

The Regional Municipality of York
NOTICE OF THE PASSING OF A
DEVELOPMENT CHARGES BY-LAW AMENDMENT

TAKE NOTICE that the Council of The Regional Municipality of York enacted By-law No. 2010-49 on Thursday, June 24, 2010, under the *Development Charges Act, 1997* ("the Act"), as an amendment to By-law No. DC-0007-2007-040

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 August 3, 2010, 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 are available for examination at the Office of the Regional Clerk during regular office hours.

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, as amended, imposes the residential and non-residential development charges against all lands, buildings or structures within The Regional Municipality of York. 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, as amended, 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
 Effective June 25, 2010

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
Hard Services				
Water	\$4,390	\$3,636	\$2,741	\$1,769
Sewer *	\$9,553	\$7,916	\$5,969	\$3,850
Roads	\$7,420	\$6,150	\$4,637	\$2,990
Subtotal - Hard	\$21,363	\$17,702	\$13,347	\$8,609
General Services				
Transit	\$441	\$352	\$260	\$179
Subway	\$1,367	\$1,133	\$854	\$550
Police	\$289	\$230	\$170	\$116
EMS	\$61	\$49	\$36	\$25
Growth Studies	\$31	\$25	\$19	\$14
Long Term Care	\$194	\$156	\$115	\$78
Public Health	\$56	\$45	\$32	\$21
Public Works	\$73	\$60	\$44	\$29
Subtotal - General	\$2,512	\$2,050	\$1,530	\$1,012
GO Transit **	\$306	\$241	\$177	\$111
Total	\$24,181	\$19,993	\$15,054	\$9,732

* Rates do not apply to the Nobleton community.

** The GO Transit rates calculated under separate by-law. Rates are shown for illustration only.

Schedule of Residential Development Charge by Service Category
 Effective September 24, 2010

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
Hard Services				
Water	\$5,260	\$4,332	\$3,263	\$2,117
Sewer *	\$10,153	\$8,396	\$6,329	\$4,090
Roads	\$7,950	\$6,574	\$4,955 *	\$3,202
Subtotal - Hard	\$23,363	\$19,302	\$14,547	\$9,409
General Services				
Transit	\$441	\$352	\$260	\$179
Subway	\$1,367	\$1,133	\$854	\$550
Police	\$289	\$230	\$170	\$116
EMS	\$61	\$49	\$36	\$25
Growth Studies	\$31	\$25	\$19	\$14
Long Term Care	\$194	\$156	\$115	\$78
Public Health	\$56	\$45	\$32	\$21
Public Works	\$73	\$60	\$44	\$29
Subtotal - General	\$2,512	\$2,050	\$1,530	\$1,012
GO Transit **	\$306	\$241	\$177	\$111
Total	\$26,181	\$21,593	\$16,254	\$10,532

* Rates do not apply to the Nobleton community.

** The GO Transit rates calculated under separate by-law. Rates are shown for illustration only.

Schedule of Residential Development Charge by Service Category
 Effective January 10, 2011

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
Hard Services				
Water	\$7,335	\$6,078	\$4,583	\$2,956
Sewer *	\$11,582	\$9,598	\$7,236	\$4,667
Roads	\$9,216	\$7,637	\$5,758	\$3,713
Subtotal - Hard	\$28,133	\$23,313	\$17,577	\$11,336
General Services				
Transit	\$441	\$352	\$260	\$179
Subway	\$1,367	\$1,133	\$854	\$550
Police	\$289	\$230	\$170	\$116
EMS	\$61	\$49	\$36	\$25
Growth Studies	\$31	\$25	\$19	\$14
Long Term Care	\$194	\$156	\$115	\$78
Public Health	\$56	\$45	\$32	\$21
Public Works	\$73	\$60	\$44	\$29
Subtotal - General	\$2,512	\$2,050	\$1,530	\$1,012
GO Transit **	\$306	\$241	\$177	\$111
Total	\$30,951	\$25,604	\$19,284	\$12,459

* Rates do not apply to the Nobleton community.

** The GO Transit rates calculated under separate by-law. Rates are shown for illustration only. Indexing of the GO Transit component will be in accordance with that by-law.

All rates in the above table except GO Transit will be subject to indexing effective June 18, 2011.

NON-RESIDENTIAL DEVELOPMENT CHARGES

Non-residential development charges imposed pursuant to by-law No. DC-0007-2007-040, as amended, 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
 Effective June 18, 2011

	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial / Office / Institutional	Retail	Industrial / Office / Institutional	Retail
Hard Services				
Water	\$3.22	\$3.47	\$34.66	\$37.35
Sewer *	\$5.45	\$5.97	\$58.69	\$64.26
Roads	\$3.84	\$13.30	\$41.33	\$143.16
Subtotal - Hard	\$12.51	\$22.74	\$134.68	\$244.77
General Services				
Transit	\$0.20	\$0.66	\$2.15	\$7.10
Subway	\$0.62	\$2.11	\$6.67	\$22.71
Police	\$0.18	\$0.20	\$1.94	\$2.15
EMS	\$0.01	\$0.01	\$0.11	\$0.11
Growth Studies	\$0.02	\$0.02	\$0.22	\$0.22
Long Term Care	\$0.00	\$0.00	\$0.00	\$0.00
Public Health	\$0.01	\$0.01	\$0.11	\$0.11
Public Works	\$0.03	\$0.12	\$0.32	\$1.29
Subtotal - General	\$1.07	\$3.13	\$11.52	\$33.69
GO Transit **	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$13.58	\$25.87	\$146.20	\$278.46

* Rates do not apply to the Nobleton community.

All rates in the above table will be subject to indexing effective June 18, 2011.

NOTES:

- By-law No. DC-0007-2007-040 came 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. Various prepayment and deferral options are available, depending on the nature of the development. Details can be found on our website at: <http://www.york.ca/Business/Development+Charges/default+Development+Charges.htm>
- By-law No. DC-0007-2007-040, as amended, 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, as amended, expires June 17, 2012, unless it is repealed at an earlier date.

