

“Water And Wastewater Servicing Protocol - Provision of Regional Conditions For Draft Approval” criteria:

The criteria detailing the timeframes, planning policies and studies are as follows:

1. Growth Management policies in place
2. Local Municipality Servicing Policy in place
3. Secondary Plan Complete
4. Tertiary Plan Complete if required
5. Phasing Plan Complete which may be included in Official Plan
6. Master Environmental Servicing Plan Complete
7. Block Plan/Community Design Plan Complete
8. Urban Design Guidelines Complete

The following additional criteria also apply:

9. Conditions are only upon the request of the local municipality.
10. The inclusion of the specific infrastructure requirements based on the infrastructure trigger table as updated from time to time to include all necessary key infrastructure
11. New draft approval be given *priority* on the basis of the following strategic goals, as a minimum threshold, that may be further refined by the local municipalities;
 - a. The draft plan serves to work towards the completion of an existing community or neighbourhood;
 - b. The draft plan provides for the implementation of key Regional or local planning and/or infrastructure priorities;
 - c. The draft plan provides for the implementation of the Transit Oriented Development as outlined in the Regional Guidelines and provides for enhanced transit usage;
 - d. The draft plan provides for intensification and/or infill;
12. Local municipalities will determine in the context of their Official Plans the *priorities* for approving draft plans of subdivision.
13. Intensification will be determined by the local municipalities through the application of their Official Plans in keeping with the Regional Official Plan policies.
14. Communities have substantial building underway and require further Draft Approvals for completion.

The following criteria represent the planning tools that are also required to be in place:

- Monitoring in Place
- Section 34(5) By-law in force (zoning that prohibits building permit issuance if servicing is not available)
- Holding By-law and Provisions in Official Plan
- Willingness to enter into no-presales agreement
- Conditions Included in Draft Approval
- Willingness to enter into an indemnity agreement