribution by the City and the current servicing capacity has been fully committed.

In 2007 the Region of York completed its Class Environmental Assessment (EA) Study for water supply & wastewater servicing for the community of Kleinburg-Nashville. The recommendations of the Class EA addressed the Regional servicing infrastructure improvements necessary for current official plan approved areas and for the longer-term build-out requirements of the area up to a serviceable population of approximately 8,000 people.

The preferred servicing alternatives identified by the approved Class EA Study include upgrades to the existing Water Pollution Control Plant and decommissioning of the existing communal wells such that a lake based water supply source can be achieved for the entire community. This will require the construction of a new Regional supply watermain north along Huntington Road from Rutherford Road and a new elevated tank in Kleinburg. Detailed design for these works is now

underway by the Region. It is anticipated that construction will be completed by the fourth quarter of 2009.

As a result the City has now retained KMK Consultants Ltd. to complete its local Water and Wastewater Servicing Strategy Master Plan Class EA Study for the Kleinburg-Nashville service area. It is anticipated that this study will be completed late this year. It will identify all local infrastructure improvements required to support the full build-out of the current Official Plan approved lands and all future development areas that will be identified by the Kleinburg-Nashville Focus Area Study, in conjunction with the City's overall Growth Management Strategy and OP Review Study.

In keeping with current Regional policies and given the anticipated in-service date for the above noted Regional infrastructure improvements, it is expected that additional servicing capacity will be made available for allocation by the City later this year.

### **Relationship to Vaughan Vision 2020**

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Planning and managing growth and economic vitality; and
- The demonstration of leadership and promotion of effective governance.

This report is therefore consistent with the priorities previously set by Council.

### **Regional Implications**

The amount of Regional servicing capacity assigned to local municipalities is based upon:

- meeting the local needs (as planned for in the current Official Plan),
- historical growth trends in the local municipality,
- Regional forecasts,
- Available infrastructure capacity, and
- Consultation with each local municipality.

York Region will proceed to release conditions of Draft Plan approval to municipalities for development applications within substantially built residential communities at the request of the individual municipality. This provides for an appropriate level of certainty about how these communities will be built as servicing capacity becomes available. The build-out of these communities will be determined through phasing plans adopted for each community and linked to the distribution of servicing capacity by York Region and specific infrastructure triggers for individual municipalities. The potential risk associated with additional Draft Plan approvals will continue to be managed through the application of the following planning tools according to Regional protocol:

- use of "Holding" provisions in the Zoning By-laws,
- local municipality-wide Section 34(5) By-law to prohibit building permits where servicing is not available,
- use of "No Pre-sales" agreements, and
- use of "Indemnity" agreements.

Identification of the City's servicing capacity allocation Priority Schedules as included in Attachments 2, 3 and 4 will ensure the timely release of Regional Draft Plan approval conditions, such that the City may proceed to build-out within its current Official Plan designated areas.



Accordingly, it is recommended that a copy of this report including the related "Servicing Capacity Allocation Distribution Protocol" and associated Priority Schedules be forwarded to the Region of York.

### **Conclusion**

Given the ongoing Regional limitations imposed on servicing capacity to the area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be carried out in an effective and strategic manner. The recommendations of this report will serve to implement the City's 'Servicing Capacity Allocation Distribution Protocol' and to allow the orderly progression of development within established urban boundaries.

Staff will continue to work closely with the Region of York to ensure the City's future servicing capacity requirements will be met in a timely manner. It is anticipated that a yearly update report will be brought forward to the Committee of the Whole to reconcile the City's available and anticipated future servicing capacity.

### **Attachments**

1. Servicing Capacity Allocation Distribution Protocol
2. Priority 1 Schedule
3. Priority 2 Schedule
4. Priority 3 Schedule

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Respectfully submitted,

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# CITY OF VAUGHAN SERVICING CAPACITY ALLOCATION DISTRIBUTION PROTOCOL

*Revised March 25, 2008*

Development applications shall be considered for allocation of servicing capacity based on the following three priority categories. The following priority categories shall apply to residential land uses.

## **PRIORITY 1**

Priority 1 development applications shall be allocated servicing capacity unconditionally by Council resolution. A development application shall classify within the Priority 1 category where:

1. Draft Plan Approval or Site Plan Approval has been previously granted by Council without the use of a "Holding" provision in the Zoning By-law related to the allocation of servicing capacity; and
2. It is demonstrated with reasonable certainty that the Draft Plan of subdivision application will proceed to registration, or in the case of a Site Plan, that a Site Plan Agreement (or letter of undertaking, whichever is in effect) will be executed, within the next 12 months.

## **PRIORITY 2**

Priority 2 development applications shall be reserved servicing capacity for a period of one year by Council resolution. The reservation by Council resolution shall automatically be revoked after a period of one year in the event that Criteria 1 as noted below has not fulfilled. A development application shall classify within the Priority 2 category where:

1. It is demonstrated with reasonable certainty that the Draft Plan of subdivision application will proceed to registration, or in the case of a Site Plan, that a Site Plan Agreement (or letter of undertaking, whichever is in effect) will be executed, within the next 12 months; and
2. A minimum of two of the following conditions applies;
  - i. Official Plan Approved, or
  - ii. Zoning Approved with no Holding Provisions, or
  - iii. Geographically located in a residential community within an Official Plan Amendment area other than 600, or
  - iv. Represents infill development or completion of a partially built community.

Further, in considering development applications that classify within the Priority 2 category, servicing capacity may be formally allocated by Council resolution in conjunction with Site Plan or Draft Plan Approval where the City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and Regional level are available at time of registration or execution of Site Plan Agreement (or letter of undertaking, whichever is in effect).

### PRIORITY 3

Priority 3 development applications shall be assigned servicing allocation capacity by Council resolution. The assignment of capacity to specific developments may be amended at any time provided that the assigned capacity has not advanced to a formal reservation or allocation by Council. A development application shall classify within the Priority 3 category where:

1. It is demonstrated with reasonable certainty that the Draft Plan of subdivision application will proceed to registration, or in the case of a Site Plan, that a Site Plan Agreement (or letter of undertaking, whichever is in effect) will be executed, within the next 12 to 24 months; and
2. A minimum of two of the following conditions applies;
  - i. Official Plan Approved, or
  - ii. Zoning Approved, or
  - iii. Geographically located within a currently approved Block Plan, or
  - iv. Represents infill development or completion of a partially built community, or
  - v. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

Further, in considering development applications that classify within the Priority 3 category, servicing capacity may be formally allocated by Council resolution in conjunction with Site Plan or Draft Plan Approval where the City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and Regional level are available at time of registration or execution of Site Plan Agreement (or letter of undertaking, whichever is in effect).



# PRIORITY 2 SCHEDULE

## RESERVATION OF CURRENT SERVICING CAPACITY

### MAPLE - BATHURST/LANGSTAFF SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments
					Sing	Town	Apmt		
10	600	DA.04.029	Hesperus Fellowship Community of Ontario	OP/Zon and SPA Req'd.			82	164	Priority 3 on Feb 26 2007
20	332	19T-06V02	Dufferin Heights Estates Inc.	DPA Required	20		20	68	OPA 332 Sanitary Sewer Outlet (Dufferin and Teston)
20	332	19T-03V11	Ventana Homes Inc.	DPA Required	83		83	282	OPA 332 Sanitary Sewer Outlet (Dufferin and Teston)
26	350	DA.07.061	Flato Management Inc.	Zon. and Site Plan Req'd.	7		7	24	
19		DA.07.046	Conso Milano - 1556615 Ontario Inc.	Zon. and Site Plan Req'd.		60	60	120	
					103	0	142	252	658 SUB-TOTAL

### WOODBIDGE SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments
					Sing	Town	Apmt		
44		19T-06V03	Dunpar Homes c/o 1463291 Ontario Limited	SPA Required		114	114	388	Accounts for 2 existing serviced units (116 units total)
51	679	DA.07.092	Sceptre Developments Inc.	Zoning & SPA Required		10	10	34	14 Units allocated to DA.03.075 on June 15, 2005
52		19T-06V15	Gentile Construction Ltd. - 1668137 Ontario Inc.	Zoning & DPA Required	86		86	292	
39		Z.06.035	Rice Development Inc. - 1643750 Ontario Inc.	OP/Zon and SPA Req'd.		88	88	176	Priority 3 on Feb 26 2007
32W		19T-06V05	Cestra D'Aversa	OP Approved	6		6	20	
44		Z.06.079	Market Lane Holdings Limited	Zoning & SPA Required		90	90	180	
					6	86	178	394	1,091 SUB-TOTAL

### THORNHILL SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments	
					Sing	Town	Apmt			Total Units
8	247	DA.07.068	Kantium Steeles Project - 1720447 Ontario Ltd.	OP/Zon & Rev. SPA Req'd.	7	54	184	245	575	Density increase from 229 units to 245 units
					7	0	54	184	245	576 SUB-TOTAL
										891 RESIDENTIAL UNITS
										2,325 PERSONS

# PRIORITY 3 SCHEDULE

## ASSIGNMENT OF FUTURE SERVICING CAPACITY

### SERVICING CAPACITY LINKED TO BATHURST & LANGSTAFF TRUNK SEWERS

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS				Population	Required Infrastructure / Comments
					Sing	Semi	Town	Apmt		
23		197-00V21	653099 Ontario Inc.	Draft Plan Approved				287	574	(Allocated 448, Assigned 287+336)
43		DA.05.007	Ferma Properties Limited	OP Approved / Zoning Req'd.			408	408	816	Total Proposed Units = 816 Units
44		DA.04.022	Lino and Grace Colagiacomo	OP Approved / Zoning Req'd.		12	12	12	41	
					0	0	12	695	1,431	TOTAL

### SERVICING CAPACITY LINKED TO IN-LINE FLOW CONTROL SYSTEM & DUFFIN CREEK EXPANSION

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS				Population	Required Infrastructure / Comments
					Sing	Semi	Town	Apmt		
11	600	Trustee	Block 11 Group Trustee - Phase 3	OP Approved	395				395	1,343 In-line Flow Control System & Duffin Creek WPCP Exp.
12	600	Trustee	Block 12 Group Trustee - Phase 3	OP Approved	459				459	1,561 In-line Flow Control System & Duffin Creek WPCP Exp.
18	600	Trustee	Block 18 Group Trustee - Phase 3	OP Approved	898				898	3,053 In-line Flow Control System & Duffin Creek WPCP Exp.
33W	600	Trustee	Block 33 West Group Trustee - Phase 3	OP Approved	190				190	646 In-line Flow Control System & Duffin Creek WPCP Exp.
					1,942	0	0	0	1,942	6,903 SUB-TOTAL TO FRONT-ENDERS
40S	600	Trustee	Block 40 South Group Trustee - Phase 2	OP Approved	600				600	2,040 In-line Flow Control System & Duffin Creek WPCP Exp.
25		Z.07.047	Jana Ruth Developments Inc.	OP/Zon & SPA Required			250	250	500	In-line Flow Control System & Duffin Creek WPCP Exp.
23		197-00V21	653099 Ontario Inc.	Draft Plan Approved			338	338	676	In-line Flow Control System & Duffin Creek WPCP Exp.
					600	0	0	588	1,188	3,216 SUB-TOTAL TO OTHERS
			Consent / Severance Applications		25				25	85 In-line Flow Control System & Duffin Creek WPCP Exp.
					2,567	0	0	588	3,155	9,804 TOTAL







