

Consultation Summary

Regional staff consulted with the local municipalities and the development industry through the Fall of 2006 and Winter of 2007 to discuss how development approvals might precede post 2010 given the status of the Environmental Assessments for both the Duffin Creek WPCP and the Southeast Collector while appropriately managing risk.

The key points raised were:

- The most crucial piece of infrastructure to provide wastewater servicing to the YDSS is the Duffin Creek WPCP expansion.
- Further draft approvals should not proceed without the Environmental Assessment approval of the Duffin Creek WPCP.
- Controlled and phased release of conditions of Draft Plan Approval remains prudent.
- A more limited release of conditions of Draft Plan Approval is a prudent approach until the Southeast Collector Environmental Assessment is also approved.
- A one year supply of draft approvals for the local municipalities serviced by the YDSS represents a limited release.
- Servicing capacity still only becomes available to allow development construction once the Duffin Creek WPCP is completed.
- Draft Approval is *not* servicing allocation
- Draft approvals need to be relevant to current policies
- Local municipalities will receive Regional conditions and still have the choice to Draft Approve
- Criteria for draft approval need to be established or reinforced
- Challenges of planning for accelerated financing agreements in new growth area need to be considered
- Number of existing draft approvals in the municipalities now is a consideration
- Need to maintain a reasonable supply of Draft Approvals over longer term (3-7 year supply)
- Consideration for further intensification needs to be incorporated with new approvals
- A number of municipalities are undertaking growth management reviews and phasing of growth is a key priority
- Recognition of differences between the local municipalities and that it is at the local municipality's discretion to proceed with Draft Approvals in advance of servicing allocation.
- The difference between site plan approval and plan of subdivision approval timing need to be recognized
- New emerging communities need to be addressed appropriately