

# DEVELOPMENT CHARGES GUIDE

**This Guide is EFFECTIVE on 17 June 2017 and EXPIRES the day ending 31 December 2017 or earlier.**

**(APPLICABLE CHARGES DUE ARE ALWAYS CALCULATED TO THE DATE OF THE BUILDING PERMIT ISSUANCE)**

**NOTE:** this guide of the various development charges is for a simplified explanation and understanding of these fees. For precise interpretations and info please consult the respective By-Laws available online. This guide is not applicable to developments prepaid or credited under an agreement. Total charges/levies due are calculated by adding together the Region's, the Town's and the School Board's charges.

## YORK REGION

| Public Services Category | Residential (per Unit) |           |   |  | Non-Residential (per GFA)                 |                          |                           |
|--------------------------|------------------------|-----------|---|--|---|--------------------------|---------------------------|
|                          | Single & Semi-detached | Townhomes | Large >= 700 ft <sup>2</sup> Apartments | Small < 700 ft <sup>2</sup> Apartments | Non-Retail                                | Hotel                    | Retail                    |
|                          |                        |           |   |  | (Industrial-Office-Institutional & Hotel) | (Commercial)             |                           |
| No Water & Sewer         | \$20,307               | \$16,340  | \$11,878                                | \$8,658                                | \$7.44 / ft <sup>2</sup>                  | \$4.97 / ft <sup>2</sup> | \$23.68 / ft <sup>2</sup> |
| Water (only)             | \$29,477               | \$23,722  | \$17,243                                | \$12,578                               | \$10.88 / ft <sup>2</sup>                 | \$5.95 / ft <sup>2</sup> | \$29.22 / ft <sup>2</sup> |
| Water & Sewer            | \$48,330               | \$38,899  | \$28,273                                | \$20,636                               | \$17.90 / ft <sup>2</sup>                 | \$7.93 / ft <sup>2</sup> | \$39.89 / ft <sup>2</sup> |

**NON-RETAIL:** means places used principally for industrial, offices, institutional, convention-centres, medical-clinics, self-storage facilities & accessory to-industrial-sales-areas. Hotels are assigned a special rate category.

**RETAIL:** means places used principally for the sale, consumption or rental of goods and/or services including banquet-halls, funeral-homes & warehouse sales clubs.

**GROSS FLOOR AREA:** means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

**EXEMPTIONS & CREDITS:** municipally owned buildings, local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial or institutional or office additions less than 50% of the existing GFA, full credit for replacement buildings within 4 years of any issued demolition permit, 75% credit for replacement buildings between 4 to 6 years, 50% credit for replacement buildings between 6 to 8 years, 25% credit for replacement buildings between 8 to 10 years, full credit for public worship buildings less than 5001ft<sup>2</sup> or partial credit for the worship area whichever is greater, cemetery buildings, public hospitals, temporary buildings, non-retail accessory buildings less than 1077ft<sup>2</sup>, atrium areas, parking areas of buildings not being publicly rented, certain change of uses (only a higher difference is payable), existing never developed residential vacant lots of record established before March 1979 & non-residential vacant lots of record established before March 1988.

## WHITCHURCH-STOUFFVILLE

| Public Services Category | Residential (per Unit) |           |                        |                       | Non-Residential (per GFA)  |
|--------------------------|------------------------|-----------|------------------------|-----------------------|--|
|                          | Single & Semi-detached | Townhomes | Apartments 2+ Bedrooms | Apartments 1- Bedroom | Industrial-Commercial-Institutional.....including; Hotels, Motels, Boarding & Rooming Houses |
| No Water & Sewer         | \$11,498               | \$9,061   | \$7,677                | \$5,457               | \$3.39 / ft <sup>2</sup>   |
| Water (only)             | \$12,949               | \$10,205  | \$8,646                | \$6,146               | \$3.85 / ft <sup>2</sup>   |
| Water & Sewer            | \$13,987               | \$11,023  | \$9,341                | \$6,637               | \$4.19 / ft <sup>2</sup>   |

**GROSS FLOOR AREA:** means, in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building, and in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls and the centre line of party walls dividing a non-residential use and a residential use.

**EXEMPTIONS & CREDITS:** municipally owned buildings, local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of existing GFA, replacement buildings within 5 years of demolition (only a higher GFA difference is payable), building utility services rooms, loading areas, underground parking areas, underground storage areas, underground accessory areas, change of use (only a higher difference is payable).

## YORK EDUCATION SCHOOL BOARDS (Public & Catholic)

| Combined Charges | Residential (per Unit) | Non-Residential (per GFA)                                      |
|------------------|------------------------|--|
|                  | \$6,407 / Dwelling     | (Industrial-Commercial-Institutional) \$1.07 / ft <sup>2</sup> |

**GROSS FLOOR AREA:** means the total floor area, measured between the outside of the exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

**EXEMPTIONS & CREDITS:** municipally owned buildings, any local public board owned buildings, non-residential farm buildings, dwelling additions to a single unit, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of existing GFA, replacement buildings within 5 years of demolition (only a higher GFA difference is payable), public worship buildings, temporary buildings, public hospitals, certain publicly funded colleges or universities, Metrolinx buildings, change of use (only a higher difference is payable).