

The Regional Municipality of York Development Charges

June 18, 2011

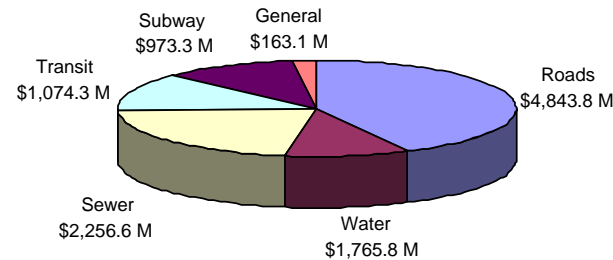


Regional Development Charges

Development Charges (DCs) are a major source of funding for The Regional Municipality of York and its \$11.1 billion growth-related capital program to the year 2031. Regional capital services include water, sanitary sewer, roads, transit, subway and general services (police, emergency medical services, growth studies, long term care, public health and public works).

Capital Infrastructure Costs to 2031

Total - \$11.1 billion



Imposition of Development Charges

DCs are imposed against all new development (residential and non-residential lands, buildings or structures) within York Region at the time of development approvals, in accordance with the *Development Charges Act, 1997*.

Three separate bylaws impose DCs within York Region:

- On May 24, 2007, Regional Council enacted DC Bylaw No. DC-0007-2007-040 in order to recover costs associated with York Region's growth-related capital program. (As an amendment to this bylaw, Regional Council enacted Bylaw 2010-49 on June 24, 2010 No. DC-0007-2007-040.)
- DC Bylaw No. DC-0006-2006-090, an area-specific DC, was enacted by Regional Council on September 21, 2006 to recover growth-related capital expenditures for sanitary sewage servicing in the Nobleton Community of King Township.
- DC Bylaw No. DC-0004-2001-097 was enacted by Regional Council on November 8, 2001 to recover York Region's share of growth-related capital expenditures related to GO Transit services.

The bylaws enforce development charges in order to pay for the growth-related capital costs required due to an increased need for the following services:

- Roads
- Water and Sewer
- Emergency Medical Services
- Long Term Care
- Health
- Regional Transit
- Police
- Capital Growth Studies
- Public Works
- GO Transit

In addition, the bylaw imposes water and/or sanitary sewer development charges against all lands, buildings or structures serviced by the Regional water supply and/or sanitary sewer supply respectively within York Region.

York Region has been phasing in a DC rate increase over the term of the bylaw. Final phase-in of residential rates was effective January 10, 2011. The phase-in for non-residential rates was effective June 18, 2011.

Residential Development Charge Rates

The following chart outlines the residential development charge rates in effect throughout the York Region:

The Regional Municipality of York Schedule of Residential Development Charges Effective June 18, 2011 to June 17, 2012				
	Single & Semi-detached	Multiple unit Dwelling	Apartments 2+ bedrooms	Apartments <2 bedrooms
Water	\$7,584	\$6,285	\$4,739	\$3,057
Sewer *	\$11,976	\$9,924	\$7,482	\$4,826
Roads	\$9,529	\$7,897	\$5,954	\$3,839
Subtotal	\$29,089	\$24,106	\$18,175	\$11,722
Transit	\$456	\$364	\$269	\$185
Subway	\$1,413	\$1,172	\$883	\$569
General Services	\$728	\$585	\$430	\$293
GO Transit	\$305	\$240	\$177	\$111
Total	\$31,991	\$26,467	\$19,934	\$12,880
Nobleton Sewer	\$8,183	\$7,335	\$5,134	\$3,535

*Note: The Nobleton Community has a separate rate for the sewer component.

Non-Residential Development Charge Rates

The following chart outlines the non-residential DC rates in effect throughout York Region.

The Regional Municipality of York Schedule of Non-Residential Development Charges Effective June 18, 2011 to June 17, 2012				
	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial/ Office/ Institutional	Retail	Industrial/ Office/ Institutional	Retail
Water	\$3.33	\$3.59	\$35.84	\$38.64
Sewer *	\$5.64	\$6.17	\$60.71	\$66.41
Roads	\$3.97	\$13.75	\$42.73	\$148.00
Transit	\$0.21	\$0.68	\$2.26	\$7.32
Subway	\$0.64	\$2.18	\$6.89	\$23.47
General	\$0.26	\$0.37	\$2.81	\$4.00
Total	\$14.05	\$26.74	\$151.24	\$287.84
Nobleton Sewer	\$5.58	\$5.58	\$60.06	\$60.06

*Note: The Nobleton Community has a separate rate for the sewer component

Development Charge Payment Timing

The payment timing of the DCs is generally at the building permit issuance stage.

In the case of residential subdivisions, the roads, water and sewer components of the charge are collected immediately upon entering into a Regional DC agreement.

Various prepayment and deferral options are currently available for the following developments:

- Residential in-fill lots
- Mixed-use high-rise developments
- All other non-residential developments
- Highrise condominiums
- Highrise office developments

Details can be found on the Region's website at:

www.york.ca/Business/Development+Charges/default+Development+Charges.htm

Exemptions

Regional DCs are payable on all new residential and non-residential development requiring specific development approvals unless the bylaws or *the Act* provides an exemption. Exemptions provided in the bylaws and/or *the Act* include:

- The relocation of a heritage house*
- A building or structure used for a community use owned by a non-profit corporation*
- A private school exempt from taxation under the *Assessment Act**
- A cemetery or burial ground exempt from taxation under the *Assessment Act*
- Agricultural uses
- An accessory use or structure not exceeding 100 square metres
- A public hospital receiving aid under the *Public Hospitals Act*
- An expansion or addition or new development of a place to worship to a maximum of 5,000 square feet (464.5 square metres) of gross floor area, or that portion of the place of worship used specifically as an area of worship, whichever is greater
- Additions or expansions to existing industrial, office or institutional structures, up to 50 per cent of the gross floor area of the existing structure

* exemption only in instances where the area municipality in which the development is to be located does not collect DCs with respect to the development

For a complete list of exemptions, please review the DC bylaws and *the Act*, or contact York Region staff.

Development Charge Credits

Regional Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a DC is imposed under the current bylaw. Please contact Capital and Development Financing staff for more details.

Indexing

DCs imposed under the current bylaw shall be adjusted annually on the anniversary of the bylaw in accordance with the Statistics Canada Quarterly Construction Price Statistics Index.

Reporting

The Annual Treasurer's Statement, identifying opening and closing reserve fund balances and transactions during the year, is available for review in the Office of the Regional Clerk during normal business hours.

Term of DC Bylaw

- Bylaw No. DC-0007-2007-040, as amended is in force to June 17, 2012.
- GO Transit Bylaw No. DC-0004-2001-097 is in force to December 31, 2013.
- Nobleton Area-Specific Bylaw No. DC-0006-2006-090 is in force to September 20, 2011.

All of the above bylaws are in force until the date specified unless repealed at an earlier date.

This pamphlet provides an overview of Regional DCs within The Regional Municipality of York and is intended to be used as a *guide*. Applicants should review the bylaws and *the Development Charges Act, 1997* and consult with Capital and Development Financing staff of the Regional Finance Department.

For further information, please contact:

The Regional Municipality of York
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Capital and Development Financing
905-830-4444, Ext. 1659
1-877-464-9675

www.york.ca