

Servicing Allocation Policy

Adopted by Council: August, 2009
Amended: May, 2011
Amended: September, 2017
Amended: May, 2018
Amended: February, 2019
Amended: December, 2021





1.0 Prioritization of Servicing Allocation

It is the policy of the Council of the Town of Newmarket that, upon York Region making available servicing capacity for allocation by the Town, the Town shall evaluate development applications in accordance with the following criteria:

- a) Applications within the Urban Centres Secondary Plan area as shown on Schedule “1”, Study Area to the Town of Newmarket Urban Centres Secondary Plan shall be considered first for the allocation of servicing capacity.

Where there are multiple applications within the Urban Centres, applications will be prioritized based on points awarded to the application using the following metrics:

Metric	Available Points
Applications that participate in the Region’s Sustainable Development through LEED® Incentive Program (LEED). (minimum requirement of 4 storeys).	3
Applications that do not require an amendment to the Urban Centres Secondary Plan.	3
Applications that include a meaningful number of affordable housing units, to the satisfaction of Council, that will contribute to meeting the Urban Centres Secondary Plan’s affordable housing policies ¹ . Respective legal agreement(s) shall be required to be executed detailing occupant eligibility, affordability rates and secured duration periods, among other items.	3
Applications that do not require an amendment to the Urban Centres Zoning By-law. <i>Note: Not applicable until the UC ZBL is in force and effect.</i>	2
Applications that participate in the joint Region and Town Inflow and Infiltration Reduction Program	2
Applications that include a conveyance of lands to the Town to implement the future public street network, as per Schedule 5 of the Urban Centres Secondary Plan.	2
Applications that are located in the Provincial Urban Growth Centre.	1
Applications that are located in the portion of the Newmarket GO Station Mobility Hub Study area that falls within the Urban Centres Secondary Plan area.	1
Total Available Points	17
	(15 until the UC ZBL is in force and effect)

¹ For reference, Section 6.4.3 i) of the Urban Centres Secondary Plan states that a minimum of 35% of new housing units in the *Provincial Urban Growth Centre* and a minimum of 25% of new housing units elsewhere in the Urban Centres shall be affordable to *low and moderate income households* (italicized terms are defined in the Urban Centres Secondary Plan).

Applications will be assessed using the above metrics and servicing allocation shall be given to the application having the highest point total. Where there are multiple applications within the Urban Centres Secondary Plan area that have the same point total, an analysis shall be undertaken by the Town to assess the objectives of the Official Plan, Urban Centres Secondary Plan, and/or any other Town, Regional or Provincial goals that may be supported.

- b) After consideration has been given to applications within the Urban Centres Secondary Plan area, consideration shall then be given to providing allocation to those applications in the Historic Downtown Centre as shown on Schedule “A”, Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications within the Historic Downtown Centre that together exceed the available allocation, an analysis shall be undertaken by the Town to assess the objectives of the Official Plan and/or any other Town, Regional or Provincial goals that may be supported.
- c) After consideration has been given to applications within the Historic Downtown Centre, consideration shall then be given to providing allocation to those applications in the Residential Areas as shown on Schedule “A”, Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications within the Residential Areas that together exceed the available allocation, priority will be given to applications that satisfy one or more of the following criteria, to the satisfaction of Council:
 - 1. A meaningful number of affordable housing units are provided, that will contribute to meeting the Official Plan’s affordable housing policies². Respective legal agreement(s) shall be required to be executed detailing occupant eligibility, affordability rates and secured duration periods, among other items; and/or
 - 2. Participate in the joint Region and Town Inflow and Infiltration Reduction Program; and/or
 - 3. Facilitate the completion of a community.

2.0 Severance Reserve

A reserve shall be created by the Town to providing servicing allocation for new residential lots created through the Severance process under Section 53 of the *Planning Act*. This reserve shall be capped at 20 people per year and may not carry over into subsequent years.

3.0 Participation in York Region’s Sustainable Development Incentive Programs

- a) In order to maximize servicing, all eligible proposals for residential developments up to and including 3 storeys in height are required to participate in York Region’s Servicing Incentive Program (SIP).
- b) In order to maximize servicing, all proposals for residential developments of 4 storeys or higher are encouraged to participate in York Region’s Sustainable Development through LEED® Incentive Program (LEED).

² For reference, Section 3.10.2.1 of the Official Plan states that a minimum of 25 % of new housing development outside the Urban Centres Secondary Plan will be affordable to low and moderate income households.

4.0 Allocation Tied to Land

For the purpose of the Servicing Allocation Policy, any allocation granted shall be tied to the land itself, and any timing of allocation contemplated shall not be affected by ownership changes, assignments of obligations by an owner, or agreements of purchase and sale.

5.0 Rescinding and Reallocation of Servicing

Where servicing capacity has been allocated to land and actual development of such land has not taken place within 1 year from the date that servicing capacity was first allocated to such land, such allocation shall be deemed to be rescinded and the Town may re-allocate such servicing capacity to other development(s).

6.0 Extension of Allocated Servicing

An owner of land to which servicing capacity has been allocated and who wishes to retain its allocation shall make application to the Town within one year from the date that servicing capacity was first allocated to its land, and at least 60 days prior to expiry, for an extension of time to preserve its servicing allocation.