

The Regional Municipality of York Development Charges

November 8, 2008



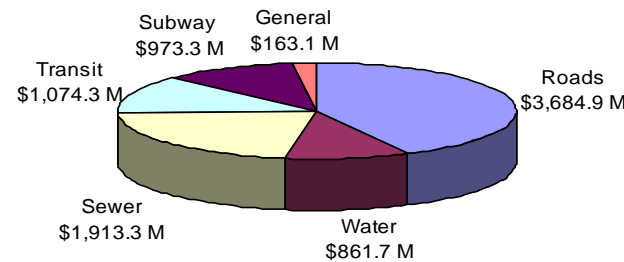
Revision 2

Regional Development Charges

Development charges are a major source of funding for York Region's \$8.7 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 - \$8.7 billion



Imposition of Development Charges

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

Three separate By-laws impose development charges within York Region. On May 24, 2007, Regional Council enacted Development Charge By-law No. DC-0007-2007-040 in order to recover costs associated with York Region's growth-related capital program. Development Charge By-law 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 Nobleton. Development Charge By-law 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 By-laws 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 & Sewer
- Emergency Medical Services (Ambulance)
- Long Term Care
- Health
- Regional Transit
- Police
- Capital Growth Studies
- Public Works
- GO Transit

In addition, the By-law 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 the Regional Municipality of York.

York Region will be phasing in a development charge rate increase over the term of the By-law. Phase-in was completed for single family dwelling, semis and multiple unit dwelling rates on September 18, 2007, apartment rates on December 18, 2007 and retail rates as of June 18, 2008. Non-residential industrial/office/institutional rates will be phased-in with annual increments until June 18, 2010.

Residential Development Charge Rates

The following chart outlines the residential development charge rates in effect throughout the Regional Municipality of York:

Regional Municipality of York Schedule of Residential Development Charges Effective November 8, 2008 to June 17, 2009				
	Single & Semi-detached	Multiple unit Dwelling	Apartments 2+ bedrooms	Apartments <2 bedrooms
Water	\$4,178	\$3,461	\$2,610	\$1,683
Sewer *	\$9,127	\$7,563	\$5,703	\$3,678
Roads	\$7,167	\$5,940	\$4,479	\$2,888
Subtotal	\$20,472	\$16,964	\$12,792	\$8,249
Transit	\$433	\$346	\$255	\$175
Subway	\$1,341	\$1,112	\$838	\$540
General Services	\$692	\$554	\$408	\$279
GO Transit	\$314	\$247	\$181	\$114
Total	\$23,252	\$19,223	\$14,474	\$9,357
Nobleton Sewer	\$8,412	\$7,541	\$5,277	\$3,634

* Rates do not apply to the Nobleton Community.

Non-Residential Development Charge Rates

The following chart outlines the non-residential development charge rates in effect throughout the Regional Municipality of York.

Regional Municipality of York Schedule of Non-Residential Development Charges Effective September 21, 2008 to June 17, 2009				
	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial/ Office/ Institutional	Retail	Industrial/ Office/ Institutional	Retail
Water	\$1.38	\$2.56	\$14.85	\$27.56
Sewer *	\$2.10	\$5.10	\$22.60	\$54.90
Roads	\$2.82	\$9.83	\$30.36	\$105.81
Transit	\$0.19	\$0.65	\$2.09	\$7.05
Subway	\$0.61	\$2.07	\$6.57	\$22.28
General	\$0.24	\$0.35	\$2.60	\$3.74
Total	\$7.34	\$20.56	\$79.07	\$221.34
Nobleton Sewer	\$5.74	\$5.74	\$61.79	\$61.79

* Rates do not apply to the Nobleton Community.

Development Charge Payment Timing

In general, the payment timing of the development charges is 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 development charge agreement.

Retail development has the option of securing development charge payment obligations through the provision of a Letter of Credit to be drawn upon in equal annual amounts over a three-year period.

Developers of high-rise residential condominium developments may defer payment of Regional development charges. This deferral is dependent upon the developer providing a Letter of Credit to secure the payment of Regional development charges at the time of building permit issuance. The Letter of Credit shall be drawn the earlier of 18 months after building permit issuance or registration of the condominium.

Exemptions

Regional development charges are payable on all new residential and non-residential development requiring specific development approvals, unless the By-laws or *the Act* provides an exemption. Exemptions provided in the By-laws 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% 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 development charges with respect to the development

For a complete list of exemptions, please review the development charges By-laws and *the Act*, or contact Regional 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 development charge is imposed under the current By-law. Please contact Capital and Development Financing staff for more details.

Indexing

Development charges imposed under the current By-law shall be adjusted annually on the anniversary of the By-law 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 By-law

By-law No. DC-0007-2007-040 is in force to June 17, 2012. GO Transit By-law No. DC-0004-2001-097 is in force to December 31, 2010. Nobleton Area-Specific By-law No. DC-0006-2006-090 is in force to September 20, 2011. All of the above by-laws are in force until the date specified unless repealed at an earlier date.

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

For further information, please contact:

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