

# NOTICE OF THE PASSING OF A DEVELOPMENT CHARGES BY-LAW BY THE REGIONAL MUNICIPALITY OF YORK

TAKE NOTICE that the Council of The Regional Municipality of York enacted By-law No. DC-0007-2007-040 on Thursday, May 24, 2007, under the *Development Charges Act, 1997* ("the Act").

AND TAKE NOTICE that any person or organization may appeal the By-law to the Ontario Municipal Board under Section 14 of the Act by filing with the Clerk of the Regional Municipality of York, no later than 4:30 p.m. on July 3, 2007, a notice of appeal setting out the objection to the By-law and the reasons supporting the objection.

A copy of the By-law with the background study and supporting staff reports is available for examination at the Office of the Regional Clerk during regular office hours.  
Dated at the Town of Newmarket this 9th day of June 2007.

Denis Kelly  
Regional Clerk  
Regional Municipality of York,  
17250 Yonge Street,  
Newmarket ON L3Y 6Z1

**OVERVIEW**

Development charges are levied against new development, and are the primary source for funding growth-related capital expenditures. Regional capital services include water, wastewater, transportation (roads, transit and subway) and general services (police, emergency medical services, capital growth studies, long term care, health, public works). Development charges are imposed against the new development (residential and non-residential lands) at the time of development approvals in accordance with the Act.

**LANDS AFFECTED**

By-law No. DC-0007-2007-040 imposes the residential and non-residential development charges against all lands, buildings or structures within The Regional Municipality of York, subject to a limited number of exceptions. As the By-law applies to all lands within The Regional Municipality of York a key map has not been included in this notice.

**RESIDENTIAL DEVELOPMENT CHARGES**

Residential development charges imposed pursuant to By-law No. DC-0007-2007-040 shall be the amounts applicable at the date of payment as set out in the following schedules:

Schedule of Residential Development Charge by Service Category  
June 18, 2007 to September 17, 2007

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
<b>Hard Services</b>				
Water *	\$4,087	\$3,386	\$2,553	\$1,647
Sewer **	\$8,015	\$7,118	\$5,068	\$3,158
Roads	\$6,790	\$5,626	\$4,242	\$2,712
<b>Subtotal - Hard</b>	<b>\$18,892</b>	<b>\$16,130</b>	<b>\$11,863</b>	<b>\$7,517</b>
<b>General Services</b>				
Transit	\$404	\$323	\$238	\$163
Subway	\$897	\$743	\$560	\$361
Police	\$264	\$211	\$156	\$106
EMS	\$56	\$45	\$33	\$23
Growth Studies	\$29	\$23	\$17	\$12
Long Term Care	\$178	\$143	\$105	\$72
Public Health	\$51	\$41	\$30	\$20
Public Works	\$67	\$54	\$40	\$27
<b>Subtotal - General</b>	<b>\$1,946</b>	<b>\$1,583</b>	<b>\$1,179</b>	<b>\$784</b>
GO Transit ***	\$296	\$233	\$171	\$108
<b>Total</b>	<b>\$21,134</b>	<b>\$17,946</b>	<b>\$13,213</b>	<b>\$8,409</b>

\* Rates do not apply to the Kleinburg community.  
\*\* Rates do not apply to the Nobleton community.  
\*\*\* GO Transit rates are calculated under separate by-law. Rates are shown for illustration only.

Schedule of Residential Development Charge by Service Category  
September 18, 2007 to December 17, 2007

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
<b>Hard Services</b>				
Water *	\$4,087	\$3,386	\$2,553	\$1,647
Sewer **	\$8,590	\$7,118	\$5,068	\$3,158
Roads	\$6,790	\$5,626	\$4,242	\$2,712
<b>Subtotal - Hard</b>	<b>\$19,467</b>	<b>\$16,130</b>	<b>\$11,863</b>	<b>\$7,517</b>
<b>General Services</b>				
Transit	\$404	\$323	\$238	\$163
Subway	\$1,345	\$1,114	\$560	\$361
Police	\$264	\$211	\$156	\$106
EMS	\$56	\$45	\$33	\$23
Growth Studies	\$29	\$23	\$17	\$12
Long Term Care	\$178	\$143	\$105	\$72
Public Health	\$51	\$41	\$30	\$20
Public Works	\$67	\$54	\$40	\$27
<b>Subtotal - General</b>	<b>\$2,394</b>	<b>\$1,954</b>	<b>\$1,179</b>	<b>\$784</b>
GO Transit ***	\$296	\$233	\$171	\$108
<b>Total</b>	<b>\$22,157</b>	<b>\$18,317</b>	<b>\$13,213</b>	<b>\$8,409</b>

\* Rates do not apply to the Kleinburg community.  
\*\* Rates do not apply to the Nobleton community.  
\*\*\* GO Transit rates are calculated under separate by-law. Rates are shown for illustration only.

Schedule of Residential Development Charge by Service Category  
December 18, 2007 to June 17, 2012

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
<b>Hard Services</b>				
Water *	\$4,087	\$3,386	\$2,553	\$1,647
Sewer **	\$8,590	\$7,118	\$5,367	\$3,461
Roads	\$6,790	\$5,626	\$4,242	\$2,736
<b>Subtotal - Hard</b>	<b>\$19,467</b>	<b>\$16,130</b>	<b>\$12,162</b>	<b>\$7,844</b>
<b>General Services</b>				
Transit	\$404	\$323	\$238	\$163
Subway	\$1,345	\$1,114	\$840	\$542
Police	\$264	\$211	\$156	\$106
EMS	\$56	\$45	\$33	\$23
Growth Studies	\$29	\$23	\$17	\$12
Long Term Care	\$178	\$143	\$105	\$72
Public Health	\$51	\$41	\$30	\$20
Public Works	\$67	\$54	\$40	\$27
<b>Subtotal - General</b>	<b>\$2,394</b>	<b>\$1,954</b>	<b>\$1,459</b>	<b>\$965</b>
GO Transit ***	\$296	\$233	\$171	\$108
<b>Total</b>	<b>\$22,157</b>	<b>\$18,317</b>	<b>\$13,792</b>	<b>\$8,917</b>

\* Rates do not apply to the Kleinburg community.  
\*\* Rates do not apply to the Nobleton community.  
\*\*\* GO Transit rates are calculated under separate by-law. Rates are shown for illustration only.

**NON-RESIDENTIAL DEVELOPMENT CHARGES**

Non-residential development charges imposed pursuant to by-law No. DC-0007-2007-040 shall be the amounts applicable at the date of payment as set out in the following schedules:

Schedule of Non-Residential Development Charge by Service Category  
June 18, 2007 to June 17, 2008

	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial / Office / Institutional	Retail	Industrial / Office / Institutional	Retail
<b>Hard Services</b>				
Water	\$0.81	\$2.18	\$8.72	\$23.47
Sewer *	\$0.78	\$2.09	\$8.40	\$22.50
Roads	\$2.35	\$4.52	\$25.29	\$48.64
<b>Subtotal - Hard</b>	<b>\$3.94</b>	<b>\$8.79</b>	<b>\$42.40</b>	<b>\$94.61</b>
<b>General Services</b>				
Transit	\$0.18	\$0.61	\$1.95	\$6.58
Subway	\$0.39	\$1.44	\$4.23	\$15.50
Police	\$0.161	\$0.179	\$1.733	\$1.927
EMS	\$0.011	\$0.013	\$0.118	\$0.140
Growth Studies	\$0.018	\$0.020	\$0.194	\$0.215
Long Term Care	\$0.000	\$0.000	\$0.000	\$0.000
Public Health	\$0.006	\$0.006	\$0.065	\$0.065
Public Works	\$0.029	\$0.106	\$0.312	\$1.141
<b>Subtotal - General</b>	<b>\$0.80</b>	<b>\$2.38</b>	<b>\$8.60</b>	<b>\$25.57</b>
<b>Total</b>	<b>\$4.74</b>	<b>\$11.16</b>	<b>\$51.00</b>	<b>\$120.17</b>

\* Rates do not apply to the Nobleton community.

Schedule of Non-Residential Development Charge by Service Category  
June 18, 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
<b>Hard Services</b>				
Water	\$1.32	\$2.49	\$14.21	\$26.83
Sewer *	\$1.97	\$4.80	\$21.21	\$51.65
Roads	\$2.64	\$11.19	\$28.41	\$120.50
<b>Subtotal - Hard</b>	<b>\$5.93</b>	<b>\$18.49</b>	<b>\$63.82</b>	<b>\$198.98</b>
<b>General Services</b>				
Transit	\$0.18	\$0.61	\$1.95	\$6.58
Subway	\$0.59	\$2.16	\$6.34	\$23.22
Police	\$0.161	\$0.179	\$1.733	\$1.927
EMS	\$0.011	\$0.013	\$0.118	\$0.140
Growth Studies	\$0.018	\$0.020	\$0.194	\$0.215
Long Term Care	\$0.000	\$0.000	\$0.000	\$0.000
Public Health	\$0.006	\$0.006	\$0.065	\$0.065
Public Works	\$0.029	\$0.106	\$0.312	\$1.141
<b>Subtotal - General</b>	<b>\$1.00</b>	<b>\$3.09</b>	<b>\$10.71</b>	<b>\$33.29</b>
<b>Total</b>	<b>\$6.93</b>	<b>\$21.58</b>	<b>\$74.54</b>	<b>\$232.27</b>

\* Rates do not apply to the Nobleton community.

Schedule of Non-Residential Development Charge by Service Category  
Rates in effect June 18, 2009 to June 17, 2010

	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial / Office / Institutional	Retail	Industrial / Office / Institutional	Retail
<b>Hard Services</b>				
Water	\$1.83	\$2.49	\$19.70	\$26.83
Sewer *	\$3.16	\$4.80	\$34.02	\$51.65
Roads	\$2.93	\$11.19	\$31.53	\$120.50
<b>Subtotal - Hard</b>	<b>\$7.92</b>	<b>\$18.49</b>	<b>\$85.24</b>	<b>\$198.98</b>
<b>General Services</b>				
Transit	\$0.18	\$0.61	\$1.95	\$6.58
Subway	\$0.59	\$2.16	\$6.34	\$23.22
Police	\$0.161	\$0.179	\$1.733	\$1.927
EMS	\$0.011	\$0.013	\$0.118	\$0.140
Growth Studies	\$0.018	\$0.020	\$0.194	\$0.215
Long Term Care	\$0.000	\$0.000	\$0.000	\$0.000
Public Health	\$0.006	\$0.006	\$0.065	\$0.065
Public Works	\$0.029	\$0.106	\$0.312	\$1.141
<b>Subtotal - General</b>	<b>\$1.00</b>	<b>\$3.09</b>	<b>\$10.71</b>	<b>\$33.29</b>
<b>Total</b>	<b>\$8.92</b>	<b>\$21.58</b>	<b>\$95.96</b>	<b>\$232.27</b>

\* Rates do not apply to the Nobleton community.

Schedule of Non-Residential Development Charge by Service Category  
Rates in effect June 18, 2010 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
<b>Hard Services</b>				
Water	\$2.35	\$2.49	\$25.34	\$26.83
Sewer *	\$4.35	\$4.80	\$46.82	\$51.65
Roads	\$3.23	\$11.19	\$34.81	\$120.50
<b>Subtotal - Hard</b>	<b>\$9.94</b>	<b>\$18.49</b>	<b>\$106.97</b>	<b>\$198.98</b>
<b>General Services</b>				
Transit	\$0.18	\$0.61	\$1.95	\$6.58
Subway	\$0.59	\$2.16	\$6.34	\$23.22
Police	\$0.161	\$0.179	\$1.733	\$1.927
EMS	\$0.011	\$0.013	\$0.118	\$0.140
Growth Studies	\$0.018	\$0.020	\$0.194	\$0.215
Long Term Care	\$0.000	\$0.000	\$0.000	\$0.000
Public Health	\$0.006	\$0.006	\$0.065	\$0.065
Public Works	\$0.029	\$0.106	\$0.312	\$1.141
<b>Subtotal - General</b>	<b>\$1.00</b>	<b>\$3.09</b>	<b>\$10.71</b>	<b>\$33.29</b>
<b>Total</b>	<b>\$10.93</b>	<b>\$21.58</b>	<b>\$117.68</b>	<b>\$232.27</b>

\* Rates do not apply to the Nobleton community.

- NOTES:**
- By-law No. DC-0007-2007-040 will come into force on June 18, 2007.
  - In general, development charges are payable upon building permit issuance, except in the case of residential subdivisions where the roads, water and sewer components of the charge are collected upon subdivision agreement. Retail development has the option of securing development charge payment obligations through the provision of a letter of credit to be drawn over a three-year period.
  - By-law No. DC-0007-2007-040 authorizes annual indexing of the development charges on the anniversary date of this by-law and each anniversary thereafter, in accordance with the Statistics Canada Quarterly Construction Price index.
  - In accordance with the Act and the By-law, certain forms of development are exempt from the payment of regional development charges.
  - By-law No. DC-0007-2007-040 expires June 17, 2012, unless it is repealed at an earlier date.

