

M THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 61

BY-LAW NO. DC-0005(a)-2005-060

a by-law to amend By-law No. DC 0005-2003-050

WHEREAS Section 19 of the *Development Charges Act*, 1997, S.O. 1997, c.27, (the “Act”), provides for amendments to development charge by-laws;

AND WHEREAS the Council of The Regional Municipality of York requires certain amendments to By-law No. DC 0005-2003-050;

AND WHEREAS in accordance with the Act, a development charge background study has been completed in support of the increased development charges and imposition thereof through amendments to the By-law;

AND WHEREAS the Council of The Regional Municipality of York has given notice and held a public meeting on the 2nd day of June, 2005, in accordance with the Act;

AND WHEREAS the Council of The Regional Municipality of York has determined that a further public meeting is not necessary pursuant to Section 12(3) of the Act;

Now therefore, the Council of The Regional Municipality of York HEREBY ENACTS as follows:

1. Section 1.1 of By-law No. DC-0005-2003-050 is hereby amended by repealing the definition of “apartment” and replacing it with the following:

“apartment” means a dwelling unit in an apartment building or a plex;”
2. Section 1.1 of By-law No. DC-0005-2003-050 is hereby amended by repealing the definition of “apartment building” and replacing it with the following:

“apartment building” means a residential building or the residential portion of a mixed use building, other than a townhouse or a stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;”
3. Section 1.1 of By-law No. DC-0005-2003-050 is hereby amended by repealing the definition of “multiple unit dwellings” and replacing it with the following:

“multiple unit dwellings” includes townhouses, stacked townhouses, mobile homes, group homes and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “single detached dwelling” or “semi-detached dwelling;”
4. Section 1.1 of By-law No. DC-0005-2003-050 is hereby amended by repealing the definition of “retail” and replacing it with the following:

“retail” mean lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public for consumption or use and shall include, but not be limited to, a banquet hall or a self storage building, but shall exclude offices;”

5. Section 1.1 of By-law No. DC-0005-2003-050 is hereby amended by adding the following after the definition of “retail”:

“self storage building” means a building or part of a building consisting of individual storage units, which are accessible by the users, that are used to provide storage space to the public;”

6. Section 1.1 of By-law No. DC-0005-2003-050 is hereby amended by repealing the definition of “single detached dwelling” and “single detached” and replacing them with the following:

“single detached dwelling” and “single detached” means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single family dwelling for purposes of this by-law;”

7. Schedule “B” to By-law No. DC-0005-2003-050 is hereby amended by repealing the development charges indicated therein in regard to Water and Sewer services and replacing them with the Water and Sewer development charges set out in Schedule “B” attached hereto.
8. Schedule “H-3” to By-law No. DC-0005-2003-050 is hereby amended by repealing the development charges indicated therein in regard to Water and Sewer services and replacing them with the Water and Sewer development charges set out in Schedule “H-3” attached hereto.
9. Schedule “H-4” to By-law No. DC-0005-2003-050 is hereby amended by repealing the development charges indicated therein in regard to Water and Sewer services and replacing them with the Water and Sewer development charges set out in Schedule “H-4” attached hereto.
10. For greater certainty, Schedules “B”, “H-3” and “H-4” to By-law No. DC-0005-2003-050 remain in full force and effect save and except for the amendments to the Water and Sewer development charges described in Sections 7, 8 and 9 of this amending by-law.
11. This By-law shall come into force on June 23, 2005.

ENACTED AND PASSED this 23rd day of June, 2005

Denis Kelly
Regional Clerk

Bill Fisch
Regional Chair

SCHEDULE B
REGIONAL MUNICIPALITY OF YORK
SCHEDULE OF RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE CATEGORY

	Single and Semi- Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedrooms	Less than 2 Bedrooms
<u>Hard Services:</u>				
Water	\$ 4,079	\$ 3,496	\$ 2,564	\$ 1,632
Sewer	\$ 4,003	\$ 3,431	\$ 2,516	\$ 1,601
Roads	\$ 3,859	\$ 3,308	\$ 2,426	\$ 1,544
<i>Sub Total</i>	\$ 11,941	\$ 10,235	\$ 7,506	\$ 4,777
Transit ¹	\$ 775	\$ 629	\$ 461	\$ 293
<u>General Services:</u>				
Police	\$ 166	\$ 135	\$ 99	\$ 63
EMS	32	26	19	12
Growth Studies	36	29	21	14
Long Term Care	139	112	82	52
Public Health	35	28	21	13
Public Works	56	46	33	21
<i>Sub Total</i>	\$ 464	\$ 376	\$ 275	\$ 175
<i>GO Transit</i> ²	\$ 267	\$ 210	\$ 154	\$ 98
Total	\$ 13,447	\$ 11,450	\$ 8,396	\$ 5,343

¹ First step of phase-in of Transit development charge

² GO Transit rate calculated under separate by-law - rate for illustration only

SCHEDULE H-3
REGIONAL MUNICIPALITY OF YORK
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE CATEGORY
JUNE 23, 2005 TO JUNE 22, 2006

	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial/Office Institutional	Retail	Industrial/Office Institutional	Retail
<u>Hard Services:</u>				
Water	\$ 0.63	\$ 1.23	\$ 6.78	\$ 13.24
Sewer	0.60	1.18	6.46	12.70
Roads	1.56	3.00	16.79	32.29
<i>Sub Total</i>	<i>\$ 2.79</i>	<i>\$ 5.41</i>	<i>\$ 30.03</i>	<i>\$ 58.23</i>
Transit ^{1,2,3}	\$ 0.63	\$ 0.77	\$ 6.78	\$ 8.29
<u>General Services:</u>				
Police	\$ 0.086	0.097	0.925	1.044
EMS	0.010	0.012	0.107	0.129
Growth Studies	0.018	0.020	0.193	0.215
Long Term Care	-	-	-	-
Public Health	0.003	0.003	0.032	0.032
Public Works	0.023	0.058	0.248	0.624
<i>Sub Total</i>	<i>\$ 0.14</i>	<i>\$ 0.19</i>	<i>\$ 1.51</i>	<i>\$ 2.04</i>
Total	\$ 3.56	\$ 6.37	\$ 38.32	\$ 68.56

¹ The industrial development charge with respect to transit represents a \$0.3 per sq.ft. increase from the rate shown on Schedule H-2

² The retail development charge with respect to transit represents a \$0.15 per sq.ft. increase from the rate shown on Schedule H-2

³ The transit development charge increases shown above are subject to section 3.17 of this by-law

SCHEDULE H-4
REGIONAL MUNICIPALITY OF YORK
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGE BY SERVICE CATEGORY
JUNE 23, 2006 TO JUNE 22, 2007

	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial/Office Institutional	Retail	Industrial/Office Institutional	Retail
<u>Hard Services:</u>				
Water	\$ 0.63	\$ 1.68	\$ 6.78	\$ 18.08
Sewer	0.60	1.60	6.46	17.22
Roads	1.56	4.11	16.79	44.24
Sub Total	\$ 2.79	\$ 7.39	\$ 30.03	\$ 79.54
Transit ^{1,2,3}	\$ 0.78	\$ 1.05	\$ 8.39	\$ 11.31
<u>General Services:</u>				
Police	\$ 0.086	0.097	0.925	1.044
EMS	0.010	0.012	0.107	0.129
Growth Studies	0.018	0.020	0.193	0.215
Long Term Care	-	-	-	-
Public Health	0.003	0.003	0.032	0.032
Public Works	0.023	0.058	0.248	0.624
Sub Total	\$ 0.14	\$ 0.19	\$ 1.51	\$ 2.04
Total	\$ 3.71	\$ 8.63	\$ 39.93	\$ 92.89

¹ The industrial development charge with respect to transit represents a \$0.15 per sq.ft. increase from the rate shown on Schedule H-3

² The retail development charge with respect to transit represents a \$0.28 per sq.ft. increase from the rate shown on Schedule H-3

³ The transit development charge increases shown above are subject to section 3.17 of this by-law