

SCHEDULE 7

Guidelines for Determining Servicing Requirements for Certain Developments Having a “Directly Attributable” Impact on Infrastructure

1. In general, a directly attributable impact on one or more particular service will be created when one or more of the following arises as a result of a Subdivision, or Development via Building Permit:
 - (a) a need for increased flow or capacity of the service(s); or
 - (b) a need to upgrade the service(s) due to safety concerns, including but not limited to concerns regarding integration with existing services, created by the Subdivision or Development permitted by the Building Permit.

2. In general, a need for increased flow or capacity, or a safety upgrade, as outlined in section 1 above, will arise, and consequently a directly attributable impact necessitating a requirement for some service upgrades or installations will be created, with:
 - (a) any proposed Subdivision; and
 - (b) any Building Permit that allows for:
 - construction on vacant lots (whether previously developed, or previously developed at some time but vacant for an extended period of time immediately prior to the proposed construction); or
 - significant usage changes; or
 - significant usage increases or expansions; or
 - demolition of existing structure(s) and construction of new structure(s) with significant usage changes or increases or expansion

TYPES OF DEVELOPMENT THAT WILL <i>GENERALLY</i> * HAVE A “DIRECTLY ATTRIBUTABLE IMPACT” REQUIRING INSTALLATION OF WORKS AND SERVICES							
Type of Development	Type of Service:						
	Water	Sewer	Drainage	Roads	Road Reserve	Right of Way	
RESIDENTIAL:							
Single/Two Unit Additions/Alterations Accessory Bldg.	No	No	No	No	No	No	
Single/Two-Unit New Development	No	No	No	No	Yes	Yes	
Multi-Unit New Development	Yes	Yes	Yes	Yes	Yes	Yes	
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL/PUBLIC, COMPREHENSIVE:							
Façade	No	No	No	No	No	No	
New Development (Vacant Land)	Yes	Yes	Yes	Yes	Yes	Yes	
Additions/Alterations	Maybe	Maybe	Maybe	Maybe	Yes	Yes	

- This table is only to be used a GUIDE. Each application will be reviewed individually and any “directly attributable impact” on infrastructure, and the resulting servicing requirements, will be determined on a case-by-case basis. After the case-by-case basis evaluation, any particular development of a type listed in the table above MAY OR MAY NOT require the installation of works and services contrary to what is shown in this table.