

**TOWN OF NEWMARKET  
SERVICING ALLOCATION POLICY**

**(Adopted by Council - August 31, 2009)**

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

1. Applications within the urban centres as shown on Schedule "A", Land Use Plan to the Town of Newmarket Official Plan shall be considered first for the allocation of servicing capacity. Where there are multiple applications 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 goals that may be supported.
2. After consideration has been given to applications within the urban centres, consideration shall be given to providing allocation to those applications in the Emerging Residential Areas as shown on Schedule "A", Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications 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 goals that may be supported.
3. After consideration has been given to applications within the Emerging Residential Areas, consideration shall be given to providing allocation to those applications in the Stable Residential Areas as shown on Schedule "A", Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications 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 goals that may be supported.
4. (a) The following represents Council's base expectations related to voluntary contributions:
  - i. Trail Contribution  
Apartments - \$1000.00 per unit  
Townhouses - \$1250.00 per unit  
Semi Detached - \$1400.00 per unit  
Single Detached - \$1500.00 per unit

**Legal and Development Services  
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ii. Energy Efficient Housing

- |  |   |  |
|--|---|--|
| Ground-related residential development     | - | LEED® Certified or approved equivalent |
| Mid- and High-rise residential development | - | LEED® Silver or approved equivalent    |

4. (b) In addition to the base expectations contained in Clause 4(a) above, in reviewing and evaluating development applications for servicing allocation, Council may have particular regard for developments that achieve specific Town objectives, including but not limited to:
- i. Forest cover contribution
  - ii. Contribution to the Town's Urban Stormwater Remedial Strategy (Stormwater Management Facility Retrofits)
  - iii. Affordable Housing, particularly in the Town's Urban Centres
  - iv. Provision of Public Art or monetary contribution, particularly in the Town's Urban Centres
  - v. LEED™ Silver, Gold, or Platinum development with eligibility to participate in the Town and Region's allocation bonus program – i.e. that also attain higher water and sewer conservation measures.
5. 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.
6. Where servicing capacity has been allocated to land and actual development of such land has not taken place within one 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).
7. An owner of land to which servicing capacity has been allocated and who wishes to retain its allocation shall make application to Council 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.
8. Council reserves the right to alter, modify or replace this policy and/or any servicing capacity allocations as granted as a result hereof in the event that it should determine the same is necessary for strategic planning reasons.