

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 92

BY-LAW NO. DC-0005(b)-2006-091

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 8th day of June, 2006, 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 Section 3.9 of By-law No. DC-0005-2003-050 is hereby repealed and replaced with the following:

Despite subsection 3.6(b),

- (a) a development charge with respect to regional water supply services shall not be imposed against the lands shown on Schedule D;
- (b) a development charge with respect to regional sanitary sewer services shall not be imposed against the lands shown on Schedule E;
- (c) a development charge with respect to regional sanitary sewer services shall not be imposed against the lands shown on Schedule J.

2. By-law No. DC-0005-2003-050 is hereby amended by adding the following section after Section 3.12:

3.12.1 Despite subsection 3.12(b)(ii), a development charge with respect to regional sanitary sewer services shall not be imposed against the lands shown on Schedule J.

3. By-law No. DC-0005-2003-050 is hereby amended by adding the following section after Section 3.13:

3.13.1 Despite subsection 3.13(b)(ii), a development charge with respect to regional sanitary sewer services shall not be imposed against the lands shown on Schedule J.

4. Section 6.1 of By-law No. DC-0005-2003-050 is hereby repealed and replaced with the following:

The following schedules to this by-law form an integral part thereof:

Schedule A	-	Components of Services Designated in subsection 2.1
Schedule B	-	Residential Development Charges
Schedule C-1	-	Increases in Residential Development Charges in Regard to Transit Services
Schedule C-2	-	Transit Services Five Year Growth Related Expenditure Budget
Schedule D	-	Lands Exempt from Residential Development Charges in Regard to Regional Water Supply Services
Schedule E	-	Lands Exempt from Residential Development Charges in Regard to Regional Sanitary Sewer Services (Kleinburg Community)
Schedule F	-	Apartment Building Development Charge Rates to December 31, 2003
Schedule G	-	Contingent Residential Development Charges
Schedule H	-	Non-Residential Development Charges
Schedule I	-	Increases in Non-Residential Development Charges in Regard to Transit Services
Schedule J	-	Lands Exempt from Residential and Non-Residential Development Charges in Regard to Regional Sanitary Sewer Services (Nobleton Community)

5. Schedule J referred to in Sections 1, 2, 3 and 4 of this amending by-law is attached hereto.
6. Schedule G to By-law No. DC-0005-2003-050 is hereby repealed and replaced with Schedule G attached to this amending by-law.

7. For greater certainty, By-law No. DC-0005-2003-050 remains in full force and effect save and except for the amendments thereto described in this amending by-law.
8. This By-law shall come into force on the 21st day of September, 2006.

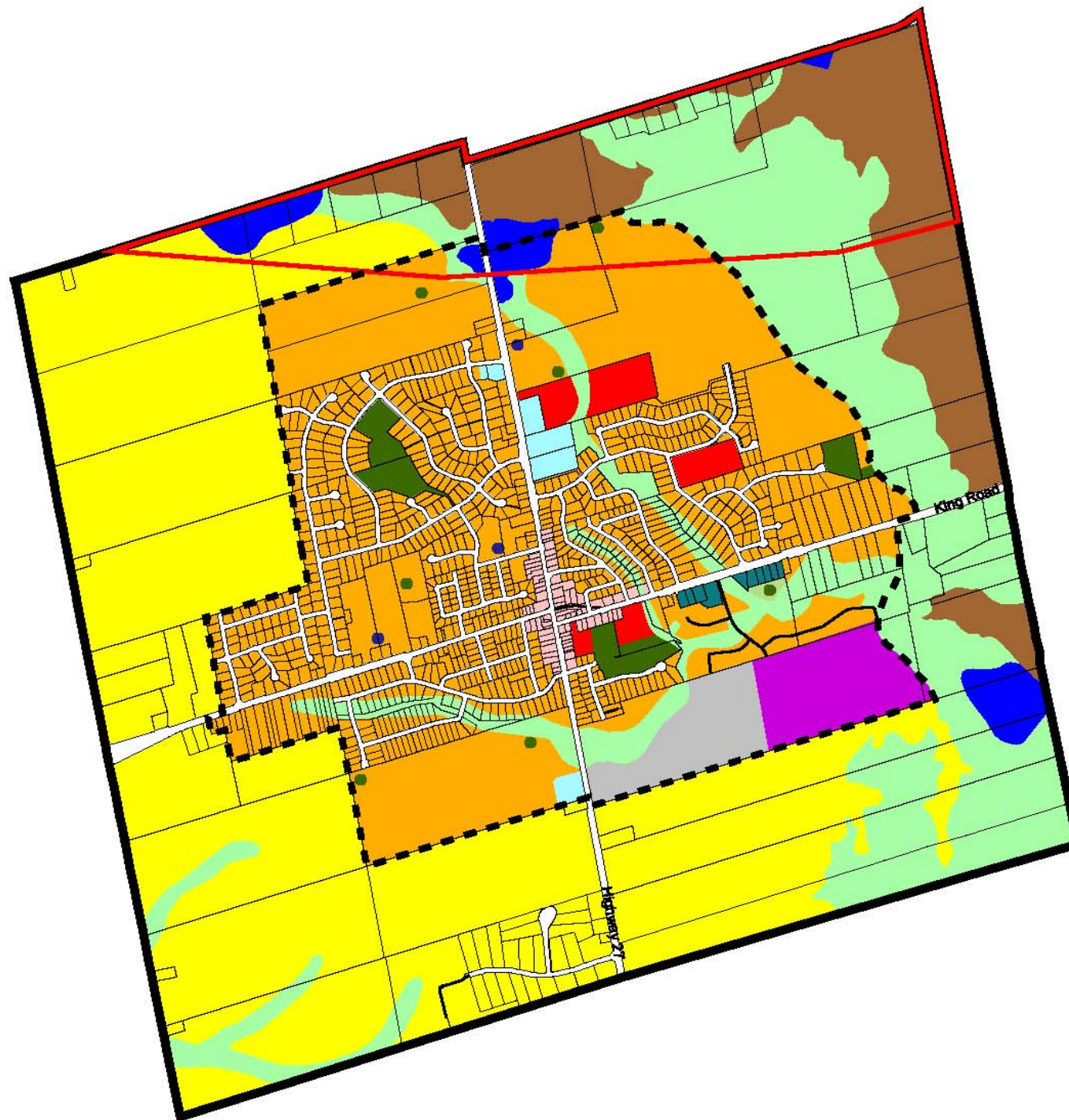
ENACTED AND PASSED this 21st day of September, 2006

Denis Kelly
Regional Clerk

Bill Fisch
Regional Chair

SCHEDULE “J”
Lands Exempt from Residential and Non-Residential Development Charges in Regard to
Regional Sanitary Sewer Services (Nobleton Community)

see attached



Schedule A for Nobleton Community Plan Land Use Plan

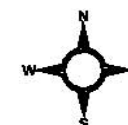
- Community Plan Boundary
- Existing Roads
- Nobleton Urban Area Boundary
- Oak Ridges Moraine Settlement Area and Amendment Boundary

(Source: MMAH, February 2008)

- Land Use**
- Agricultural Area
 - Business Area
 - Commercial
 - Deferred Residential
 - Highway Service Commercial Area
 - Institutional
 - Natural Heritage
 - Park-Existing
 - Park-Future
 - Residential
 - Rural Area
 - Village Core
 - Wetland
 - Medium Density Area
 - Park-Future



Produced by:
Geomatics Division, Planning and Development Services Department
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500 0 500m

A horizontal scale bar with markings for 500, 0, and 500m.

SCHEDULE “G”
Contingent Residential Development Charges

Proposed Infrastructure	Scheduled Increase	Single and Semi Detached	Multiple Unit Dwelling	Apartments	
				2 or more bedrooms	Less than 2 bedrooms
Highway 400 Mid-Block Crossings					
Block 33 South of Teston Road	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
Block 32 South of Major Mackenzie Dr.	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
Vaughan - Applewood Crossing	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$12	\$10	\$7	\$5
Highway 404 Mid-Block Crossings					
N. Leslie North of Elgin Mills Secondary Plan	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
Bayview NE North of Major Mackenzie Business Park	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
Mid Block between 16th Ave and Major Mackenzie	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
Mid Block between Hwy 7 and 16th Ave	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$12	\$10	\$7	\$4

Proposed Infrastructure		Scheduled Increase	Single and Semi Detached	Multiple Unit Dwelling	Apartments	
					2 or more bedrooms	Less than 2 bedrooms
<u>Highway 407 Mid-Block Crossings</u>						
Rodick Rd	between Woodbine Ave and Warden Ave	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
Birchmount Rd	between Warden Ave and Kennedy Rd	The area municipality where the infrastructure is located adopts an Official Plan Amendment to include the infrastructure, and includes the infrastructure in its development charge by-law.	\$9	\$8	\$6	\$3
<u>Steeles Avenue Improvements:</u>						
Steeles Avenue	from Beare Road to Tapscott Road	The Region executes an Agreement with the City of Toronto to cost share road capital improvements along Steeles Avenue.	\$20	\$17	\$12	\$8
Steeles Avenue	from Hilda Avenue to Bathurst Street	The Region executes an Agreement with the City of Toronto to cost share road capital improvements along Steeles Avenue.	\$4	\$3	\$2	\$1
Steeles Avenue	East of Kennedy Road	The Region executes an Agreement with the City of Toronto to cost share road capital improvements along Steeles Avenue.	\$17	\$14	\$10	\$6
Steeles Avenue	from Jane St to Weston Rd	The Region executes an Agreement with the City of Toronto to cost share road capital improvements along Steeles Avenue.	\$8	\$7	\$5	\$3
Steeles Avenue	Traffic Signals and Illumination	The Region executes an Agreement with the City of Toronto to cost share road capital improvements along Steeles Avenue.	\$5	\$4	\$3	\$2
<u>Highway 7 Improvements:</u>						
Hwy7	from Old Markham Bypass to York/Durham Line	The Province transfers responsibility of this section of Highway 7 to the Region, the Region adopts an Official Plan Amendment incorporating the infrastructure.	\$12	\$10	\$7	\$5
<u>Sewage Improvements:</u>						
Joe Dales Drive		Regional Council adopts a by-law to assume the infrastructure works in the Town of Georgina.	\$28	\$24	\$18	\$11