

APPENDIX 7

SERVICING CAPACITY

ALLOCATION

PROTOCOL

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TO THE OFFICIAL PLAN OF THE TOWN OF PERTH SERVICING CAPACITY ALLOCATION PROTOCOL

- a. The maximum capacity allocation to any one development application will generally be equivalent to the servicing required for 60 single detached residential units or two times the annual construction of new residential units (estimated as the single detached residential equivalent) as averaged over the preceding five year period; whichever is greater.
- b. Notwithstanding item a. above, the maximum capacity to be allocated through approval of any one development application, or to any one developer or development area should not exceed 33% of the residual treatment capacity of the sanitary sewage treatment or water treatment facilities, whichever is less.
- c. Generally additional capacity allocation through approval of an application for a new phase or extension of a previously approved development on a site or to an applicant with a current capacity allocation per item a. above will not be considered until a minimum of 75% of the preceding allocation has been committed through issuance of building permits and/ or property sales.
- d. Notwithstanding items a. and c above, after an Environmental Assessment for expansion of the Town's sanitary sewage treatment capacity has been completed and a financial or design commitment toward achieving the increased capacity has been approved by Council, additional capacity may be reserved by developers willing to contribute financial resources toward construction of the new treatment capacity. Any such financial contribution shall be managed through a front-end agreement and will result in a corresponding reduction in the water and sanitary component of applicable Development Charges.

Capacity reserved in this manner will not be allocated until the expanded residual capacity is established. Generally capacity reserved by a developer will be allocated to any one phase of development in a manner consistent with the limit per item "a." above. However, a further allocation from a developer's reserved capacity can be requested by development application once 50% of a previous allocation has been committed through issuance of building permits and/or property sales.

- e. Upon the completion of works which expand residual sanitary sewage treatment capacity Council may opt to allocate capacity in excess of the guideline specified in item "a." above when an applicant formally commits through an agreement with the Town to ensure sustainable building features that reduce demand on public infrastructure, particularly, but not exclusively, municipal water supply, sanitary or waste management services and/or the additional capacity allocated facilitates, and is dedicated to, the construction of affordable housing units.
- f. Servicing allocations will initially be for a maximum of three years. Extension of servicing allocation for a period beyond six years will require Council approval and generally will not be supported other than under exceptional circumstances or in situations where there has been an historically low demand for allocation of Municipal services for an extended period.