



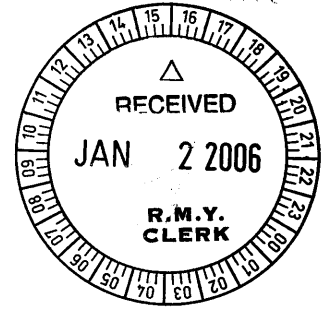
December 20, 2005

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

**REGION OF YORK
CLERK'S OFFICE**

FILE No. -

604
chair
→ CAO



Tel: 905-895-1281
1-800-465-0437
Fax: 905-853-5881
E-Mail: info@lsrca.on.ca
Web: www.lsrca.on.ca

Dear Mr. Kelly,

Re: Request to Appear Before the York Region Finance Committee

120 Bayview Parkway
Box 282
Newmarket, Ontario
L3Y 4X1

On Friday, December 16th, 2005 the Authority's Board of Directors, at their Meeting No. BOD-12-05 passed the following resolution:

Moved by: J. West
Seconded by: J. Rupke

BOD-05-293

**RESOLVED THAT Staff Report No. 77-05-BOD regarding the Administration Office Project - Development Charges Update be received; and
FURTHER THAT staff formally request to appear as a delegate before the York Region Finance Committee to seek approval for an exemption from the proposed development charges.**

Attached for your information is a copy of Staff Report No. 77-05-BOD.

On behalf of the Authority's Board of Directors, I am respectfully requesting to appear before the York Region Finance Committee to present this report. Also attending will be the Authority's Chair, Roy Bridge as well as the Chair of our Building Committee, John West. It would be appreciated if you could confirm the date and time of the meeting at your earliest convenience.

Yours truly,

[Signature]
D. Gayle Wood, CMM III
Chief Administrative Officer/
Secretary-Treasurer

c: Councillor Roy Bridge, Chair, LSRCA Board
Councillor Virginia Hackson, Vice-Chair, LSRCA Board
Mayor Tom Taylor, LSRCA Board Member
Mayor James Young, LSRCA Board Member
Mayor Margaret Black, Township of King
Councillor Jack Rupke, LSRCA Board Member
Mayor Tim Jones, Town of Aurora
Brian Kemp, A/Director, Conservation Lands, LSRCA
Mark Valcic, Director, Corporate Services, LSRCA
Mike Walters, Director, Watershed Management, LSRCA
Michael Garrett, CAO, Regional Municipality of York
Sandra Cartwright, Commissioner of Finance & Treasurer, Regional Municipality of York

Watershed

For

Life



Staff Report No. 77-05-BOD
Page No. 1 of 4
File No. AADC
Agenda Item No. 12 BOD-12-05

TO : Board of Directors

FROM : Brian R. Kemp, CMM II
Acting Director, Conservation Lands

DATE : November 30, 2005

SUBJECT: Administration Office Project -
Development Charges Update

RECOMMENDATION: That Staff Report No. 77-05-BOD regarding the Administration Office Project - Development Charges Update be received; and
FURTHER THAT staff formally request to appear as a delegate before the York Region Council to seek approval for an exemption from the proposed development charges.

Purpose of Staff Report:

The purpose of this Staff Report is to provide the Conservation Authority's Board of Directors with an update to Staff Report 64-05-BOD which was provided to the Board on October 28th, 2005 and approved through Resolution # BOD-05-255.

Staff are seeking support from the Board to formally request to appear as a delegate before York Region Council to request approval for an exemption from the proposed development charges for the new administration building.

Background:

Following the October 28th, 2005 meeting of the LSRCA Board of Directors, staff investigated the situation regarding the proposed Development Charges being applied to the Administration Office Project by York Region and the Town of Newmarket. The Town of Newmarket passed By-Law 2004-147 on September 13th, 2004, that deals with the imposition of development charges. Prior to the passing of this By-Law these fees were collected through lot levies.

The following provides a synopsis of events (to the best of staff's knowledge) leading up to this Staff Report:

Date	Item
June 23, 2005	• memo to Sandra Hanson from Richard Nethery, Director of Planning with the Town of Newmarket, providing information to a request regarding development charges/fees related to office project (see attached) • memo clearly outlines requirements of the Town, as well development charges pertaining to York Region and the Board of Education • Development charges for the Town of Newmarket were included in the fees for the Site Plan Agreement • memo also includes a copy of By-Law 2004-130
September 27, 2005	• fax was sent to Sandra Hanson (see attached) from the Town of Newmarket (Office of the Building Inspector) outlining Education and Regional Development Charges that are due (appears to be an invoice) • fax also includes a copy of an e-mail from Mike Mayes to Victoria Klyuev highlighting the section of the Development Charges By-Law that pertains to exemptions • it is noted that LSRCA is "probably not exempt from the Region and School Board's"
October 21, 2005	• Board Report (64-05-BOD) prepared by Sandra Hanson and revised by Mark Valcic (October 27, 2005) outlining the Development Charges issue and asking for the Board to support a recommendation to approach the Town of Newmarket and Region of York requesting a grant to reimburse the unbudgeted Development Charges
October 25, 2005	• Kevin Kennedy, LSRCA, contacted Richard Nethery, Director of Planning with the Town of Newmarket, requesting clarification on the Town's Development Charges By-Laws (BLN #2004-130 and BLN #2004-147) • Mr. Nethery indicated that Sue Plamondon (Finance Committee Chair) confirmed that LSRCA was not exempt from the Development Charges

November 15, 2005	• Gayle Wood contacted Sandra Cartwright (York Region Commissioner of Finance) to seek advice on our options for seeking a grant or exemption on the Development Charges • Sandra Cartwright replied back on November 22nd, 2005 indicating that LSRCA was not exempt from the Development Charges because we are not considered a local board under the legislation • Sandra Cartwright recommended that we seek deputation status at York Region Council to request an exemption from the Development Charges
December 16, 2005	• Staff present Staff Report No. 77-05-BOD to the Authority's Board of Directors to receive support from the Board that staff formally request to appear as a delegate before York Region Council to seek approval for an exemption from the proposed development charges

Issues:

As indicated in Staff Report No. 64-05-BOD the main issue is that the Conservation Authority did not budget for these Development Charges within the Administration Office Expansion budget as these charges were not applicable when planning the building expansion. Staff were of the understanding that the Conservation Authority was exempt from these charges prior to 2004.

Relevance to Authority Policy:

There is no impact on existing Conservation Authority policy, however, staff should confirm with the remaining partner municipalities what their current By-Law states regarding future development related projects of the Conservation Authority. Based on these findings staff should then proceed to advocate member municipalities to amend their existing By-Laws to exempt Conservation Authorities from Development Charges.

Impact on Conservation Authority Finances:

As indicated in Staff Report No. 64-05-BOD the impact on Conservation Authority finances will be to increase the soft costs associated with the Administration Office Expansion Project by \$68,296.03:

Town of Newmarket	\$ 13,159.67
York Region	\$ 51,497.92
Education	<u>\$ 3,638.44</u>
	\$ 68,296.03

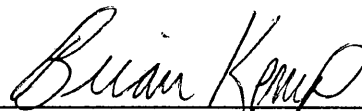
Staff Report No. 77-05-BOD
Page No. 4 of 4
File No. AADC
Agenda Item No. 12 BOD-12-05

Summary & Recommendations:

To offset these charges staff would be seeking a grant from the Town of Newmarket to reimburse what has been paid through the site plan process and staff recommend an exemption from York Region for the other two charges.

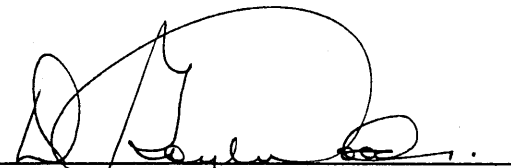
That Staff Report No. 77-05-BOD regarding Administration Office Project - Development Charges Update be received; and FURTHER THAT staff formally request to appear as a delegate in front of York Region council to seek approval for an exemption from the proposed development charges.

Prepared by: _____



Brian R. Kemp, CMM/I
Acting Director, Conservation Lands

Recommended by: _____



D. Gayle Wood, CMM III
Chief Administrative Officer/
Secretary-Treasurer

Attachment(s):

1. Letter - Town of Newmarket - dated June 23, 2005
2. Facsimile - Town of Newmarket - dated September 27, 2005
3. Email - Mike Mayes - dated September 7, 2005



TOWN OF NEWMARKET

Legal and Development Services Department

Planning Division

905-895-5193

planning@town.newmarket.on.ca

MEMORANDUM

VIA FAX

TO: Sandra Hanson, Director of Corporate Services & Land Management
Lake Simcoe Region Conservation Authority

FROM: Richard Nethery, B.E.S., MCIP., RPP.
Director of Planning

DATE: June 23, 2005

RE: **Development Charges/Fees related to Lake Simcoe Region
Conservation Authority expansion at 120 Bayview Parkway**

Further to your request, we have had an opportunity to assemble some information for the subject inquiry. The following charges have been included in the LSRCA site plan agreement:

Town Development Charges: **\$13,159.67**
Engineering Fees: **\$ 3,388.00**
Park Levy: **\$ 68.69**

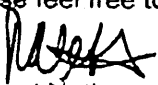
In addition, there is the requirement for the LSRCA to provide a 3 million dollar public liability insurance policy naming the Town as additional insured. There is no requirement for the LSRCA to provide a Letter of Credit for this project.

The Town's development charges have been calculated based on a floor area of 1,355.27 m². Our bylaw permits deductions for storage areas and mechanical rooms and these deductions have been taken. If the Region's and School Board's development charges bylaws also permit allowable deductions, the following amounts would be:

Region Development Charges (office & institutional rate): **\$46,241.81**
Education Development Charges (office & institutional rate): **\$ 3,794.76**

The LSRCA has been invoiced for tree consulting services by our arborist in the amount of **\$297.95**. Also, there will be an invoice from our Legal Department for the legal costs for review and registration of the agreement.

Trusting the above information is satisfactory. Should you have any questions regarding the above, please feel free to contact me.


Richard Nethery, B.E.S., MCIP., RPP.
Director of Planning

ML
ML

D:\pcfiles\pcshared\PLANNING\DEPT\MEL\WINWORD\Memo to S Hanson re LSRCA development charges, fees, etc.doc

Copy: Bob Shelton, Chief Administrative Officer

"Newmarket, celebrating our heritage while capturing the promise of tomorrow"

395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7
Direct Dial: 905-953-5321 Tel: 905-895-5193 Fax: 905-953-5140

VISIT OUR WEB SITE AT: www.newmarket.ca



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2004-147

A BY-LAW TO REPEAL BY-LAW 2004-130 AND ENACT A BY-LAW BEING THE IMPOSITION OF DEVELOPMENT CHARGES.

WHEREAS the *Development Charges Act, 1997* (the "Act") provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of the Town of Newmarket has given notice and held a public meeting on the 19th day of July, 2004 in accordance with the Act and the regulations thereto:

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of Town of Newmarket as follows:

1.0 DEFINITIONS

1.1 In this by-law,

- 1) "Act" means the *Development Charges Act, 1997*, as amended, or any successor thereto;
- 2) "accessory use" means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
- 3) "apartment unit" means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;
- 4) "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 6) "benefitting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- 8) "board of education" has the same meaning as that specified in the *Education Act* or any successor thereto;
- 7) "Building Code Act" means the *Building Code Act, 1992*, as amended; or any successor thereto;
- 8) "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,

- (c) to acquire, lease, construct or improve buildings and structures,
 - (d) to acquire, construct or improve facilities including furniture and equipment other than computer equipment, and
 - I. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, and
 - II. rolling stock with an estimated useful life of seven years or more, and
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), including the development charge background study required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth related;
- 9) "commercial" means any non-residential development not defined under "institutional" or "industrial"
 - 10) "Council" means the Council of the municipality;
 - 11) "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
 - 12) "development charge" means a charge imposed with respect to this by-law;
 - 13) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
 - 14) "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use
 - 15) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
 - 16) "gross floor area" means that 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 other dwelling unit or other portion of a building;

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 dividing a non-residential use and a residential use, except for:

- a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

- loading facilities above or below grade; and
 - a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- 17) "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- 18) "institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;
- 19) "local board" has the same definition as defined in the Development Charges Act;
- 20) "local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act as amended or any successor thereto;
- 21) "mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 22) "multiple dwellings" means all dwellings other than single-detached, semi-detached and apartment house dwellings;
- 23) "municipality" means the Corporation of the Town of Newmarket;
- 24) "non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- 25) "owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 26) "place of worship" means that a part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, as amended or any successor thereto;
- 27) "regulation" means any regulation made pursuant to the Act;
- 28) "residential use" means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodation for one or more individuals;
- 29) "semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- 30) "services" (or "service") means those services designated in Schedule "A" to this by-law;

- 31) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- 32) "single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes.

2.0 DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- a) General Government;
- b) Library;
- c) Fire;
- d) Recreation Facilities;
- e) Outdoor Recreation;
- f) Yards & Fleet; and
- g) Town-Wide Engineering.

2.2 The components of the services designated in subsection 2.1 are described in Schedule A.

3.0 APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- a) the lands are located in the area described in subsection 3.2; and
- b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-Law Applies

3.2 Subject to subsection 3.3, this by-law applies to all lands in the geographic area of the Town of Newmarket save and except the lands illustrated on Schedule "C".

3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) The Town of Newmarket or a local board thereof;
- b) A board as defined in section 1(1) of the *Education Act*;
- c) The Region of York or a local board thereof.

Approvals for Development

- 3.4 a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
 - i. The passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - ii. The approval of a minor variance under section 45 of the *Planning Act*;
 - iii. A conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - iv. The approval of a plan of subdivision under section 5 of the *Planning Act*;

- v. A consent under section 53 of the *Planning Act*;
 - vi. The approval of a description under section 50 of the *Condominium Act*; or
 - vii. The issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, building or structures can be developed.
 - c) Despite subsections 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
- a) An enlargement of the gross floor area of an existing industrial building in accordance with Section 4 of the Act; or
 - b) The issuance of a building permit in accordance with Section 2(3) of the Act.
 - c) Lands, buildings or structures used or to be used for a place of worship or the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
 - d) The development of non-residential farm buildings constructed for bona fide farm uses;
 - e) Indian lands.

Amount Of Charges

Residential

- 3.6 The development charges described in Schedule B to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential Uses

- 3.7 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

Reduction of Development Charges Where Redevelopment

3.8 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsections 3.6 and 3.7 of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

3.9 Development charges imposed under this section are payable upon issuance of a building permit with respect to each dwelling unit, building or structure for general government, library, fire, recreation facilities, outdoor recreation and yards & fleet services. Development charges for town-wide engineered services shall be payable upon registration of subdivision agreement.

3.10 Despite subsection 3.9, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

4.0 PAYMENT BY SERVICES

4.1 Despite the payments required under subsection 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

5.0 INDEXING

5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

6.0 SCHEDULES

6.1 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 and Non-Residential Development Charges

Schedule C - Land within Town of Newmarket to which this By-law does not apply

7.0 DATE BY-LAW IN FORCE

7.1 This by-law shall come into force on the date of passage of the by-law.

SCHEDULE "A"
The Town of Newmarket
Town-wide Development Charge Services

- 1.0 General Government
- 2.0 Library Services
- 3.0 Fire Services
- 4.0 Recreation Facilities
- 5.0 Outdoor Recreation
- 6.0 Yards & Fleet
- 7.0 Town-wide Engineering Services

SCHEDULE "B"
The Town of Newmarket
DEVELOPMENT CHARGE SUMMARY

PROPOSED RESIDENTIAL CHARGES

SERVICE	Singles	Semi-Detached	Multiple Dwelling	Apts 2+ Bedrooms	Apts <2 Bedrooms
General Government	\$15.44	\$12.99	\$12.42	\$9.79	\$6.23
Library	\$627.03	\$527.64	\$504.15	\$397.54	\$252.98
Fire	\$170.38	\$143.37	\$138.98	\$108.02	\$68.74
Recreation Facilities	\$2,553.92	\$2,149.12	\$2,053.44	\$1,619.20	\$1,030.40
Outdoor Recreation	\$2,463.70	\$2,073.20	\$1,980.90	\$1,562.00	\$994.00
Yards & Fleet	\$206.08	\$172.57	\$164.89	130.02	\$82.74
Town-Wide Engineering	\$953.80	\$802.71	\$768.97	\$604.78	\$384.86
Town-Wide Engineering (excl san sewer)	\$223.12	\$187.76	\$179.40	\$141.46	\$90.02
Town-Wide Engineering (san sewer)	\$730.78	\$614.95	\$587.57	\$463.32	\$294.84
Total Town-Wide Charge	\$6,989.45	\$5,891.88	\$5,819.76	\$4,431.55	\$2,819.95

PROPOSED NON-RESIDENTIAL CHARGES

SERVICE	Per Sq. m
General Government	\$0.09
Library	\$0.00
Fire	\$0.90
Recreation Facilities	\$0.00
Outdoor Recreation	\$0.00
Yards & Fleet	\$1.72
Town-Wide Engineering	\$7.00
Town-Wide Engineering (excl san sewer)	\$1.87
Town-Wide Engineering (san sewer)	\$5.13
Total Town-Wide Charge Per Sq. m	\$8.71

B.0 DATE BY-LAW EXPIRES

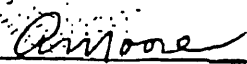
B.1 This by-law will expire five years from the date of passage, unless it is repealed at an earlier date.

AND THAT By-law 2004-130 be hereby repealed.

ENACTED THIS 13TH DAY OF SEPTEMBER, 2004.



Tom Taylor, Mayor



Anita Moore, Town Clerk

**Town of Newmarket
Development Charges
As of September 13, 2005**

This is not a quote

	Commercial & Retail per square foot of gross floor area	Office & Institutional per square foot of gross floor area	Industrial per square foot of gross floor area	Commercial & Retail per square metre of gross floor area	Office & Institutional per square metre of gross floor area	Industrial per square metre of gross floor area	Commercial & Retail per hectare of gross floor area	Office & Institutional per hectare of gross floor area	Industrial per hectare of gross floor area
Town of Newmarket									
General Government	\$ 0.0084	\$ 0.0084	\$ 0.0084	\$ 0.09	\$ 0.09	\$ 0.09	\$ 900	\$ 900	\$ 900
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire	\$ 0.0873	\$ 0.0873	\$ 0.0873	\$ 0.94	\$ 0.94	\$ 0.94	\$ 9,400	\$ 9,400	\$ 9,400
Recreation Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outdoor Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Yards & Fleet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town-Wide Engineering	\$ 0.1663	\$ 0.1663	\$ 0.1663	\$ 1.79	\$ 1.79	\$ 1.79	\$ 17,900	\$ 17,900	\$ 17,900
Town-Wide Charges	\$ 0.6782	\$ 0.6782	\$ 0.6782	\$ 7.30	\$ 7.30	\$ 7.30	\$ 73,000	\$ 73,000	\$ 73,000
	\$ 0.9402	\$ 0.9401	\$ 0.9401	\$ 10.12	\$ 10.12	\$ 10.12	\$ 101,200	\$ 101,200	\$ 101,200

Regional Municipality of York
region development charge
(collected by Town with issuance of
building permits)

York Region District School Board
education development charge
(collected by Town with issuance of
building permits)

Engineering Administration charge
% of estimated cost of works and services

Engineering review and inspection deposit
% of estimated cost of works and services

Building permit

Plumbing inspection

Security required

Insurance required

charged is based on the current Building & Bylaws User Fees and Charges Schedule

charge is based upon number and type of fixtures, appliances, drains, traps, etc.

cost of all works and services required + 10% for engineering and contingencies

public liability - \$3 million

Other costs may be included dependent upon the project - signs, sidewalks, storm water management



TOWN OF NEWMARKET

Office of the Building Inspector and By-Law Enforcement
(905) 895-5193, Ext. 315
building@town.newmarket.on.ca

Rec'd by LSRCA	
IMS#	
Date: SEP 27 2005	
CAD.	
PLANNING	
Env. Servs/Land Mgmt	
BOD	
Fax No: 905-853-5881	

Fax Cover Sheet

To: SANDRA HANSON

Fax No: 905-853-5881

Company: LSRCA

Pages: 2 (incl. cover sheet)

From: Building & Bylaws

Date: SEP.27.2005

Re: 120 BAYVIEW DEVELOPMENT CHARGES

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Via Fax Only

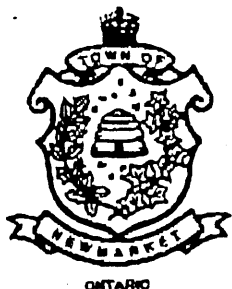
Comments: Please see attached as per our discussion

If you did not receive all the pages indicated, or find that the copy is illegible, please call Victoria Kiyuev at (905) 895-5193, Ext. 1706

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395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7
Tel: (905) 953-5320 Fax: (905) 953-5141

VISIT OUR WEB SITE AT: www.town.newmarket.on.ca



CORPORATION OF THE TOWN OF NEWMARKET

No

395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

WARD

POLL

PROPERTY

TENANT

☐
☐
☐
☐

Name:

LSRCA

Address:

120 Bayview Parkway

Reference No:

Lot Nos:

	General Ledger	Amount
1.) Lot Levies	4000-1781	
2.) Water Construction	42429-7822	
3.) Water Meters	42429-7821	
4.) Building Permits	16122-7516	
5.) Plumbing Inspection	16122-7515	
6.) Education Development Charge <u>0.26 X 13 994 sq ft</u>	1000-2245	
7.) Regional Development Charge <u>3.68 X 13 994 sq ft</u>	1000-2235	
8.) Miscellaneous-(list) <u>BP 2005-00024</u>		
TOTAL AMOUNT RECEIVED		
Name of Issuer	Signed	

ORIGINAL-PAYEE PINK-FINANCE OFFICE YELLOW-BUILDING DEPT. BLUE-SUBDIVISION CO-OR

FROM: OCT. 20, 2005 11:42AM LORVA
TO: OCT 21 2005 11:10/01:11 NO. 05900007, 420
Klyuev, Victoria

From: Mayes, Mike
Sent: Wednesday, September 07, 2005 2:21 PM
To: Klyuev, Victoria
Subject: Conservation Authority

Victoria

from our DC Bylaw

- 3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:
- a) The Town of Newmarket or a local board thereof;
 - b) A board as defined in section 1(1) of the Education Act;
 - c) The Region of York or a local board thereof,

So, the Lake Simcoe Conservation authority is not exempt from our DC's, and so is probably not exempt from the Region and School Board's either

FM

Mike

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9/7/2005

