

Municipality	OP Holding (H)	Criteria for lifting H	Local Servicing Protocol in Place	Provisions of Local Servicing Protocol	Section 34(5) Zoning	Provisions of 34(5)
Aurora	Section 4.3.2	H used to ensure orderly planning and phasing of any land use. Conditions of lifting the H include: • agreements on provision of schools, open space and other support facilities in place • demonstrated need for development • recommendations of environmental impact study completed • compliance with phasing policies • draft plan of subdivision approval • site plan approval	October 26, 2005 Servicing Protocol update referred back to staff for additional work indicating how specific developments will be handled.	Protocol meets Regional criteria. Existing Protocol adopted in May 2000 provides a reserve for the historic core and a number of priorities: -Infrastructure front-enders, -Environmentally sensitive development -Projects that further the Town's economic development -Logical expansions -Use of capacity must be within a reasonable timeframe	By-law 4721-05 D was passed by Aurora Council on November 22, 2005 (in force December 20, 2005)	Prohibits the use of land and the erection of residential dwelling units until municipal services are available and operational. Including roads, watermains, sanitary sewers, storm sewers and storm water management facilities.
East Gwillimbury	Section 13.2.1 (OPA 95)	Hold may be used: • where adequate municipal services are not available but are included in the Town or Region 5-year capital budget forecast	Protocol adopted for Mount Albert in June 2005 Allocation protocol/agreement for Queensville, Holland Landing, Sharon and Green Lane West has yet to	A policy is currently in the process of being developed.	By-law 2005-116 was passed by East Gwillimbury Council on November 21, 2005	Prohibits use of land or use of dwellings or units until water, sewer capacity is allocated and connected or roads are constructed to base course asphalt

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		• adverse environmental effects need to be resolved • adverse financial effects need to be resolved • development agreement is required to be registered on title • development is proceeding by Plan of Subdivision – until satisfaction of conditions	be finalized.			
Georgina	7.3.3 (OPA 88)	Hold provision specific to land use – does not specifically address servicing	A servicing allocation protocol is in place which includes a “Use it or lose it” provision.	Protocol meets Regional criteria. Georgia Council on December 12, 2005 endorsed the protocol and reassigned capacity not used in accordance with the protocol.	By-law 500-2005-0018 was passed by Georgina Council on October 11, 2005.	Prohibits use of land or use of dwellings or units until water, sewer capacity is allocated and connected or roads are constructed to base course asphalt
King	6.2	Hold provision specific to land use – does not specifically address servicing			No set dates	
Markham	7.3(c)	Hold criteria specified in the by-law may include but	A servicing allocation protocol is in place	Protocol meets Regional criteria	Bylaw 2005-104 passed by	Prohibits issuance of a building permit until municipal services

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		not limited to: - adequate water, sanitary, storm and/or transportation services and facilities as required are available to service the propose development - development or redevelopment is appropriately phased - a secondary plan for an area or tertiary plan or a comprehensive development scheme encompassing one or more parcels of land, as appropriate, has been prepared - draft plans of subdivision and/or site plan control approved, where deemed desirable, have been approved - any adverse environmental effects or constraints have been resolved	which prioritizes development based on a number of priorities including: - implementation of Markham Centre - completion of key transportation infrastructure - infill and redevelopment along key transit corridors - projects with public benefits - development that supports Town's smart growth, new urbanism and excellence in urban design	except for a specific "use it or reallocate it" provision.	Markham Council on April 12, 2005 (no appeals)	are available including: - roads, - water, - storm sewer, - sanitary sewer - stormwater management facilities
Newmarket	13.5	Holding By-laws may be used for lands which are unserviced or undeveloped.	A servicing protocol is in place which includes a "use it or lose it" clause	Protocol meets Regional criteria. Re-evaluation occurs each year	No set dates	

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		H lifted upon: • provision of adequate servicing including water, sewage, stormwater, solid waste and roads • all necessary requirements of the Town being fulfilled • all necessary subdivision or development agreements have been entered into • development satisfied all relevant policies of OP.				
Richmond Hill	OPA 230	Hold restricts: • issuance of building permits • pre-sales and erection of a sales pavilion • pre-servicing Hold may be lifted: • confirmation by the Town and Region that there is sufficient servicing capacity	Richmond Hill adopted a policy for interim allocation of sanitary sewer servicing capacity on July 28, 2004 which includes a "use it or reallocate it" policy	Protocol meets Regional criteria. The policy includes providing up to a 5% reserve for specific development projects considered to be in the broader interest of the overall community.	Bylaw 195-04 Passed by Richmond Hill Council on July 28, 2004 (no appeals)	Prohibits issuance of a building permit until municipal services are available including: • sanitary sewer capacity

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		for water and sanitary sewer Town Council has allocated servicing to allow for the development to proceed				
Vaughan	OPA 200	Hold may be used to ensure the following have been provided: - the necessary sanitary, water and storm water services - the necessary transportation services - special design features, as required - certain studies, as required, regarding timeliness of the development, such as a market impact study	Vaughan Council adopted a revised "Strategy for reservation/allocation of servicing capacity" on November 14, 2005	Protocol meets Regional criteria. The protocol prioritizes applications and sets out a specific "use it or reallocate" policy for each priority class. An annual review of the status available capacity has also been recommended.	No set dates	
Whitchurch-Stouffville	8.2.4 (OPA 109)	Hold may be applied: until such time as the applicant has satisfied all the requirements of	Terms of the pre-paid development agreement and the phasing are guiding the allocation within		No set dates	

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		the Plan and all public agencies and entered into any necessary agreements related to the conditions imposed on the development	the community of Stouffville.			