New Community Guidebook
MDP Volume 2: Part 1, 4.3

4.3 Urban Growth Policies

These policies provide a decision-making process for Council to decide on the co-ordination of growth and servicing within each Plan Area, pursuant to growth management policies in place at the time.

1. Growth Management Overlay
   a. A Growth Management Overlay (Overlay) will be applied to the undeveloped parts of each ASP and will be removed as Council deems growth management issues have been resolved.
   b. A portion (or all) of an Overlay should be removed (through an amendment to the ASP) when issues regarding the coordination of the funding and financing of municipal infrastructure and services with the rate of growth have been resolved.
   c. The area removed from the Overlay should form a logical and well-defined planning and servicing area. Except in extenuating circumstances regarding servicing, the Overlay should not be removed for an area smaller than a Neighbourhood.
   d. Prior to acceptance of an Outline Plan/Land Use Amendment application for a site, the portion of the Overlay that applies to the site must be removed.

2. Growth Management Analysis Submission
An application to amend an Overlay must include a growth management analysis that addresses the means of coordinating development with the funding and financing of municipal services over time. It shall contain the following elements:
   a. the projected phasing and rate of growth;
   b. the major on-site and off -site municipal water, sanitary, stormwater, emergency services and transportation infrastructure improvements necessary to serve the subject site;
   c. the proximity of the application area to existing municipal water, sanitary, stormwater, emergency services and transportation servicing;
   d. the Provincial, Municipal, and developer financial obligations for municipal water, sanitary, stormwater, emergency services and transportation infrastructure improvements, noting who pays for what and when;
   e. whether or not the required municipal water, sanitary, stormwater, emergency services and transportation infrastructure to service the application area is identified within The City's Capital Budget and/or Capital Plan; and
   f. The City's ability to provide emergency services to City and Provincial standards, considering both capital and operating costs.