



## Staff Report P2024-31

Committee 2024-11-18

Council 2024-12-02

Amendments

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**Submitted To:** Committee of the Whole | Council

**Submitted By:** Summer Valentine, Director of Planning, Building and Economic Development

**Prepared By:** Nathan Wukasch, Senior Planner,

**Subject:** Municipal Servicing Capacity Allocation  
2024 Major Development Batch Approval

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### Recommendation

**THAT** Staff Report P2024-31, “Municipal Servicing Capacity Allocation – 2024 Major Development Batch Approval” dated November 18, 2024, be received;

**AND THAT** Council allocate municipal servicing capacity to the following proposals for a total allocation of 298 SDUs of municipal water and 383 SDUs of municipal wastewater:

- 629 Hurontario Street (Medical Office Project) – File D11924
- 135 Sandford Fleming Drive (Georgian Triangle Humane Society Project) – File D11524
- 10045 Highway 26 East (Industrial Project) – File D11224
- 140 Mountain Road (Phase One - Industrial Project) – File D110123
- 40 Sandford Fleming Drive (Isowater Industrial Project) – File D11624
- 415 First Street (Commercial Project) – File D11521
- 11589 Highway 26 West (Cranberry Marsh Estates Residential Project) – File D11322
- 298 Pretty River Parkway (Car Wash Project) – File D11223

**AND THAT** the remaining 22 SDUs of municipal water and 17 SDUs of municipal wastewater capacity be carried forward to 2025 for future allocation;

**AND THAT** staff be directed to proceed with a major development batch approval in early 2025, if sufficient applications proceed to shovel-readiness, for Council to consider allocation of a portion of the municipal water capacity within the 2025 threshold, once established.

### **Amendments**

None.

## **1. Executive Summary**

This report represents considerations and recommendations for the Fall 2024 major development batch approval for municipal water and wastewater capacity in accordance with the Town's Water and Wastewater Servicing Capacity Allocation Policy (SCAP) and associated processes endorsed by Council on January 30, 2023. Recognizing that there was no Spring 2024 Batch Report for capacity approval due to lack of eligible applications, the entire servicing capacity set aside for allocation in 2024 remains available, which includes 320 Single Dwelling Unit Equivalents (SDUs) of municipal water and 400 SDU of municipal wastewater capacity. It is acknowledged that none of eight projects met the minimum 50% SCAP evaluation score, for various reasons, but each project has positive attributes that result in value to the community. Staff recommend approval of allocation for all eight projects for a total of 298 SDUs of municipal water and 383 SDUs of municipal wastewater capacity. A staff review of the SCAP is planned for early 2025 at which time staff will recommend improvements/refinements to the SCAP to consider how to address gaps for specific development types that are consistently challenged to attain the 50% evaluation threshold for allocation due to the smaller-scale or single-use nature of the proposals (i.e. infill, industrial/commercial, small residential multi-unit projects, etc.).

## **2. Analysis**

### **Background**

On January 30, 2023, Council approved comprehensive updates to the SCAP based on a staff review of lessons learned in the first six months of implementation and consultation with stakeholders. One of the key revisions to SCAP and related processes was to decouple land use planning decisions from the related servicing

capacity allocation decisions in response to the shifting provincial legislative and regulatory regime (e.g. Bill 109 requires the return of application fees if decision timelines are not met, mandatory staff delegation of site plan control, etc.) and to enable Council to compare SCAP scores between major development proposals.

As part of the decoupling, servicing capacity allocation decisions would be considered in a batched approach, anticipated to be semi-annually for shovel-ready major development proposals including site plans that have been conditionally approved and/or subdivision/vacant land condominium projects or phases with conditional servicing commitments that are proceeding to the registration stage.

Previous batch allocations were granted by Council in April 2023 ([Report P2023-11](#)) and November 2023 ([Report P2023-29](#)). The most recent semi-annual water and wastewater uncommitted hydraulic reserve capacity update was September 2024 and can be reviewed in [Report PW2024-12](#). The semi-annual reports set and confirm the servicing capacity available for annual allocation.

When the SCAP was approved for implementation in January 2023, staff recommended that the document be reviewed after two years of use. Staff intend to report back to Council in early 2025 with recommendations on improvements and refinements to the SCAP to address concerns and issues that have been observed.

## Overview

An important aspect of decoupling land use planning decisions from the related servicing capacity allocation decisions is the opportunity for Council to compare SCAP merit-based scores for shovel-ready major development proposals in a batched approach. Since the initiation of the SCAP, capacity has typically been allocated through bi-annual capacity batch reviews in Spring and Fall of each year. In 2024, there was no Spring batch review due to an insufficient number of approved development projects ready to proceed to construction. Therefore, the full 2024 water and wastewater capacity allocation is still available for to be allocated through this Report.

The SCAP outlines that during times of limited capacity, an annual cumulative maximum servicing capacity allocation threshold will be established by Collingwood Administration and the total annual allocated capacity shall not exceed that cap. Table 1 shows the capacity landscape for major developments in 2024 from Report PW2024-12.

**Table 1 - Servicing Capacity Allotment for 2024**

<b>Year</b>	<b>Water Servicing Capacity Allotment (SDUs)</b>	<b>Wastewater Servicing Capacity Allotment (SDUs)</b>
<b>Major Development</b>	<b>320</b>	<b>400</b>
<b>Minor Development</b>	<b>80</b>	<b>90</b>
<b>Total</b>	<b>400</b>	<b>490</b>

This report focusses on the servicing allocation for major development projects. The servicing allocation for minor development is set aside for low-risk projects such as changes of use, accessory dwelling units, consents, and the development of existing vacant lots where no further planning applications are required.

Table 2 shows the capacity landscape for major developments in 2024 should all eight proposals in this batch be approved for allocation. The chart identifies both municipal water and wastewater capacity.

**TABLE 2 – Summary of Servicing Capacity for Major Developments - 2024**

<b>Project</b>	<b>Water Capacity SDUs</b>	<b>Wastewater Capacity SDUs</b>
<b>Total Available Servicing Capacity 2024</b>	<b>320</b>	<b>400</b>
629 Hurontario Street (Medical Office)	2	1
135 Sandford Fleming Drive (Georgian Triangle Humane Society)	18	51
10045 Highway 26 East (Industrial Project)	57	59
140 Mountain Road (Phase One - Industrial Project)	54	48
40 Sandford Fleming Drive (Isowater Industrial Project)	23	23
415 First Street (Commercial Project)	52	68
11589 Highway 26 West (Cranberry Marsh Estates Residential Project)	22	41
298 Pretty River Parkway (Car Wash Project)	70	92
<b>Total Proposed Capacity Allocation</b>	<b>298</b>	<b>383</b>
<b>Remaining Capacity Allocation Carry-over to future years (2025+)</b>	<b>22</b>	<b>17</b>

If all eight proposals in this batch are approved for municipal servicing capacity allocation, 22 SDUs of water and 17 SDUs of wastewater capacity would remain for carry-over for servicing capacity in later years until the water plant is completed.

**Proposals Eligible for Municipal Servicing Capacity Allocation – 2024 Batch**

The following sections summarize the eight major development proposals in this batch for consideration of municipal servicing capacity allocation. The majority of the development projects have conditionally approved site plans, while one is a minor adjustment to an existing site plan agreement, and all are shovel-ready pending servicing allocation and the execution of site plan agreements.

In the spirit of avoiding duplication in this Report, the following commentary applies to all eight development proposals:

- The merit-based evaluations for all eight of the proposed development projects do not exceed the minimum 50% of the available points required for Council’s consideration when a request for allocation is received. However, Section A10 ‘Capacity Allocation Criteria’ allows for developments which score less than 50% of the available points to be considered for capacity allocation by Council at their discretion.
- It can be challenging under certain circumstances for smaller-scale development proposals that represent infilling or single-use proposals to gain sufficient points as the SCAP must be applicable to all major developments, most of which are larger in scope. Infill developments often inherit and utilize existing infrastructure, leaving limited opportunity to provide servicing upgrades, new transportation connections, or other public benefits which greenfield development may offer.
- The majority of the commitments outlined in the SCAP evaluations for each project will be secured by virtue of the property’s location and zoning as well as through the approved site plan drawings and/or the executed plan agreement.

**Proposal 1: 629 Hurontario Street (Medical Office)**

<b>TABLE 3 - PROPOSAL SUMMARY</b>	
File Name	629 Hurontario Street (Medical Office)
File Number	D11924 (Site Plan Control)
Site Location	629 Hurontario Street at Collins Street (South-east corner)
Planning Application Conditional Approval	November 8, 2024 (Staff-Delegated)
Required Water Capacity	2 SDUs
Required Wastewater Capacity	1 SDU
SCAP Score – Developer	39%
SCAP Score – Town Staff	36%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Crozier Consulting Engineers, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 2 Single Dwelling Unit equivalents (SDUs) of water and 1 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed commercial development (see Appendix A) against the SCAP. A total score of 28.5 points out of a possible 80 points (36%), was achieved by the proposed development. It is noted that the self-evaluation of the proposed development against the SCAP completed by the applicant identified a score of 31.5 points (39%).

The applicant’s scores were generally consistent with Planning Services, with some inconsistencies by a matter of 1 to 2 points. Based on the positive attributes of this development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix A. Further details about this proposal can be found in [Report PDA2024-05](#).

**Proposal 2: 135 Sanford Fleming Drive (Georgian Triangle Humane Society)**

<b>TABLE 4 - PROPOSAL SUMMARY</b>	
File Name	Georgian Triangle Humane Society (GTHS)
File Number	D11524 (Site Plan Control)
Site Location	135 Sanford Fleming Drive
Planning Application Conditional Approval	November 7, 2024 (Staff-Delegated)
Required Water Capacity	18 SDUs
Required Wastewater Capacity	51 SDUs
SCAP Score – Developer	51%

SCAP Score – Town Staff	44%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Tatham Engineering, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 18 Single Dwelling Unit equivalents (SDUs) of water and 51 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed non-residential development (see Appendix B) against the SCAP. Per Appendix B, a total score of 35 points out of a possible 80 points (44%), was achieved by the proposed development. It is noted that the self-evaluation of the proposed development against the SCAP completed by the applicant identified a score of 40.5 points (51%).

The difference in points is primarily related to criterion A4: Development includes a mix of land uses, especially those that provide for live-work arrangements. The applicant awarded 5 points, while staff awarded zero points. Staff acknowledge that the proposed development would contain multiple permitted uses, however the subject property is wholly zoned Industrial Park Exception Six (M5-6), and therefore is considered a single land-use.

Otherwise, the applicant’s and Town staff’s evaluation were generally consistent in scoring  $\pm 1$  point. Additional points may be available upon the finalization of construction details. Based on the positive attributes of this non-residential development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix B. Further details about this proposal can be found in [Report PDA2024-07](#).



**Proposal 3: 10045 Highway 26 East (Industrial Project)**

<b>TABLE 5 - PROPOSAL SUMMARY</b>	
File Name	10045 Highway 26 East (Industrial Project)
File Number	D11224 (Site Plan Control)
Site Location	10045 Highway 26 East (South side across from Barrington Trail)
Planning Application Conditional Approval	October 18, 2024 (Staff-Delegated)
Required Water Capacity	57 SDUs
Required Wastewater Capacity	59 SDUs
SCAP Score – Developer	53%
SCAP Score – Town Staff	29%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Tatham Engineering, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 57 Single Dwelling Unit equivalents (SDUs) of water and 59 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed industrial development (see Appendix C) against the SCAP. Per Appendix C, a total score of 23 points out of a possible 80 points (29%), was achieved by the proposed development. It is noted that the self-evaluation of the proposed development against the SCAP completed by the applicant identified a score of 42.5 points (53%).

The difference in points is related to criteria specifically in Category B: Conservation and Sustainable Development, and Category C: Infrastructure and Public Facilities. The discrepancy in scoring between Town staff and the applicant was primarily for the following criteria:

- Development incorporates low impact/sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects;
- 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;
- Development includes the completion, upgrade or reconstruction of required key infrastructure, such as road connections between development areas, transit facilities and/or water and sewage infrastructure; and
- Development that adds a significant number of new jobs to the local economy.

Otherwise, the applicant’s and Town staff’s evaluation were generally consistent in scoring ± 1 point. Additional points may be available upon the finalization of construction details. Based on the positive attributes of this non-residential development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix C. Further details about this proposal can be found in [Report PDA2024-04](#).

**Proposal 4: 140 Mountain Road (Phase One - Industrial Project)**

<b>TABLE 6 - PROPOSAL SUMMARY</b>	
File Name	140 Mountain Road (Phase One - Industrial Project)
File Number	D110123 (Site Plan Control)
Site Location	140 Mountain Road (South side between Tenth Line and Black Ash Creek)
Planning Application Conditional Approval	November 7, 2024 (Staff-Delegated)
Required Water Capacity	53 SDUs
Required Wastewater Capacity	48 SDUs
SCAP Score – Developer	57%

SCAP Score – Town Staff	43%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Tatham Engineering, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 53 Single Dwelling Unit equivalents (SDUs) of water and 48 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed industrial development against the SCAP. Per Appendix D, a total score of 34 points out of a possible 80 points (43%), was achieved by the proposed development. It is noted that the self-evaluation of the proposed development against the SCAP completed by the applicant identified a score of 45.5 points (57%).

The difference in points is related to criteria specifically in Category B: Conservation and Sustainable Development, and Category C: Infrastructure and Public Facilities. The discrepancy in scoring between Town staff and the applicant was primarily for the following criteria:

- Development incorporates low impact/sustainable development, as it relates to water efficiency and reduced wastewater flow from development projects;
- 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;
- Development protects, restores, conveys into public ownership, and/or enhances a natural heritage feature, including maintenance or enhancement of the tree canopy; and
- 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.

Otherwise, the applicant’s and Town staff’s evaluation were generally consistent in scoring ± 1-2 points. Additional points may be available upon the finalization of construction details. Based on the positive attributes of this non-residential development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix D. Further details about this proposal can be found in [Report PDA2024-03](#).

**Proposal 5: 40 Sandford Fleming Drive (Isowater Industrial Project)**

<b>TABLE 7 - PROPOSAL SUMMARY</b>	
File Name	40 Sandford Fleming Drive (Isowater Industrial Project)
File Number	D11624 (Minor Adjustment to a Site Plan Agreement)
Site Location	40 Sandford Fleming Drive (South side between Ron Emo Road and Sixth Line)
Planning Application Conditional Approval	October 18, 2024 (Staff-Delegated)
Required Water Capacity	23 SDUs
Required Wastewater Capacity	23 SDUs
SCAP Score – Developer	38%
SCAP Score – Town Staff	18%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Gerrits Engineering, as confirmed by the Environmental Services Division in accordance with the Town’s

Development Standards for a total of 23 Single Dwelling Unit equivalents (SDUs) of water and 23 SDUs of wastewater are required to facilitate the proposal. The proposed development on this site is minor, consisting of a new electrical shed and an addition to the building. However, a new water line is proposed to support a sprinkler system, which results in the required increase in servicing capacity allocation.

Planning Services completed a merit-based evaluation of the proposed industrial development (see Appendix E) against the SCAP. Per Appendix E, a total score of 14.5 points out of a possible 80 points (18%), was achieved by the proposed development. It is noted that the self-evaluation of the proposed development against the SCAP completed by the applicant identified a score of 30.5 points (38%).

The difference in points is related to criteria specifically in Category C: Infrastructure and Public Facilities, Category D: Economic Development, and F: Community Impacts Benefits. The discrepancy in scoring between Town staff and the applicant was primarily for the following criteria:

- Development includes the completion, upgrade or reconstruction of required key infrastructure, such as road connections between development areas, transit facilities and/or water and sewage infrastructure
- 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
- Development that adds a significant number of new jobs to the local economy
- Development supports the goals and objectives of applicable economic development master plan

Otherwise, the applicant's and Town staff's evaluation were generally consistent in scoring  $\pm$  1-2 points. Additional points may be available upon the finalization of construction details. Based on the positive attributes of this non-residential development

proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix E. Further details about this proposal are contained within the Staff Memo, dated October 18, 2024, Approval for Minor Adjustment to a Site Plan Agreement, which is available upon request.

**Proposal 6: 415 First Street (Commercial Project)**

<b>TABLE 8 - PROPOSAL SUMMARY</b>	
File Name	415 First Street (Commercial Project)
File Number	D11521 (Site Plan Control)
Site Location	415 First Street at Hickory Street (North-west corner)
Planning Application Conditional Approval	January 8, 2024 (Council-approved)
Required Water Capacity	50 SDUs
Required Wastewater Capacity	67 SDUs
SCAP Score – Developer	76%
SCAP Score – Town Staff	46%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Tatham Engineering, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 50 Single Dwelling Unit equivalents (SDUs) of water and 67 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed commercial redevelopment against the Capacity Allocation Policy of the Town of Collingwood Water and Wastewater Capacity Allocation Policy dated January 30, 2023. Per Appendix F, a

total score of 36.5 points out of a possible 80 points (46%), was achieved by this development. It is noted that the self-evaluation of the proposed development against the Capacity Allocation Criteria completed by the applicant identified a score of 60.5 points (76%).

The difference in points between the applicant’s and Town staff’s evaluations were spread over a number of criteria but were mostly consistent in scoring  $\pm$  2 points, save and except for points in the following categories B1 and C1. Category B1 is for development that incorporates low impact/sustainable development as it relates to water efficiency and reduced wastewater flows. Category C1 is for the completion, upgrade or reconstruction of required key infrastructure. Based on the positive attributes of this commercial development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix F. Further details about this proposal can be found in [Report P2023-31](#).

**Proposal 7: 11589 Highway 26 West (Cranberry Marsh Estates Residential)**

<b>TABLE 9 - PROPOSAL SUMMARY</b>	
File Name	11589 Highway 26 West (Cranberry Marsh Estates Residential)
File Number	D11322 (Site Plan Control)
Site Location	11589 Highway 26 West (South side, east of Vacation Inn Drive)
Planning Application Conditional Approval	Council-approval to be determined. Consideration by Committee of the Whole on November 18, 2024
Required Water Capacity	22 SDUs
Required Wastewater Capacity	41 SDUs
SCAP Score – Developer	62%

SCAP Score – Town Staff	45%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, Tatham Engineering, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 22 Single Dwelling Unit equivalents (SDUs) of water and 41 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed residential development against the SCAP. Per Appendix G, a total score of 42.5 points out of a possible 95 points (45%), was achieved by this development. It is noted that the self-evaluation of the proposed development against the revised Capacity Allocation Criteria completed by the applicant identified a score of 58.5 points (62%). The difference in points between the applicant’s and Town staff’s evaluations were generally consistent with many scores only varying by approximately 1-2 points. However, there was a more significant discrepancy in the Infrastructure and Public Facilities criteria where the applicant awarded points under all 3 criteria while staff only awarded points for 2 of the criteria. Based on the positive attributes of this development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix G. Further details about this proposal can be found in Report P2024-30, which is also being considered by Committee/Council at the same meeting agendas as this report. If Committee/Council does not support the recommendations of Report P2024-30, staff recommend that this report be amended to exclude this property from the servicing allocation identified in this report.



**Proposal 8: 298 Pretty River Parkway (Car Wash Project)**

<b>TABLE 10 - PROPOSAL SUMMARY</b>	
File Name	298 Pretty River Parkway (Car Wash Project)
File Number	D111223 (Site Plan Control)
Site Location	629 Hurontario Street at Collins Street (South-east corner)
Planning Application Conditional Approval	November 8, 2024 (Staff-Delegated)
Required Water Capacity	70 SDUs
Required Wastewater Capacity	92 SDUs
SCAP Score – Developer	84%
SCAP Score – Town Staff	29%
Meets/Exceeds SCAP Score Threshold (50%)	No
Recommended for Allocation	Yes

Municipal Water and wastewater servicing demand calculations for the development were based on data submitted by the applicant’s Engineer, S. Llewellyn & Associates Limited, as confirmed by the Environmental Services Division in accordance with the Town’s Development Standards for a total of 70 Single Dwelling Unit equivalents (SDUs) of water and 92 SDUs of wastewater are required to facilitate the proposal.

Planning Services completed a merit-based evaluation of the proposed commercial development (see Appendix H) against the SCAP. Per Appendix H, a total score of 23.5 points out of a possible 80 points (29%), was achieved by the proposed development. It is noted that the self-evaluation of the proposed development against the SCAP completed by the applicant identified a score of 67 points (84%).

The difference in points is related to a range of criteria in various categories of the SCAP, including mix of land uses, conservation and sustainable development aspects, infrastructure and public facilities matters, and economic development. Additional points may be available pending further revision to the proposed development to address the minor outstanding technical comments. However, the potential increase in points would be nominal and is not anticipated to significantly alter the overall score. Based on some

of the positive attributes of this development proposal, Planning Services would be prepared to recommend servicing capacity allocation despite the proposal achieving a score under 50%.

The complete SCAP merit-based assessment is attached as Appendix H. Further details about this proposal can be found in [Report PDA2024-06](#).

### Recommendation and Next Steps

For ease of comparison, the Table 11 outlines the eight proposals and their SCAP evaluation scores. In consideration that the amount of capacity available in 2024 for major developments is not exceeded and that there are unique reasons for supporting the applications that do not meet the minimum merit-based threshold in the SCAP, staff are recommending that Council allocate capacity to all eight proposals.

<b>TABLE 11 - PROPOSAL SCAP SCORE COMPARISON</b>		
Proposal Name	SCAP Score (Staff)	SCAP Score (Developer)
415 First Street (Commercial Project)	46%	76%
11589 Highway 26 West (Cranberry Marsh Residential Project)	45%	62%
135 Sandford Fleming Drive (Georgian Triangle Humane Society Project)	44%	51%
140 Mountain Road (Phase One - Industrial Project)	43%	57%
629 Hurontario Street (Medical Office Project)	36%	39%
10045 Highway 26 East (Industrial Project)	29%	53%
298 Pretty River Parkway (Car Wash Project)	29%	84%
40 Sandford Fleming Drive (Isowater Industrial Project)	18%	38%

Though staff are recommending capacity allocation to all the developments in this batch, Council has the purview to defer or deny capacity allocation and/or may request

that any of the proponents of the proposals in this batch to adjust their concepts to augment their SCAP scores. The primary risks of denying capacity allocation to any or all of the aforementioned proposals are of appeals under the *Planning Act* of the capacity-related conditions imposed on the related planning applications or challenge under the *Municipal Act* of the SCAP itself or SCAP-related decisions.

Whether Council elects to allocate municipal servicing capacity to all or some of the proposals within this batch, there will be additional capacity remaining within the 2024 threshold for major development that will be carried forward to future years. Staff would further recommend proceeding with the first batch review for servicing capacity allocation in early 2025 after the annual threshold is confirmed, pending the number of planning applications conditionally approved in the coming months.

It should also be noted that the SCAP document is up for a two-year review beginning in Q1 2025, at which time staff will consider improvements that could address some of the scoring gaps experienced by smaller-scale development, infill projects, repurposing of existing buildings, and single-use industrial/commercial/institutional projects, such as those being considered for allocation in this batch.

### **Financial Impacts**

Maintaining an adequate, appropriate and orderly supply and mix of residential, commercial, and industrial units in anticipation of future development and servicing conditions provides a long-term foundation for stable community growth and results in the generation of growth-related revenue associated with building permit fees, development charges, taxes, and other related fees. Prudent and transparent allocation of municipal servicing capacity is an effective way to manage a limited resource and maximizes the efficient use of Town investments in infrastructure and future asset management.

### **Conclusion**

In light of the servicing capacity available and the SCAP analysis presented, staff would be in a position to recommend approval of allocation for all eight projects for a total of 298 SDUs of municipal water and 383 SDUs of municipal wastewater capacity, with resulting carry over of 22 SDUs and 17 SDUs respectively to 2025. However, Council may elect to defer decisions on one or more of the proposals, including requests for proponents to augment SCAP merit-based scores. The primary risk to deferred decisions are potential appeals to the Ontario Land Tribunal of the related *Planning Act* applications, where appeal rights exist.

### 3. Input from Other Sources

This report was provided to Department Heads on November 12, 2023. The content responds to the comments and advice received.

### 4. Applicable Policy or Legislation

#### **Planning and Municipal Acts**

The SCAP represents one component of a three-pronged approach developed to allocate municipal water and wastewater capacity in a fair and transparent manner, which aims to support the community's vision for sustainable growth and development of complete, healthy, and livable town. The SCAP was recommended through the Land Use Planning Policy Study initiated by Council in response to servicing limitations and the passing of the ICBL. The authority to pass an interim control by-law and initiate a study in respect of land use planning policies is set out in Section 38 of the *Planning Act*:

#### Interim control by-law 38 (1)

Where the council of a local municipality has, by by-law or resolution, directed that a review or study be undertaken in respect of land use planning policies in the municipality or in any defined area or areas thereof, the council of the municipality may pass a by-law (hereinafter referred to as an interim control by-law) to be in effect for a period of time specified in the by-law, which period shall not exceed one year from the date of the passing thereof, prohibiting the use of

land, buildings or structures within the municipality or within the defined area or areas thereof for, or except for, such purposes as are set out in the by-law.

The SCAP was enacted by by-law under the authority of the *Municipal Act*.

Further relevant legislation related to the ICBL was referenced in Report [P2021-12](#).

## 5. Considerations

2024-2028 Community Based Strategic Plan: Progress towards achieving CBSP Goal

Sustainable  Connected  Vibrant  Responsible

Services adjusted if any

Not Applicable

Climate Change / Sustainability:

No net effect on climate  
change/sustainability

Communication / Engagement:

Public Engagement has occurred

Accessibility / Equity, Diversity, Inclusion: Not Applicable

Registered Lobbyist(s) relating to content: Some impacted landowners, agents or developers may be registered lobbyists

Next steps and future action required following endorsement:

Appropriate communication to effected landowners agents or developers, finalization of development agreements, and planning for next batch servicing allocation approval.

## 6. Appendices and Other Resources

**Appendix A: SCAP Evaluation, 629 Hurontario Street (Medical Office)**

**Appendix B: SCAP Evaluation, 135 Sandford Fleming Drive (GTHS)**

**Appendix C: SCAP Evaluation, 10045 Highway 26 East (Industrial Project)**

**Appendix D: SCAP Evaluation, 140 Mountain Rd. (Phase One - Industrial Project)**

**Appendix E: SCAP Evaluation, 40 Sandford Fleming Drive (Isowater Industrial)**

**Appendix F: SCAP Evaluation, 415 First Street (Commercial Project)**

**Appendix G: SCAP Evaluation, 11589 Highway 26 West (Cranberry Marsh Estates)**

**Appendix H: SCAP Evaluation, 298 Pretty River Parkway (Car Wash)**

## 7. Approval

Prepared By:

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**CAO Comments:**

Endorsed by CAO Skinner on November 13, 2024 to proceed to COW.