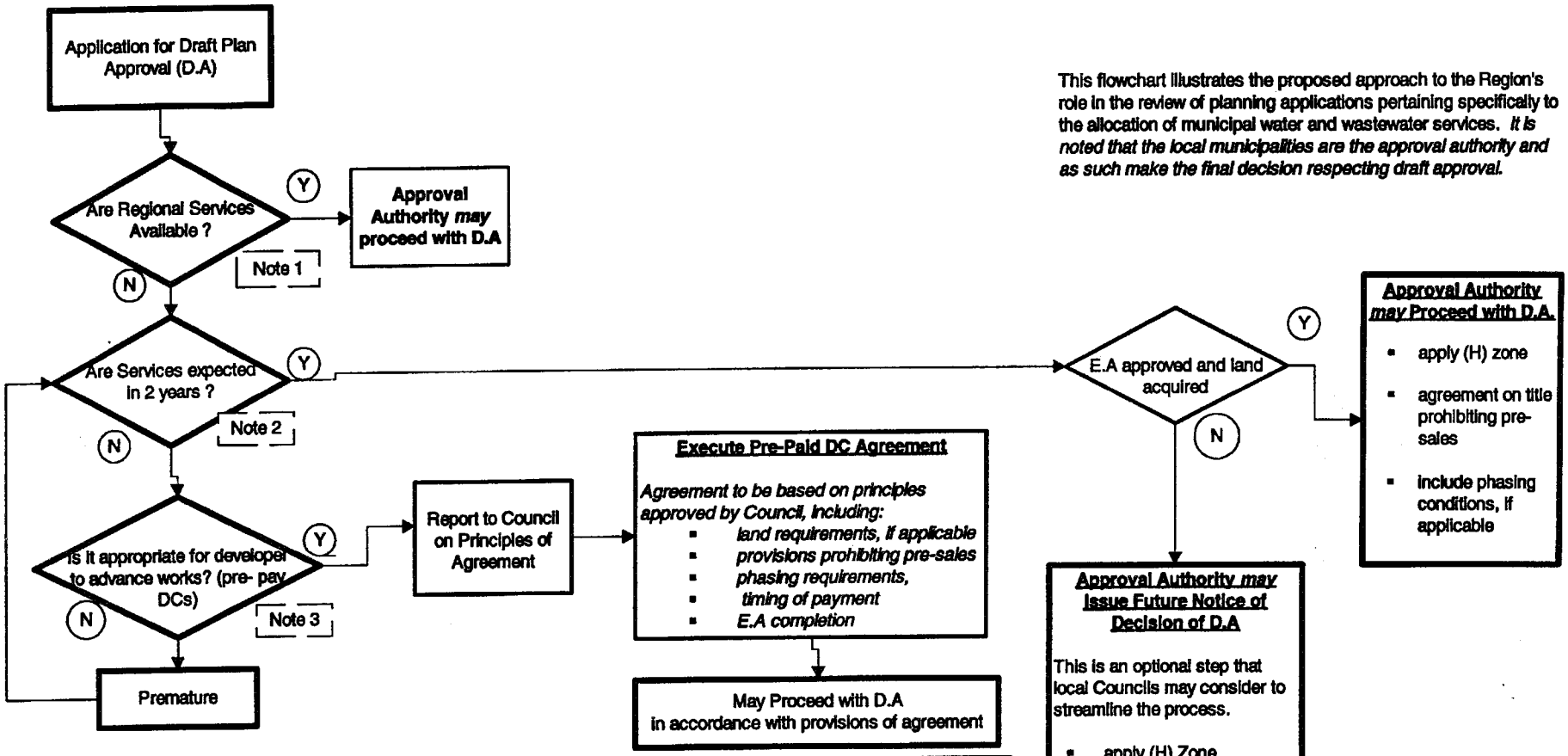
Figure 1

REFINED APPROACH FOR THE REVIEW AND APPROVAL OF PLANNING APPLICATIONS

(REFINEMENTS SHOWN IN ITALICS)

This flowchart illustrates the proposed approach to the Region's role in the review of planning applications pertaining specifically to the allocation of municipal water and wastewater services. *It is noted that the local municipalities are the approval authority and as such make the final decision respecting draft approval.*



Notes:

1. "Services Available" means Regional infrastructure constructed and in place to serve the subject lands, and capacity available.

2. A 2 year "planning for servicing" window is appropriate and preferred because it most closely matches the life cycle of a typical construction project. Additionally, it provides the greatest certainty that servicing will be available at the projected time of occupancy.

3. "Appropriate" means:

- All Official Plan and Secondary Plan amendments are approved by the area municipality and the Region.
- The subject lands fall within a defined urban area as defined in the Regional Official Plan and are needed to meet land use requirements of the area municipality and;
- A development sequencing and phasing plan is approved and in place with the area municipality.

4. Recommends delegation of approval authority to staff for certain cases, where planning is approved but waiting for completion of servicing precursors: EA approval and land acquisition.

Attachment 1 to Clause 8 of Report No. 2 of the Planning and Economic Development Committee entitled "Report No. 2 on the Region's Framework for the Allocation of Water and Wastewater Servicing Capacity", adopted without amendment by the Council of The Regional Municipality of York at its meeting on February 20, 2003.

Council Attachment 4