

TOWNSHIP OF KING

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Council Attachment 5

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December 8, 2006

Paul Belton, Manager, Development Review
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

**Re: Regional Criteria for the Provision of Regional Conditions
Schomberg Development Applications**

Further to our ongoing discussions with respect to the Regional Criteria for provision of Regional conditions of draft plan approval, we offer the following comments with respect to the same:

Regional Services Expected in 4 Years (in accordance with capital plan)

- Both the Schomberg WPCP expansion and the Water Supply expansion are in the Regional 10 Year Capital Plan.
- The Schomberg WPCP expansion has been tendered and we understand is projected to be completed and operational by December 2007.
- The Schomberg Water Supply EA is underway and we understand that the system expansion is projected to be operational by June 2008.

Growth Management Policies – municipal-wide phasing plan in place

- The current population within the Township of King is split roughly 50/50 between the three villages (King City, Nobleton, and Schomberg) and the rural area. The current Community Plans (King City, Nobleton, and Schomberg) provide direction on how and where the municipality wants to grow. Upon the implementation of the Official Plan and the three Community Plans and the associated introduction or expansion of the existing water and sewage treatment systems, the population split will result in a 70/30 split between the three villages and the rural area.

Local Municipal Servicing Policy in place

- Township staff is in the process of preparing a servicing protocol for the village of Schomberg for presentation to Council. We anticipate that Council will be adopting the servicing protocol for Schomberg in January of 2007.
- Notwithstanding the Township does not have a formal policy to claw back servicing allocation, the Township has utilized a “use it or lose” it provision on

several occasions within the Schomberg Community. It is our intent to include such a provision in the proposed protocol for future development applications in Schomberg.

Secondary Plan Complete

- The Schomberg Community Plan was approved by the Ministry of Municipal Affairs and Housing in 1994 and provides policy detail on how development will occur in a comprehensive manner.
- The purpose of this Community Plan is to provide an overall framework for the future orderly development and growth of Schomberg in accordance with sound and reasonable land use planning policies and urban design principles.

Phasing Plan Complete

- The Schomberg Community principally contains the same lands which were identified for development in the 1970 Township Official Plan. The community has grown at a relatively slow pace over the years and the remaining designated lands tend to be isolated parcels which are independent of the other remaining undeveloped lands.
- The Community Plan establishes a framework for the future orderly development and use of lands by defining areas for specific forms of development. The timing of development is dependant to a large extent, on the rate of population growth and related commercial and industrial development, and, the ability of the Municipality to sustain the necessary financial expenditures.
- Given the size and nature of Schomberg, it is not considered practical to prioritize the staging of development on an area basis. The staging of new development has been encouraged to proceed in an orderly manner which provides for the progressive and economic extension of municipal services, utilities, and other municipal facilities.

Master Environmental Servicing Plan Complete

- Due to the size and nature of the Schomberg Community, and the fractured nature of the remaining undeveloped lands, the need for a Master Environmental Servicing Plan is not necessary. The work that was undertaken to prepare the Community Plan together with the material to be submitted with each development application will ensure that all infrastructure needs and environmental features are appropriately identified and planned for.

Block Plan/Community Design Plan Complete

- Once again the size, nature, and location of the remaining designated undeveloped lands in Schomberg do not necessitate a Block Plan or similar process. The Community Plan includes a series of design policies and the Township has recently supplemented the design policies with design guidelines for the village core, and is finalizing a set of design guidelines for employment and institutional lands.

Housing Supply – within 3-7 year Draft Approved Supply (OP Policy)

- Due largely to servicing constraints, the Township of King has less than a 3 year supply of draft approved or registered lots.
- The Township's 2006 Vacant Land Inventory Report identified that as of January 1st, 2006 there were only 3 vacant lots which were either registered or draft approved in the Schomberg community.

With respect to the planning tools identified in the Region's protocol we offer the following:

Monitoring in Place

- The Township of King has implemented and utilized monitoring by-laws for the Schomberg Community since the introduction of sanitary sewers. The Schomberg Allocation By-law Monitoring system is in place and operational for both sewer and water.

Section 34(5) By-law in Force

- The Township of King has passed a Section 34(5) by-law, being By-law 2006-89.

Holding By-law and Provisions in Official Plan

- The Schomberg Community Plan includes provisions of Section 36 of the Planning Act to zone lands for their intended purpose and further impose a holding provision by use of the Holding Symbol "H" where lands are:
 - designated Commercial but may be readily serviced by municipal water supply and sewage services.
 - designated industrial but may be readily serviced by municipal water supply and sewage services
 - designated industrial and development is to occur by registered plan of subdivision
 - designated Residential and a plan of subdivision has received draft plan approval.
 - designated Medium Density Residential and a plan of condominium has received draft plan approval or proceeds by Site Plan.
 - provided all provisions of the Community Plan must be met.

Willingness to enter into no-presales agreement

- The Township will require and the various development applications which are ready to proceed to draft plan approval are agreeable to restrict the sale of individual lots until such time as servicing is available. This would be achieved via separate agreement or subdivision agreement.

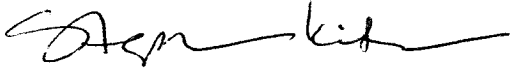
Conditions Included in Draft Plan Approval

- The necessary draft plan conditions related to detailed infrastructure triggers will be incorporated as needed.

- Upon adoption of the Township policy on servicing allocation the provision of a review / lapsing clause(s) to ensure DA remains relevant to existing policies and infrastructure expectations will be included.

We trust the above addresses your needs. We will forward to you early in the new year our servicing allocation policy for the Schomberg community. If you have any questions or concerns with the above, please do not hesitate to contact the undersigned or Mr. Ritacca here at the Township offices.

Yours truly,

A handwritten signature in black ink, appearing to read 'Stephen Kitchen', with a long horizontal flourish extending to the right.

Stephen Kitchen
Director of Planning