REGIONAL MUNICIPALITY OF YORK

Draft

2005 DEVELOPMENT CHARGE BY-LAW AMENDMENT

BACKGROUND STUDY

York Region

May 18,2005

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1. INTRODUCTION

1. INTRODUCTION

1.1 Purpose of this Background Study

1.1.1 In the two year interval since the Region's 2003 development charge by-law was passed, a number of significant increases have occurred in the cost of its long range development-related water and sanitary sewer servicing program. These charges are primarily the result of significant increases in the Peel and Toronto water supply costs from those included in the 2003 DC calculation and the result of environmental concerns with dewatering activities, MOE orders, environmental assessments and mitigation requirements, additional solid and liquid treatment requirements, as well as additional effluent piping, etc.

1.1.2 Accordingly, the purpose of this Background Study is to propose an amendment to the water and sanitary sewer components of the Region's development charges By-law No. DC-0005-2003-050. The increase is sized in order to obtain an appropriate contribution toward the cost of required infrastructure, from new development over the balance of the 24 year financial planning period.

1.1.3 In addition to the changes in project scope, a substantial number of project cost changes – both increases and decreases – have occurred in the interval. These include:

- actual costs varying from estimated costs, for completed projects;
- cost refinements arising from more detailed estimates;
- new projects identified as part of the recent masterplan.

The net effect of these cost changes, after de-indexing 2005 dollar costs to 2003 dollar costs, involves a further net cost increase in the order of $20 million for sanitary sewer and $15 million for water projects.

1.1.4 No modification to the DC by-law is proposed at this time to address the myriad smaller cost estimate changes noted above in paragraph 1.1.3. This proposed amendment is confined to the limited number of major projects which experienced project scope changes and resultant cost increases. These projects are detailed in Section 2.2 of this Background Study, together with an explanation for the change, in each case.

1.2 The Region's Current DC By-law

1.2.1 By-law No. DC-0005-2003-050 was passed on May 22, 2003. It imposed the following charges for water and sewer purposes:

Development Type	Water			Sewer			All Other		
As of:	June 23, 2003	June 23, 2004[1]	June 23, 2005	June 23, 2003	June 23, 2004[1]	June 23, 2005	June 23, 2003	June 23, 2004[1]	June 23, 2005
Residential (per unit)									
Single and Semi-detached	3,296	3,441	3,661	3,320	3,466	3,688	5,365	5,788	6,232
Multiple Unit Dwelling	2,825	2,949	3,138	2,846	2,971	3,161	4,523	4,874	5,245
Apartments									
- Two or More Bedrooms	2,072	2,163	2,301	2,087	2,179	2,318	3,316	3,574	3,847
- Less than Two Bedrooms	1,318	1,376	1,464	1,328	1,386	1,475	2,110	2,274	2,446
Non-residential (per sq.ft. of GFA)									
Industrial/Office/Institutional	0.54	0.56	0.60	0.48	0.50	0.53	1.73	2.11	2.31
Retail	0.66	0.82	1.15	0.59	0.73	1.03	2.60	3.15	4.18

1.2.2 The by-law provided for a succession of three annual increases to the non-residential charge beyond June 23, 2003, in addition to annual indexing for inflation. The current charge, which is the result of two years of this phase-in, is shown under the 2004 column. The next increment is to be effective June 23, 2005 and the final increment on June 23, 2006. The charges contained in this amendment (plus indexing) are proposed for adoption instead of the June 23, 2005 charge shown above.

[1] June 23/04 – June 22/05

2. RECALCULATION OF THE REGION'S WATER AND SEWER CHARGE

2. RECALCULATION OF THE REGION'S WATER AND SEWER CHARGE

2.1 The 2003 Calculation

a) Table C-1 in Appendix C outlines the assumptions which underpinned the 2003 water and sanitary sewer DC calculation, together with the assumptions adopted in this amendment. In the majority of cases, the assumptions used in the amendment calculation are identical. This is consistent with the approach taken in this amendment of only making selective and necessary changes to the calculation that underlie the 2003 by-law, without fundamentally altering the calculation or the input assumptions, as might occur in the case of a new by-law process.

b) Tables C-2, C-3, C-4 and C-5 summarize the water and sanitary sewer DC calculation which was made as part of the 2003 DC Background Study, in order to arrive at the maximum permissible charge per dwelling unit (by type) and per square foot of non-residential floor area. These calculations arrive at 2003 development charges which are in agreement with the residential and non-residential charges calculated on pages 92-107 of the May 22, 2003 Background Study.

c) The non-residential charges were calculated as a combined charge and separately as a "retail component" and an "industrial/office/institutional" component, in the following amounts:

	Per Sq.Ft. of GFA		
	Water	Sewer	Total
Calculated Charge			
Total Non-Residential	$1.81	$1.57	$3.38
- Retail Component	$3.20	$3.04	$6.24
- Industrial/Office/Institutional Component	$1.31	$1.23	$2.54

d) The 2003 DC by-law did not impose the full charge for either component of non-residential development. Pages 175-177 of the May 22, 2003 Background Study established the rationale for this approach, with the result as summarized below:

	Per Sq.Ft. of GFA		
	Water	Sewer	Total
Adopted Charge (with the phasing shown as a range)			
- Retail Component	$0.66-1.43	$0.59-1.27	$1.25-2.70
- Industrial/Office/Institutional Component	$0.54	$0.48	$1.02

Table 2-1 indicates the amount of the retail and non-retail charge, which is being phased in over the four year life of the by-law, for all services involved.

e) The non-retail sewer and water charge was maintained constant over the four year period (other than for inflation indexing) whereas, the retail charge was to be significantly increased (by $1.45/sq.ft.). In both cases, the 2006/07 water and sewer charge which is to be imposed, represents only 40-43% of the fully calculated charge.

Table 2-1
York Region Development Charges (rounded)
Per Sq. Ft. of GFA
June 23, 2003 - June 23, 2007[1]

Non-Retail	June 2003	June 2004	June 2005	June 2006
Water	0.54	0.54	0.54	0.54
Sewer	0.48	0.48	0.48	0.48
Roads	1.28	1.56	1.56	1.56
Transit	0.31	0.33	0.63	0.78
Police	0.09	0.09	0.09	0.09
EMS	0.01	0.01	0.01	0.01
Growth Studies	0.02	0.02	0.02	0.02
LT Care	0.00	0.00	0.00	0.00
Public Health	0.00	0.00	0.00	0.00
Public Works	0.02	0.02	0.02	0.02
Total	**2.75**	**3.05**	**3.35**	**3.50**
Retail	June 2003	June 2004	June 2005	June 2006
Water	0.66	0.79	1.05	1.43
Sewer	0.59	0.70	0.94	1.27
Roads	1.88	2.25	3.00	4.11
Transit	0.53	0.62	0.77	1.05
Police	0.10	0.10	0.10	0.10
EMS	0.01	0.01	0.01	0.01
Growth	0.02	0.02	0.02	0.02
LT Care	0.00	0.00	0.00	0.00
Public Health	0.00	0.00	0.00	0.00
Public Works	0.06	0.06	0.06	0.06
Total	**3.85**	**4.55**	**5.95**	**8.05**

[1] Note: Excluding annual indexing as per paragraphs 5.1 of By-law 0005-2003-050.

2.2 Revised Project Cost Assumptions

2.2.1 Water and Sanitary Sewer

The additional project costs which are the subject of this amendment are documented and discussed in Appendix D. The net increase in 2005 costs (in 2003 $), in comparison with the 2003 costs contained in the 2003 DC Background Study are identified on an annual basis and used in the DC cash flow calculations in Appendix E.

2.2.2 2005 Recalculated Water and Sewer DCs

a) The Water and Sewer DC Tables E-1 to E-4 in Appendix E, recalculate the DC based on increasing "Column 3 Development-Related Expenditures" in the amount necessitated by the expenditure increases outlined above (as shown in Column 4 in each case). The result of the recalculation is summarized in Table 2-2.

b) As a result, the 2003 (unindexed) single detached unit development charge for water and sanitary sewerage has increased from $6,616 to $8,798 and the proposed by-law amendment in Appendix B reflects the result of that increase.

c) The 2003 non-residential charge has increased from $3.38 to 4.25/sq.ft. (25.7%). It is therefore proposed that the development charge for both components of the non-residential charge be increased by 25.7%. While this significantly increases the charge, it leaves the Region's non-residential charges well below full cost recovery at this time, as an economic incentive to non-residential development.

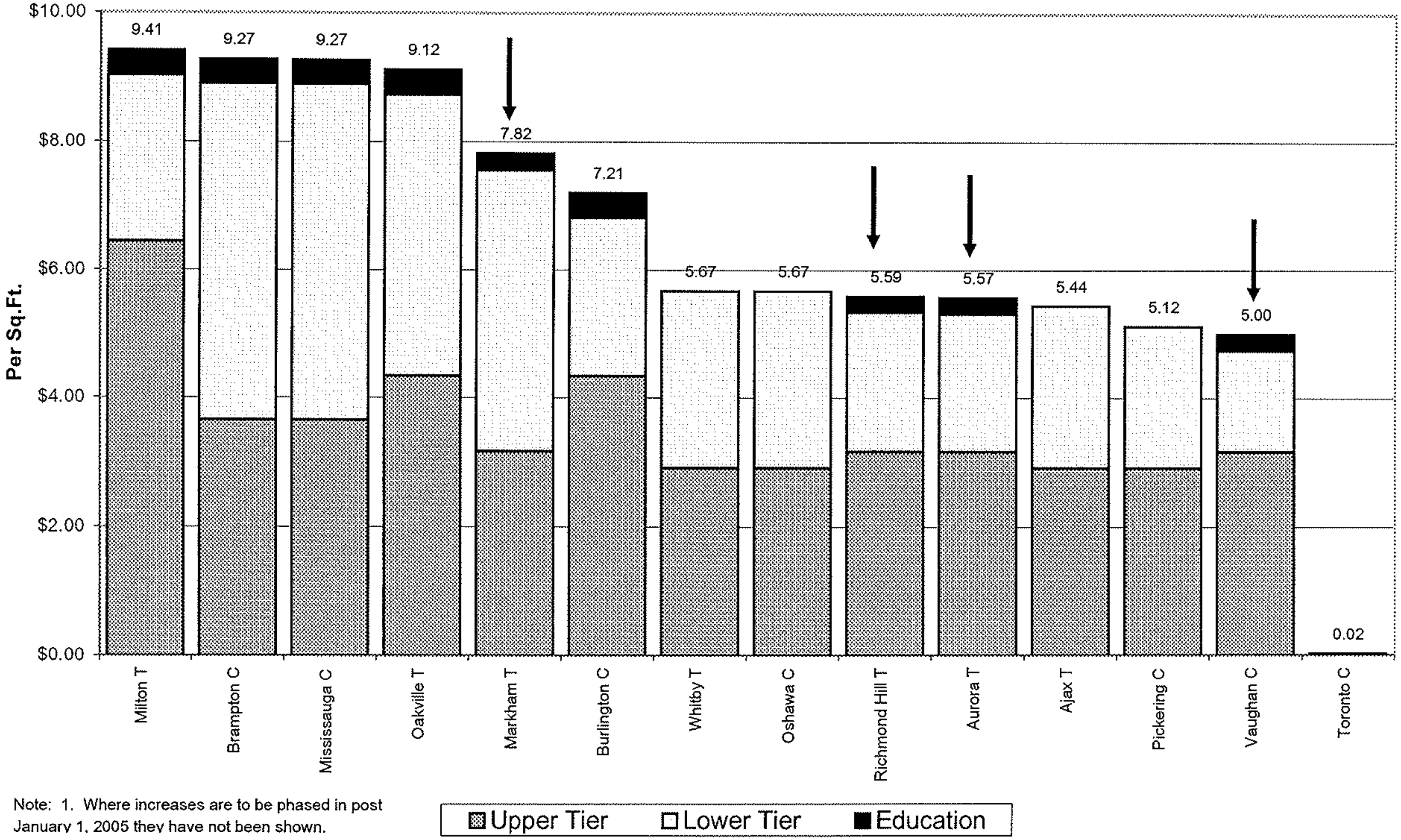
d) Tables 2-2 and 2-3 provide a non-residential development charge comparison for the larger municipalities within the GTA, as of January 1, 2005. Those within York are generally mid-range with respect to retail development charges and mid-lower range in terms of non-retail, non-residential development charges, considering upper tier, lower tier and school board development charges combined.

TABLE 2-2
SUMMARY OF CHANGE IN CALCULATION
2003 VS. 2005

Single Detached Unit			
	2003	2005	Increase
Water	3,296	4,795	1,499
Sanitary Sewer	3,320	4,003	683
Total	6,616	8,798	2,182

Non/Residential $/sq.ft.			
	2003	2005	Increase
Water	1.81	2.41	0.60
Sanitary Sewer	1.57	1.84	0.27
Total	3.38	4.25	0.87

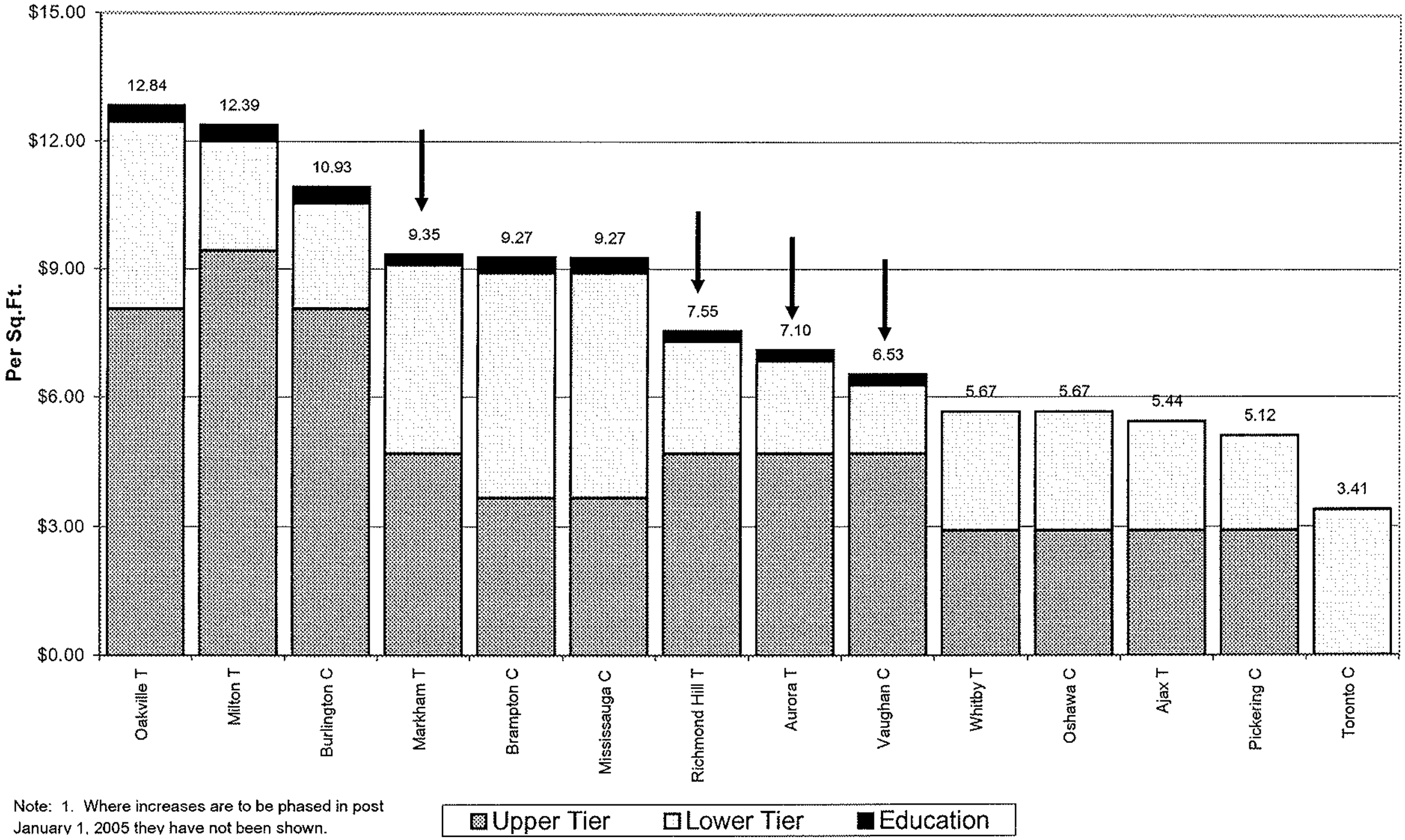
Figure 2-1
Uniform Non-Residential (Non-Retail) Development Charges
Per Fully Serviced Sq.Ft of GFA For Select Greater Toronto Area Municipalities
(As of January 1, 2005)



Note: 1. Where increases are to be phased in post January 1, 2005 they have not been shown.

MAH DC Database '04 GTA-Retail Non Retail.xls

Figure 2-2
Uniform Non-Residential (Retail) Development Charges
Per Fully Serviced Sq.Ft of GFA For Select Greater Toronto Area Municipalities
(As of January 1, 2005)



Note: 1. Where increases are to be phased in post January 1, 2005 they have not been shown.

MAH DC Database '04 GTA-Retail Non Retail.xls

3. IMPLEMENTATION OF THE PROPOSED CHARGES

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3.1 The proposed increase in the Region's water and sanitary sewer development charge is as calculated in Chapter 2 of this Background Study. These new charges have been calculated in 2003 dollars, in order to permit the appropriate schedules of By-law No. DC-0005-2003-050 (which are also in 2003 dollars) to be amended. The revised schedules are included as part of the proposed by-law amendment in Appendix B.

3.2 The development charges in these revised schedules are subject to indexing from 2003 to 2005 and subsequently beyond, pursuant to Section 5.0 of the by-law. In addition, the non-residential water and sanitary sewer charges are subject to the phasing provisions of the by-law, as indicated on the by-law schedules and in subsections 3.14 and 3.15 of the by-law. Only those schedules which are applicable to the period June 23, 2005 and following have been included in the amendment, as the earlier periods covered by other by-law schedules will have passed, as of the in force date for the 2005 by-law amendment.

3.3 In addition to the modifications to the charge, several other wording and rate schedule changes are proposed to the by-law. These are reflected in the proposed amendment in Appendix B and are discussed below.

3.3.1 Apartments

The Region's land use planning policies encourage a mix of housing forms in an effort to intensify land use, and provide more affordable housing options. Recently, proposals to develop higher density units have been tabled to the Region and the Town of Markham. These housing forms include triplex and fourplex dwellings, and live/work units. The dwellings typically resemble traditional single, semi-detached or townhouse units, but are divided internally into 2 to 4 units ranging in average from 600 to 1000 square feet in size. These types of dwellings would be considered multiple unit dwellings under the DC By-law, therefore a fourplex would be charged DC based on four multiple units. To make these forms of development more financially viable, the Region has received a request from the Town of Markham (in response to a request from Mattamy Homes) and an agency proposing an affordable home ownership development (Options For Homes) to amend the DC By-law to have these units charged at the lower apartment unit DC rate. For example, using the current DC rates, it is requested that a fourplex that would be charged $43,176 (4 multiples @$10,794) would actually be charged $31,664 (4 apartments @$7,916).

The housing units in question fit into the category and form of units that have been used to increase the supply of rental and affordable housing. Due to the size of the dwelling units, they tend to have less than three persons occupying the units. The more compact form of the units promotes intensification, which is consistent with the Region's land use policies (e.g. Regional Official Plan Amendment No. 43, Centres and Corridors) and Provincial policies. Therefore, it is recommended that the DC By-law be amended to include duplexes, triplexes and fourplexes in the definition of apartments, and be charged at the appropriate apartment DC rate.

3.3.2 Single Family Dwellings

In the current DC By-law, the definition of single family dwelling specifies that a unit must not be attached to another unit. Development proposals have been received by the Region consisting of units which appear to be single family dwellings in that they are not attached to another dwelling above grade, or have a common vertical wall. However, these units share footings below grade. In the context of the current DC By-law, these units are interpreted as being attached units, and fall into the lower multiple unit DC rate category. It is proposed that the DC By-law be amended to ensure these units are appropriately charged at the single family dwelling rate.

3.3.3 Retail Uses

The definition of retail included in the DC By-law contains very few examples of what is considered a retail use. In accordance with the DC By-law, the Region considers a self storage facility a retail use, as it offers the sale or rental of services to the general public. The Region has been appealed to the Ontario Municipal Board on this interpretation, which was subsequently dismissed. To avoid future challenges to this definition, it is proposed that the DC By-law be amended to include self storage facilities as a retail use.

FIGURE 3-1

SCHEDULE OF DATES FOR THE REGION OF YORK 2005 DC BY-LAW AMENDMENT PROCESS

1.	Finalization of development, capital cost and related assumptions and study drafting	March 2005 – May 2005
2.	Public Meeting Ad placed in newspaper(s)	by May 12, 2005
3.	Background study and proposed by-law available to public	by May 18, 2005
4.	Public meeting of Committee	June 2, 2005
5.	Council considers adoption of background study and passage of by-law. (Council also considers public input and if by-law is to be changed, formally determines whether a further public meeting is necessary.)	June 23, 2005
6.	Newspaper notice given of by-law passage	by 20 days after passage
7.	Last day for by-law appeal	40 days after passage
8.	Region makes available pamphlet (where by-law not appealed)	by 60 days after inforce date

APPENDIX A

BY-LAW NO. DC-0005-2003-050

APPENDIX A - BY-LAW NO. DC-0005-2003-050

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 51

BY-LAW NO. DC-0005-2003-050

A by-law for the imposition of development charges

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

AND WHEREAS a development charge background study has been completed in support of the imposition of development charges;

AND WHEREAS the Council of The Regional Municipality of York has given notice and held a public meeting on the 17th day of April, 2003 in accordance with the Act.

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

1.0 DEFINITIONS

1.1 In this by-law,

"accessory use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

"agricultural use" means lands, buildings or structures, excluding any portion thereof used as a dwelling unit, used or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in the field of agriculture;

"apartment" means a dwelling unit in an apartment building;

"apartment building" means a residential building or the residential portion of a mixed use building, other than a triplex, semi-detached duplex, semi-detached triplex, townhouse or stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;

"area municipality" means a city, town or township in the Region;

"banquet hall" means a building or part of a building used primarily for the purpose of catering to banquets, weddings, receptions or similar social functions for which food and beverages are served;"

"bedroom" means any room used, or designed or intended for use, as sleeping quarters and includes a den, study or other similar area;

"community use" means a facility traditionally provided by a municipality which serves a municipal purpose and shall include a community centre, library/research facility and recreation facility;

"convention centre" means a building with a gross floor area greater than 40,000 square feet which is designed and used primarily to accommodate the following:

(i) the assembly of large gatherings of persons for trade, business or educational purposes, or any combination thereof;

(ii) the display of products or services;

(iii) accessory uses may include administrative offices, display areas, show-rooms, training facilities and banquet facilities, but does not include a banquet hall;"

"development" includes redevelopment;

"development charges" means charges imposed pursuant to this by-law adjusted in accordance with section 5;

"duplex" means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;

"dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;

"general services" means services in regard to police, emergency medical services, health, long term care, public works, transit infrastructure, and capital growth studies;"

"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, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the parking of motor vehicles is the principal use of the building or structure, 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;

"group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24 hour a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under any general or special act, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff;

"hard services" means water supply services, sanitary sewer services and road services;

"heritage property" means a building or structure which, in the opinion of the local architectural conservation advisory committee is of historic or architectural value or interest, or which has been so designated under the *Ontario Heritage Act*;

"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;

"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, medical clinics and special care facilities;

"industrial/office/institutional" means lands, buildings or structures used or designed or intended for use for any of an industrial use, office use or institutional use and shall include a convention centre and any other non-residential use which is not a retail use;"

"local board" means a local board as defined in the Act;

"multiple unit dwellings" includes plexes, 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";

"mixed-use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;

"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;

"non-profit" means a corporation without share capital that has objects of a charitable nature;

"non-residential use" means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use;

"office" means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation or the conduct of a non-profit organization and shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, financial institution, contractor, builder, land developer;

"place of worship" means a building or structure that is used primarily for worship;

"plex" means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;

"private school" means an educational institution operated on a non-profit basis, excluding any dormitory or residence accessory to such private school, that is used primarily for the instruction of students in courses of study approved or authorized by the Minister of Education and Training;

"Region" means The Regional Municipality of York;

"Regional Council" means the Council of The Regional Municipality of York;

"region-wide charges" means the development charges imposed with respect to the following services:

(i) police;
(ii) emergency medical services;
(iii) health;
(iv) long term care;
(v) public works;
(vi) transit infrastructure;
(vii) roads; and
(viii) capital growth studies;

"residential use" means lands, buildings or structures used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a stacked townhouse, a plex, an apartment building, a group home, a mobile home and a residential dwelling unit accessory to a non-residential use but shall not include a lodging house licensed by a municipality;

"retail" means 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 but shall exclude offices;

"semi-detached duplex" means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;

"semi-detached dwelling" means a building divided vertically into and comprising 2 dwelling units;

"semi-detached triplex" means one of a pair of triplexes divided vertically one from the other by a party wall;

"serviced" for the purposes of section 3 means the particular service is connected to or available to be connected to the lands, buildings or structures, or, as a result of the development, will be connected to or will be available to be connected to the lands, buildings or structures;

"services" means services designated in section 2.1 of this by-law;

"single detached dwelling" and "single detached" means a residential building consisting of one dwelling unit and not attached to another structure;

"special care facilities" means lands, buildings or structures used or designed or intended for use for the purpose of providing residential accommodation, supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general Act.

"stacked townhouse" means a building, other than a plex, townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally and each dwelling unit having an entrance to grade shared with no more than 3 other units;

"townhouse" means a building, other than a plex, stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;

"triplex" means a building comprising 3 dwelling units, each of which has a separate entrance to grade;

"uniform charges" means the development charges imposed with respect to the following services:

(i) water supply; and
(ii) sanitary sewer;

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) police;
(b) emergency medical services;
(c) health;
(d) long term care;
(e) public works;
(f) transit infrastructure;
(g) roads;
(h) capital growth studies;
(i) water supply; and
(j) sanitary sewer.

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

3.0 **APPLICATION OF BY-LAW - RULES**

3.1 Development charges shall be payable in the amounts set out in subsections 3.6, 3.7, 3.12, 3.13 and 3.16 of 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 Region.

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

(a) the Region or a local board thereof;

(b) a board as defined in section 1(1) of the *Education Act*;

(c) an area municipality 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 51 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, buildings or structures can be developed.

(c) Despite subsection 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

3.5.1 Notwithstanding the provisions of this by-law, but subject to subsection 3.5.2, development charges shall not be imposed with respect to:

(a) the relocation of a heritage house;

(b) a building or structure used for a community use owned by a non-profit corporation;

(c) land owned by and used for the purposes of a private school that is exempt from taxation under the *Assessment Act*;

(d) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;

(e) non-residential uses permitted pursuant to section 39 of the *Planning Act*;

(f) the issuance of a building permit not resulting in the creation of additional non-residential gross floor area;

(g) agricultural uses;

(h) development creating or adding an accessory use or structure not exceeding 100 square metres of gross floor area;

(i) a public hospital receiving aid under the *Public Hospitals Act.*

3.5.2 The provisions of subsection 3.5.1 shall only apply to exempt a development described in paragraph (a), (b) or (c) thereof from the payment of development charges if the area municipality in which the development is to be located does not collect development charges with respect to that type of development.

Amount of Charge

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 as follows:

(a) Region-wide Charges

(i) a development charge with respect to each of the general services according to the type of residential use;

(ii) a development charge with respect to road services according to the type of residential use;

(b) Uniform Charges

(i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the type of residential use;

(ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the type of residential use;

3.7 Development charges with respect to transit services described in Schedule B shall be increased by the amounts indicated, and on the dates indicated, in Schedule C-1. Such increases shall be cumulative.

3.8 Despite subsection 3.7, if Regional capital expenditures for growth-related transit services in a fiscal year during the term of this by-law are less than the amount budgeted by Regional Council for such purpose in that year as shown on Schedule C-2, the amount of the increases in development charges with respect to transit services for the twelve month period following such fiscal year indicated in Schedule C-1 shall be reduced proportionately. For example, if Regional capital expenditures for growth-related transit services in a fiscal year are 75% of the amount budgeted for such purpose in that year, the increases in development charges with respect to transit services for the twelve month period following such fiscal year shall be reduced to 75% of the amounts indicated in Schedule C-1.

3.9 Despite subsection 3.6(b),

(a) regional water supply services shall not be imposed against the lands shown on Schedule D;

(b) regional sanitary sewer services shall not be imposed against the lands shown on Schedule E.

3.10 Despite section 3.6, development charges imposed on an apartment building shall be payable in the amounts described in Schedule F provided the first building permit in regard to such apartment building is issued on or before December 31, 2003.

Contingent Development Charges

3.11 Thirty days after the happening of an event described in Column 2 of Schedule G, the residential development charge under subsection 3.6 which corresponds to the service described in Column 1 of Schedule G shall be increased by the amounts shown in Columns 3, 4, 5 and 6 of Schedule G according to the type of residential unit.

Non-Residential

Industrial/Office/Institutional Uses

3.12 The development charges described in Schedules H-1 to H-4 to this by-law shall be imposed on industrial/office/institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the industrial/office/institutional uses in the mixed use building or structure, and calculated as follows:

(a) Region-wide Charges

(i) a development charge with respect to each of the general services according to the gross floor area of the industrial/office/institutional use;

(ii) a development charge with respect to road services according to the gross floor area of the industrial/office/institutional use;

(b) Uniform Charges

(i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the industrial/office/institutional use;

(ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the industrial/office/ institutional use.

Retail Uses

3.13 The development charges described in Schedules H-1 to H-4 to this by-law shall be imposed on retail uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the retail uses in the mixed use building or structure, and calculated as follows:

(a) Region-wide Charges

(i) a development charge with respect to each of the general services according to the gross floor area of the retail use;

(ii) a development charge with respect to road services according to the gross floor area of the retail use;

(b) Uniform Charges

(i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the retail use;

(ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the retail use.

3.14 The development charges imposed under subsections 3.12 and 3.13 shall be phased and shall be payable in the amounts applicable at the date of payment as set out in the applicable Schedule H. For greater certainty, Schedules H-1 to H-4 apply to the following periods:

(a) Schedule H-1 - June 23, 2003 to June 22, 2004;

(b) Schedule H-2 - June 23, 2004 to June 22, 2005;

(c) Schedule H-3 - June 23, 2005 to June 22, 2006;

(d) Schedule H-4 - June 23, 2006 to June 22, 2007.

3.15 The development charges described in Schedules H-1 to H-4 shall be adjusted annually in accordance with section 5 of this by-law to the date of payment.

3.16 Development charges with respect to transit services described in Schedule H-1 shall be increased by the amounts indicated, and on the dates indicated, in Schedule I. Such increases shall be cumulative. Schedules H-2 to H-4 reflect the increases indicated in Schedule I.

3.17 Despite subsection 3.16, if Regional capital expenditures for growth-related transit services in a fiscal year during the term of this by-law are less than the amount budgeted by Regional Council for such purpose in that year as shown on Schedule C-2, the amount of the increases in development charges with respect to transit services for the twelve month period following such fiscal year indicated in Schedule I shall be reduced proportionately. For example, if Regional capital expenditures for growth-related transit services in a fiscal year are 75% of the amount budgeted for such purpose in that year, the increases in development charges with respect to transit services for the twelve month period following such fiscal year shall be reduced to 75% of the amounts indicated in Schedule I.

Multiple Industrial/Office/Institutional and Retail Uses

3.18 In the case of lands, buildings or structures used or designed or intended for use for both industrial/office/institutional uses and retail uses, the development charges otherwise applicable to such development under both subsections 3.12 and 3.13 shall be determined on the following basis:

(a) as between the industrial/office/institutional uses and the retail uses, the principal use of the development shall be that use which has the greater gross floor area; and

(b) the development charges under either subsection 3.12 or 3.13 applicable to such principal use as determined under paragraph (a) shall be applied to the total non-residential gross floor area of the development.

Place of Worship

3.19 Despite subsection 3.12, development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

Reduction of Development Charges Where Redevelopment

3.20 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the land within 48 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, 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 subsection 3.6 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

(b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, 3.13 or 3.18 of this by-law by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Reduction of Development Charges Where Gross Floor Area is Increased

3.21 Despite any other provisions of this by-law, if a development includes the enlargement of the gross floor area of an industrial, office or institutional building, the amount of the development charge that is payable in respect of the enlargement shall be calculated as follows:

(a) If the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement is zero;

(b) If the gross floor area is enlarged by more than fifty percent the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

(i) determine the amount by which the enlargement exceeds fifty percent of the gross floor area before the enlargement; and

(ii) divide the amount determined under paragraph 1 by the amount of the enlargement.

Time of Payment of Development Charges

3.22 Development charges imposed under this section are payable on the date on which a building permit is issued with respect to each dwelling unit, building or structure.

3.23 Despite subsection 3.22, development charges with respect to hard services imposed under subsection 3.6 with respect to an approval of a residential plan of subdivision under section 51 of the *Planning Act*, are payable immediately upon the owner entering into the subdivision agreement respecting such plan of subdivision, on the basis of the following:

(a) the proposed number and type of dwelling units in the final plan of subdivision; and

(b) with respect to blocks in the plan of subdivision intended for future development, the maximum number and type of dwelling units permitted under the zoning in effect at the time of payment.

3.24 For the purposes of paragraph (b) of subsection 3.23, where the use or uses to which a block in a plan of subdivision may be put pursuant to a zoning by-law passed under section 34 of the *Planning Act*, are affected by the use of a holding symbol in the zoning by-law as authorized by section 36 of the *Planning Act*, the maximum number and type of dwelling units shall be determined by reference to the uses in the zoning by-law without regard to the holding symbol.

3.25 For the purposes of subsections 3.23 and 3.24, where a subdivision agreement identifies the number and type of dwelling units proposed for the residential plan of subdivision, the number and type of dwelling units so identified shall be used to calculate the development charges payable under subsection 3.23.

3.26 Despite subsections 3.22 and 3.23, Regional 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.

3.27 (a) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.23, the type of dwelling unit for which building permits are being issued is different from that used for the calculation and payment under section 3.23, and there has been no change in the zoning affecting such lot or block, and the development charges for the type of dwelling unit for which building permits are being issued were greater at the time that payments were made pursuant to section 3.23 than for the type of dwelling unit used to calculate the payment under section 3.23, an additional payment to the Region is required, which payment, in regard to such different unit types, shall be the difference between the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits, and the development charges previously collected in regard thereto, adjusted in accordance with section 5.1 of this by-law.

(b) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.23, the total number of dwelling units of a particular type for which building permits have been or are being issued is greater, on a cumulative basis, than that used for the calculation and payment under section 3.23, and there has been no change in the zoning affecting such lot or block, an additional payment to the Region is required, which payment shall be calculated on the basis of the number of additional dwelling units at the rate prevailing as at the date of issuance of the building permit or permits for such dwelling units.

(c) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.23, the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under section 3.23, and there has been no change in the zoning affecting such lot or block, and the development charges for the type of dwelling unit for which building permits are being issued were less at the time that payments were made pursuant to section 3.23 than for the type of dwelling unit used to calculate the payment under section 3.23, a refund in regard to such different unit types shall be paid by the Region, which refund shall be the difference between the development charges previously collected, adjusted in accordance with section 5.1 of this by-law to the date of issuance of the building permit or permits, and the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits.

(d) If, at the time of issuance of a building permit or permits in regard to a lot or block on a plan of subdivision for which payments have been made pursuant to section 3.23, the total number of dwelling units of a particular type for which building permits have been or are being issued is less, on a cumulative basis, than that used for the calculation and payment under section 3.23, and there has been no change in the zoning affecting such lot or block, a refund shall be paid by the Region, which refund shall be calculated on the basis of the number of fewer dwelling units at the rate prevailing as at the date of issuance of the building permit or permits.

3.28 Despite subsections 3.27(c) and (d), a refund shall not exceed the amount of the development charges paid under subsection 3.23.

4.0 PAYMENT BY SERVICES

4.1 Despite the payments required under subsections 3.22 and 3.23, Regional 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, including those described in Schedules C-1 and I, 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 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 Charge in Regard to Regional Water Supply Services
Schedule E	-	Lands Exempt from Residential Development Charge in Regard to Regional Sanitary Sewer Services
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

7.0 DATE BY-LAW IN FORCE

7.1 This by-law shall come into force on the 23rd day of June, 2003.

8.0 DATE BY-LAW EXPIRES

8.1 This by-law will expire on the 22nd day of June, 2007, unless it is repealed at an earlier date.

9.0 REPEAL

9.1 By-law No. DC-3-98-77 is hereby repealed as of the 23rd day of June, 2003.

ENACTED AND PASSED this 22nd day of May, A.D. 2003.

Denis Kelly	Bill Fisch
Regional Clerk	Regional Chair

SCHEDULE "A"

COMPONENTS OF DESIGNATED SERVICES

Services	Service Components
Police	• police facilities (detachments/headquarters) • police vehicles and equipment • communication and radio equipment
Emergency Medical Service	• facilities • vehicles
Health	• facility space, furnishings and equipment
Long term care	• long term care facilities and equipment
Public works	• public works facilities and yards • sand and salt domes • vehicles and equipment
Capital growth studies	• growth master studies (regional infrastructure) • fiscal impacts (major development) • DC Background Study
Roads	• regional roads: arterial roads and bridges • traffic signal devices • street lights and signs • road drainage facilities • bicycle lanes
Transit	• busways (stations, terminals and sections), HOV lanes • rapid transit infrastructure • vehicles, garages, equipment
Water supply	• supply and storage facilities • treatment facilities • wells • trunk watermains • pumping stations • interest (carrying charges - major plant)
Sanitary sewer	• sewage treatment facilities • trunk sewers and forcemains • pumping stations • interest (carrying charges - major plant)

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 Bedroom	Less than 2 Bedroom
Hard Services:				
Water	$3,296	$2,825	$2,072	$1,318
Sewer	$3,320	$2,846	$2,087	$1,328
Roads	$3,859	$3,308	$2,426	$1,544
Subtotal	*$10,475*	*$8,979*	*$6,585*	*$4,190*
Transit[1]	$775	$629	$461	$293
General Services:				
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
Subtotal	*$464*	*$376*	*$275*	*$175*
GO Transit[2]	*$267*	*$210*	*$154*	*$98*
Total	**$11,981**	**$10,194**	**$7,475**	**$4,756**

1. First step of phase-in of Transit development charge
2. GO Transit rate calculated under separate by-law - rate for illustration only

SCHEDULE "C-1"

INCREASES IN RESIDENTIAL DEVELOPMENT CHARGES IN REGARD TO TRANSIT SERVICES

	COLUMN I	COLUMN II	COLUMN III
UNIT TYPE	June 23, 2004 to June 22, 2005	June 23, 2005 to June 22, 2006	June 23, 2006 to June 22, 2007
Single and Semi-Detached	$390	$390	$390
Multiple Unit	$316	$316	$317
Apartments (i) Two or more	$232	$232	$232
(ii) Less than Two Bedrooms	$147	$148	$148

Schedule "C - 2"

TRANSIT SERVICES
FIVE YEAR
GROWTH-RELATED CAPITAL EXPENDITURE BUDGET
(000$)

Growth-Related Capital Costs ($000's)	2003	2004	2005	2006	2007
Total Gross Costs	$86,038.0	$203,863.0	$286,053.4	$201,250.4	$140,074.0
Anticipated Provincial/Federal Subsidies	$47,009.4	$127,122.0	$181,163.5	$126,618.4	$83,918.4
Net Costs (Regional Share)	$39,028.6	$76,741.0	$104,889.9	$74,631.9	$56,155.6

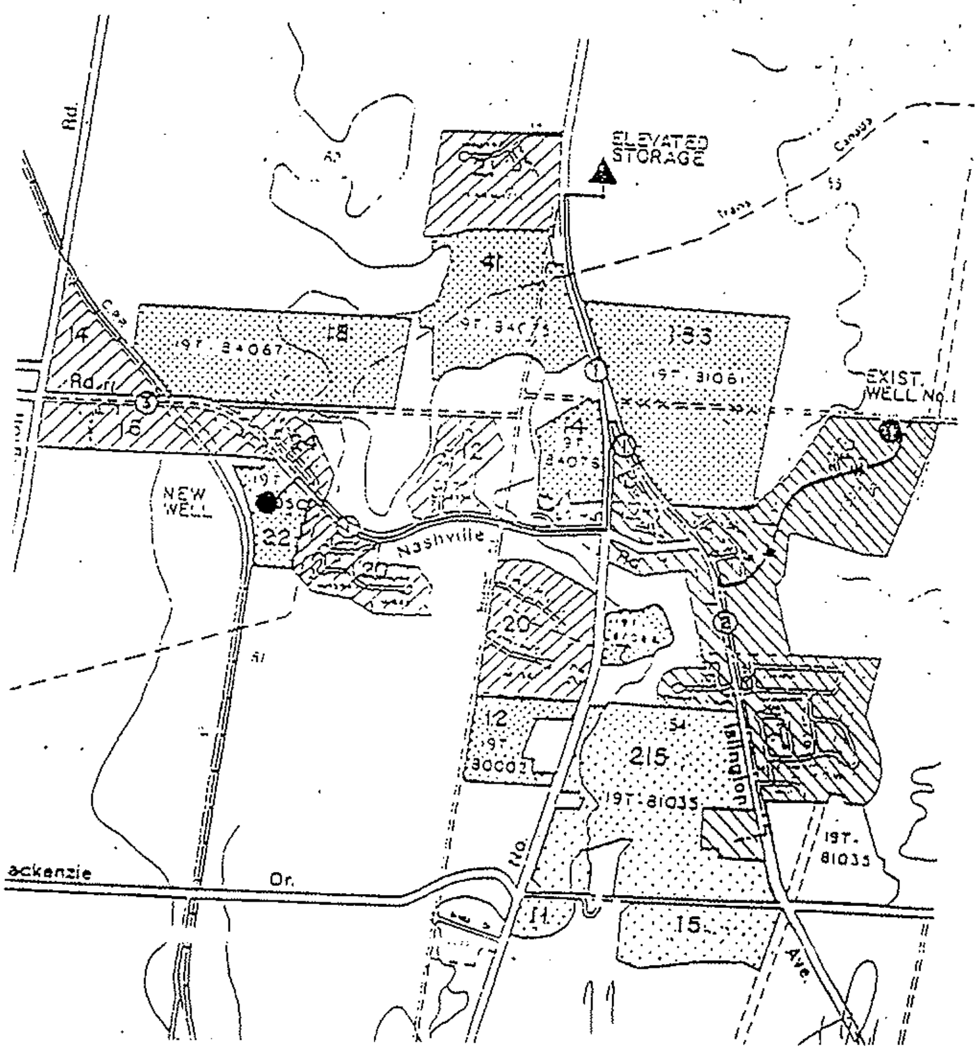
WATER DISTRIBUTION

SCHEDULE D

EXISTING SERVICED AREA (343 LOTS)
EXISTING AREA TO BE SERVICED (127 LOTS)
PROP. DEVELOPMENT TO BE SERVICED (508 LOTS)
TRUNK WATERMAIN No. 1
TRUNK WATERMAIN No. 2
TRUNK WATERMAIN No. 3
EXISTING TRUNK WATERMAIN

CITY OF VAUGHAN

Water Development Charge Credit Area



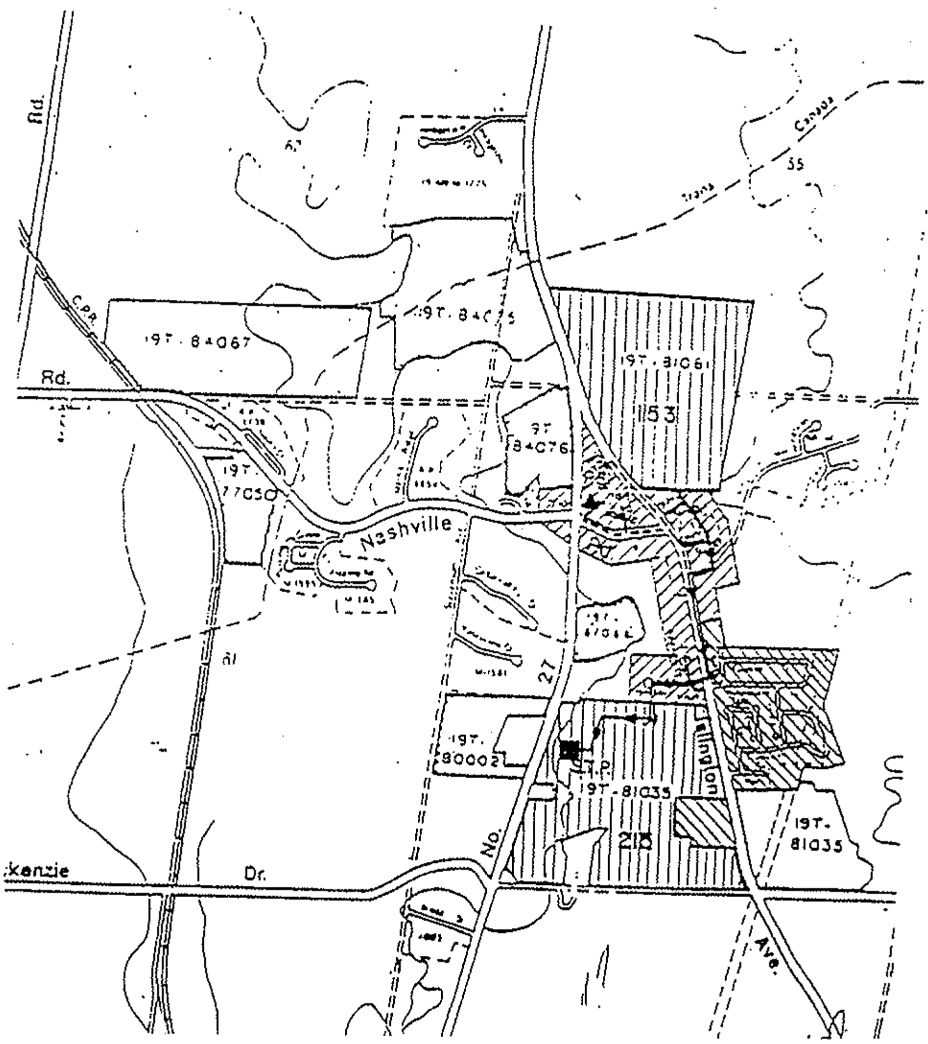
SCHEDULE E

SANITARY SEWERS

- EXISTING SERVICED AREA (205 LOTS)
- EXISTING AREA TO BE SERVICED (111 LOTS)
- PROP. DEVELOPMENT TO BE SERVICED (368 LOTS)
- PROP. SANITARY TRUNK SEWER
- PROP. LOCAL SANITARY SEWER

CITY OF VAUGHAN

Sewer Development Charge Credit Area



Schedule F

Regional Municipality of York
Schedule of Apartment Building
Development Charge Rates
to December 31, 2003

	Apartments	
	2 or more Bedroom	Less than 2 Bedroom
Hard Services:		
Water	$1,931	$1,229
Sewer	$1,714	$1,091
Roads	$2,189	$1,393
Subtotal	*$5,834*	*$3,713*
Transit	$287	$182
General Services:		
Police	$101	$64
EMS	$14	$9
Growth Studies	$15	$10
Long Term Care	$32	$20
Public Health	$20	$13
Public Works	$22	$14
Subtotal	*$204*	*$130*
GO Transit	*$154*	*$98*
Total	**$6,479**	**$4,123**

Schedule "G"
Contingent Residential Development Charges

Proposed Infrastructure		Scheduled Increase	Single and Semi-detached	Multiple Unit Dwelling	Apartments 2 or More Bedroom	Apartments Less than 2 Bedroom
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 Secondary Plan	North of Elgin Mills	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 Business Park	North of 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	$8	$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
Highway 407 Mid-Block Crossings						
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
Steeles Avenue Improvements:						
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	$8
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
Highway 7 Improvements						
Hwy 7	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
Sewage Infrastructure						
Joe Dales Drive Forcemain		Regional Council adopts a by-law to assume the infrastructure works in the Town of Georgina	$28	$24	$18	$11
Nobleton Treatment Plant & Forcemain		Regional Council approves the Township of King Official Plan Amendment No. 57 (Nobleton Community Plan)	$34	$29	$21	$14

Schedule H-1

Regional Municipality of York
Schedule of Non-residential Development Charge by Service Category
June 23, 2003 to June 22, 2004

	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	$0.54	$0.66	$5.81	$7.10
Sewer	$0.48	$0.59	$5.17	$6.35
Roads	$1.28	$1.88	$13.78	$20.24
Subtotal	*$2.30*	*$3.13*	*$24.76*	*$33.69*
Transit	$0.31	$0.53	$3.33	$5.71
General Services:				
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	$0.000	$0.000	$0.000	$0.000
Public Health	$0.003	$0.003	$0.032	$0.032
Public Works	$0.023	$0.058	$0.248	$0.624
Subtotal	*$0.14*	*$0.19*	*$1.51*	*$2.04*
Total	**$2.75**	**$3.85**	**$29.60**	**$41.44**

Schedule H-2

Regional Municipality of York
Schedule of Non-residential Development Charge by Service Category
June 23, 2004 to June 22, 2005

	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	$0.54	$0.79	$5.81	$8.50
Sewer	$0.48	$0.70	$5.17	$7.54
Roads	$1.56	$2.25	$16.79	$24.22
Subtotal	*$2.58*	*$3.74*	*$27.77*	*$40.26*
Transit[1,2,3]	$0.33	$0.62	$3.55	$6.67
General Services:				
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	$0.000	$0.000	$0.000	$0.000
Public Health	$0.003	$0.003	$0.032	$0.032
Public Works	$0.023	$0.058	$0.248	$0.624
Subtotal	*$0.14*	*$0.19*	*$1.51*	*$2.04*
Total	**$3.05**	**$4.55**	**$32.83**	**$48.97**

1. The industrial development charge with respect to transit represents a $0.02 per sq.ft. increase from the rate shown on Schedule H-1
2. The retail development charge with respect to transit represents a $0.09 per sq.ft. increase from the rate shown on Schedule H-1
3. The transit development charge increases shown above are subject to section 3.17 of this By-law

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
Hard Services				
Water	$0.54	$1.05	$5.81	$11.30
Sewer	$0.48	$0.94	$5.17	$10.12
Roads	$1.56	$3.00	$16.79	$32.29
Subtotal	*$2.58*	*$4.99*	*$27.77*	*$53.71*
Transit[1,2,3]	$0.63	$0.77	$6.78	$8.29
General Services:				
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	$0.000	$0.000	$0.000	$0.000
Public Health	$0.003	$0.003	$0.032	$0.032
Public Works	$0.023	$0.058	$0.248	$0.624
Subtotal	*$0.14*	*$0.19*	*$1.51*	*$2.04*
Total	**$3.35**	**$5.95**	**$36.06**	**$64.04**

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
Hard Services				
Water	$0.54	$1.43	$5.81	$15.39
Sewer	$0.48	$1.27	$5.17	$13.67
Roads	$1.56	$4.11	$16.79	$44.24
Subtotal	*$2.58*	*$6.81*	*$27.77*	*$73.30*
Transit[1,2,3]	$0.78	$1.05	$8.39	$11.31
General Services:				
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	$0.000	$0.000	$0.000	$0.000
Public Health	$0.003	$0.003	$0.032	$0.032
Public Works	$0.023	$0.058	$0.248	$0.624
Subtotal	*$0.14*	*$0.19*	*$1.51*	*$2.04*
Total	**$3.50**	**$8.05**	**$37.67**	**$86.65**

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

Schedule "I"

Increase in Non-residential Development Charges in Regard to Transit Services

Non-Residential Use	Gross Floor Area	Column 1	Column 2	Column 3
		June 23, 2004 to June 22, 2005	June 23, 2005 to June 22, 2006	June 23, 2006 to June 22, 2007
Industrial/ Office/ Institutional	per square foot	$0.02	$0.30	$0.15
	per square metre	$0.22	$3.23	$1.61
Retail	per square foot	$0.09	$0.15	$0.28
	per square metre	$0.96	$1.62	$3.02

APPENDIX B

PROPOSED 2005 AMENDMENT TO BY-LAW NO. DC-0005-2003-050

APPENDIX B - PROPOSED AMENDMENT TO BY-LAW NO. DC-0005-2003-050

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 51

BY-LAW NO. •

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 Clerk	Bill Fisch 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
Hard Services:				
Water	$ 4,795	$ 4,110	$ 3,014	$ 1,918
Sewer	$ 4,003	$ 3,431	$ 2,516	$ 1,601
Roads	$ 3,859	$ 3,308	$ 2,426	$ 1,544
Sub Total	*$ 12,657*	*$ 10,849*	*$ 7,956*	*$ 5,063*
Transit[1]	$ 775	$ 629	$ 461	$ 293
General Services:				
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
Sub Total	*$ 464*	*$ 376*	*$ 275*	*$ 175*
GO Transit[2]	*$ 267*	*$ 210*	*$ 154*	*$ 98*
Total	**$ 14,163**	**$ 12,064**	**$ 8,846**	**$ 5,629**

[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
Hard Services:				
Water	$ 0.68	$ 1.32	$ 7.32	$ 14.21
Sewer	0.60	1.18	6.46	12.70
Roads	1.56	3.00	16.79	32.29
Sub Total	*$ 2.84*	*$ 5.50*	*$ 30.57*	*$ 59.20*
Transit[1,2,3]	$ 0.63	$ 0.77	$ 6.78	$ 8.29
General Services:				
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	**$ 3.61**	**$ 6.46**	**$ 38.86**	**$ 69.53**

[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
Hard Services:				
Water	$ 0.68	$ 1.80	$ 7.32	$ 19.38
Sewer	0.60	1.60	6.46	17.22
Roads	1.56	4.11	16.79	44.24
Sub Total	*$ 2.84*	*$ 7.51*	*$ 30.57*	*$ 80.84*
Transit[1,2,3]	$ 0.78	$ 1.05	$ 8.39	$ 11.31
General Services:				
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	**$ 3.76**	**$ 8.75**	**$ 40.47**	**$ 94.19**

[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

APPENDIX C

DOCUMENTATION OF THE BASIS FOR THE 2003 WATER AND SANITARY SEWER DC CALCULATION

TABLE C-1
REGION OF YORK
DC CALCULATION ASSUMPTIONS RE:
2005 AMENDMENT TO 2003 DEVELOPMENT CHARGE BY-LAW (WATER AND SEWER COMPONENTS)

	2003 DC Background Study Assumptions	2005 Amendment Assumptions
Residential vs. Non-Residential Split	69% residential and 31% non-residential for water and sewer, based on Demand Forecast (May 22, 2003, p.44)	Unchanged
Benefit to Existing Development Deduction	Only fully development-related projects were included in the calculation, with the exception of the Duffin Creek Sewage Treatment Plant, where a cost per MGD was applied.	Unchanged, other than using updated MGD assumptions
Post Planning Period (2026) Benefit Deduction (Deferred Benefit)	For water projects the deduction was: $\frac{\text{2026 serviced population}}{\text{2036 serviced population}} = \frac{1,239,199}{1,381,529} =$ 89.7% For sewer projects the deduction was \$201,625,000 (22.9%), the majority of which \$152,989,000 related to the Duffin Creek STP. (May 22, 2003 p.59)	Unchanged, other than change in Duffin Creek STP costing

	2003 DC Background Study Assumptions	2005 Amendment Assumptions
Non-Residential DC Recoverable Discount **Warren, spoke of 20% discount?**	Residential – nil Non-Residential(Retail) – water and sewer phased in to max of 63.7% of full charge (Non-Retail) – phased in to max of 69.0% of full charge	Unchanged
Retail vs. Non-Retail Cost Allocation	41% retail and 59% non-retail development for water and sewer, based on sample survey (May 22, 2003 p.48-50)	Unchanged.
Mid 2005 to Mid 2003 Inflation Adjustment	n/a	Most recent two year period for the Statcan Index 122.2 ÷ 135.8 = 90.0% of 2005 costs equal 2003 costs). A marginally higher discount was used.
Annual Reserve Fund Interest Earnings	4%/year on the opening balance (May 22, 2003 p.92 and following)	Unchanged
Annual Cost of Financing Fund Deficits	6%/year (May 22, 2003 p.92 and following)	Unchanged
Annual Expenditure Inflation	Nil. Used 2003 dollars, consistent with standard Regional analysis approach.	Unchanged
Development Charge Indexing	Nil – used 2003 dollars, consistent with standard Regional analysis approach	Unchanged
Population Growth	May 22, 2003 p.28, new units column X 2.9666 (550,378 persons ÷ 185,525 units) X 97% serviced	Unchanged

	2003 DC Background Study Assumptions				2005 Amendment Assumptions
Dwelling Unit Growth (By Type)	As per May 22, 2003 p.23				Unchanged
Non-Residential Floor Area Growth (Retail vs. Non-Retail)	As per May 22, 2003 p.29				Unchanged
Development-Related Projects to be Funded Outside Region-wide Charge	None				Nobleton system and King City collection system are excluded as area specifics
Base Year for Capital Expenditure Estimates	2003				2005 costs adjusted to 2003 via two year discount
Opening Reserve Fund Balance	Residential	Water	$135,899,155	p.92	Unchanged
		Sewer	63,450,000	p.100	
	Retail	Water	6,039,962	p.98	
		Sewer	2,820,000	p.106	
	Non-Retail	Water	9,059,944	p.96	
		Sewer	2,820,000	p.104	
Existing Debt Payments	Residential	Water	$38,683,904	p.93	Unchanged
		Sewer	10,307,122	p.101	
	Retail	Water	2,242,549	p.99	
		Sewer	5,649,909	p.107	
	Non-Retail	Water	3,363,817	p.97	
		Sewer	5,649,909	p.105	

	2003 DC Background Study Assumptions				2005 Amendment Assumptions
Development-Related Capital Expenditures	Residential	Water	$515,900,200	p.93	Revised as per Appendix D
		Sewer	469,265,900	p.101	
	Retail	Water	95,030,000	p.99	
		Sewer	86,440,100	p.107	
	Non-Retail	Water	136,751,000	p.97	
		Sewer	124,389,000	p.105	

Table C-2
York Region
Cash Flow Calculation of the Residential Development Charge Requirements For Water
(000's $ unless otherwise indicated)

1	2	3	4	5	6	7	8	9	10	11
					Revenues			Reserve Fund		
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Population Increase per year	$ 0.942 per Capita	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	135,899	79,703	2,881	82,585	30,465	0.942	28,691	82,005	5,436	87,441
2004	87,441	121,765	2,883	124,647	20,449	0.942	19,258	(17,948)	3,498	(14,450)
2005	(14,450)	49,279	2,884	52,162	21,462	0.942	20,213	(46,400)	(867)	(47,267)
2006	(47,267)	37,531	2,886	40,417	21,462	0.942	20,213	(67,472)	(2,836)	(70,308)
2007	(70,308)	22,809	2,886	25,695	21,462	0.942	20,213	(75,790)	(4,218)	(80,009)
2008	(80,009)	11,817	2,634	14,451	21,462	0.942	20,213	(74,247)	(4,801)	(79,047)
2009	(79,047)	43,868	2,635	46,503	21,462	0.942	20,213	(105,338)	(4,743)	(110,081)
2010	(110,081)	8,130	2,636	10,765	21,462	0.942	20,213	(100,634)	(6,605)	(107,239)
2011	(107,239)	20,879	2,637	23,516	21,462	0.942	20,213	(110,542)	(6,434)	(116,976)
2012	(116,976)	8,641	2,639	11,280	23,188	0.942	21,838	(106,419)	(7,019)	(113,437)
2013	(113,437)	8,641	1,385	10,027	23,188	0.942	21,838	(101,626)	(6,806)	(108,433)
2014	(108,433)	8,641	1,385	10,027	23,188	0.942	21,838	(96,622)	(6,506)	(103,128)
2015	(103,128)	8,641	1,385	10,027	23,188	0.942	21,838	(91,317)	(6,188)	(97,504)
2016	(97,504)	8,641	1,385	10,027	23,021	0.942	21,681	(85,851)	(5,850)	(91,701)
2017	(91,701)	6,929	1,385	8,314	22,853	0.942	21,523	(78,492)	(5,502)	(83,994)
2018	(83,994)	6,929	1,385	8,314	22,853	0.942	21,523	(70,786)	(5,040)	(75,825)
2019	(75,825)	6,929	1,385	8,314	22,853	0.942	21,523	(62,617)	(4,550)	(67,166)
2020	(67,166)	6,929	1,385	8,314	22,853	0.942	21,523	(53,958)	(4,030)	(57,988)
2021	(57,988)	6,929		6,929	22,837	0.942	21,507	(43,409)	(3,479)	(46,889)
2022	(46,889)	8,454		8,454	22,820	0.942	21,491	(33,851)	(2,813)	(36,665)
2023	(36,665)	8,454		8,454	22,820	0.942	21,491	(23,627)	(2,200)	(25,827)
2024	(25,827)	8,454		8,454	22,820	0.942	21,491	(12,790)	(1,550)	(14,339)
2025	(14,339)	8,454		8,454	22,820	0.942	21,491	(1,302)	(860)	(2,162)
2026	(2,162)	8,454		8,454	11,410	0.942	10,746	129	(130)	(0)
		515,900	38,684	554,584	533,862		502,777		(84,093)	

Unit Type		PPU	Per Unit DC
Single & Semi Detached		3.5	$ 3,296
Multiples		3.0	$ 2,825
Apartments	2+BR	2.2	$ 2,072
	1 BR & Bach.	1.4	$ 1,318

Note: Population represents 97% of the forecast population. The 3% of the population that is not to be serviced is not included.

Table C-3
York Region
Cash Flow Calculation of the Non-Residential Development Charge Requirements For Water
(000's $ unless otherwise indicated)

		Expenditures			Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Non Residential Developed Sq.Ft. per year	$ 1.81 per Sq.Ft.	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	15,100	35,809	1,295	37,103	9,365.8	1.81	16,959	(5,045)	604	(4,441)
2004	(4,441)	54,706	1,295	56,001	9,365.8	1.81	16,959	(43,483)	(266)	(43,749)
2005	(43,749)	22,140	1,296	23,435	9,365.8	1.81	16,959	(50,226)	(2,625)	(52,850)
2006	(52,850)	16,862	1,296	18,158	9,365.8	1.81	16,959	(54,050)	(3,171)	(57,221)
2007	(57,221)	10,248	1,297	11,544	7,674.7	1.81	13,897	(54,868)	(3,433)	(58,302)
2008	(58,302)	5,309	1,183	6,492	7,674.7	1.81	13,897	(50,897)	(3,498)	(54,395)
2009	(54,395)	19,709	1,184	20,893	7,674.7	1.81	13,897	(61,391)	(3,264)	(64,655)
2010	(64,655)	3,653	1,184	4,837	7,674.7	1.81	13,897	(55,595)	(3,879)	(59,474)
2011	(59,474)	9,380	1,185	10,565	7,674.7	1.81	13,897	(56,143)	(3,568)	(59,711)
2012	(59,711)	3,882	1,185	5,068	6,449.8	1.81	11,679	(53,100)	(3,583)	(56,683)
2013	(56,683)	3,882	622	4,505	6,449.8	1.81	11,679	(49,509)	(3,401)	(52,910)
2014	(52,910)	3,882	622	4,505	6,449.8	1.81	11,679	(45,736)	(3,175)	(48,910)
2015	(48,910)	3,882	622	4,505	6,449.8	1.81	11,679	(41,736)	(2,935)	(44,671)
2016	(44,671)	3,882	622	4,505	6,449.8	1.81	11,679	(37,497)	(2,680)	(40,177)
2017	(40,177)	3,113	622	3,735	5,810.2	1.81	10,521	(33,391)	(2,411)	(35,802)
2018	(35,802)	3,113	622	3,735	5,810.2	1.81	10,521	(29,017)	(2,148)	(31,165)
2019	(31,165)	3,113	622	3,735	5,810.2	1.81	10,521	(24,379)	(1,870)	(26,249)
2020	(26,249)	3,113	622	3,735	5,810.2	1.81	10,521	(19,464)	(1,575)	(21,039)
2021	(21,039)	3,113	-	3,113	5,810.2	1.81	10,521	(13,631)	(1,262)	(14,893)
2022	(14,893)	3,798	-	3,798	4,444.4	1.81	8,048	(10,644)	(894)	(11,537)
2023	(11,537)	3,798	-	3,798	4,444.4	1.81	8,048	(7,288)	(692)	(7,980)
2024	(7,980)	3,798	-	3,798	4,444.4	1.81	8,048	(3,731)	(479)	(4,209)
2025	(4,209)	3,798	-	3,798	4,444.4	1.81	8,048	40	(253)	(213)
2026	(213)	3,798	-	3,798	2,222.2	1.81	4,024	13	(13)	0
		231,781	17,380	249,161	157,136.6		284,531		(50,470)	

Table C-4
York Region
Cash Flow Calculation of the Residential Development Charge Requirements For Sanitary Sewer
(000's $ unless otherwise indicated)

					Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Population Increase per year	$ 0.949 per Capita inflated at 0.0% starting 2003	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	63,450	113,836	1,293	115,130	30,465	0.949	28,901	(22,779)	2,538	(20,241)
2004	(20,241)	70,973	1,296	72,269	20,449	0.949	19,399	(73,111)	(1,214)	(74,325)
2005	(74,325)	37,282	1,298	38,580	21,462	0.949	20,360	(92,545)	(4,460)	(97,005)
2006	(97,005)	8,341	1,299	9,641	21,462	0.949	20,360	(86,285)	(5,820)	(92,105)
2007	(92,105)	13,009	1,281	14,290	21,462	0.949	20,360	(86,035)	(5,526)	(91,561)
2008	(91,561)	9,282	1,280	10,562	21,462	0.949	20,360	(81,763)	(5,494)	(87,256)
2009	(87,256)	10,128	1,280	11,408	21,462	0.949	20,360	(78,304)	(5,235)	(83,539)
2010	(83,539)	20,532	1,279	21,811	21,462	0.949	20,360	(84,990)	(5,012)	(90,002)
2011	(90,002)	37,893		37,893	21,462	0.949	20,360	(107,535)	(5,400)	(112,935)
2012	(112,935)	9,869		9,869	23,188	0.949	21,997	(100,806)	(6,776)	(107,582)
2013	(107,582)	9,869		9,869	23,188	0.949	21,997	(95,454)	(6,455)	(101,909)
2014	(101,909)	9,869		9,869	23,188	0.949	21,997	(89,780)	(6,115)	(95,895)
2015	(95,895)	9,869		9,869	23,188	0.949	21,997	(83,766)	(5,754)	(89,520)
2016	(89,520)	9,869		9,869	23,021	0.949	21,839	(77,549)	(5,371)	(82,920)
2017	(82,920)	7,870		7,870	22,853	0.949	21,680	(69,111)	(4,975)	(74,086)
2018	(74,086)	7,870		7,870	22,853	0.949	21,680	(60,276)	(4,445)	(64,721)
2019	(64,721)	7,870		7,870	22,853	0.949	21,680	(50,911)	(3,883)	(54,794)
2020	(54,794)	7,870		7,870	22,853	0.949	21,680	(40,985)	(3,288)	(44,272)
2021	(44,272)	7,870		7,870	22,837	0.949	21,664	(30,478)	(2,656)	(33,134)
2022	(33,134)	11,859		11,859	22,820	0.949	21,649	(23,345)	(1,988)	(25,333)
2023	(25,333)	11,859		11,859	22,820	0.949	21,649	(15,543)	(1,520)	(17,063)
2024	(17,063)	11,859		11,859	22,820	0.949	21,649	(7,273)	(1,024)	(8,297)
2025	(8,297)	11,859		11,859	22,820	0.949	21,649	1,493	(498)	995
2026	995	11,859		11,859	11,410	0.949	10,824	(40)	40	(0)
		469,266	10,307	479,573	533,862		506,455		(90,332)	

Unit Type		PPU	Per Unit DC
Single & Semi Detached		3.5	$ 3,320
Multiples		3.0	$ 2,846
Apartments	2+BR	2.2	$ 2,087
	1 BR & Bach.	1.4	$ 1,328

Note: Population represents 97% of the forecast population. The 3% of the population that is not to be serviced is not included.

Table C-5
York Region
Cash Flow Calculation of the Non-Residential Development Charge Requirements For Sanitary Sewer
(000's $ unless otherwise indicated)

		Expenditures			Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Non Residential Developed Sq.Ft. per year	$ 1.57 per Sq.Ft.	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	7,050	51,144	581.06	51,725	9,365.8	1.57	14,698	(29,976)	282	(29,694)
2004	(29,694)	31,886	582.31	32,469	9,365.8	1.57	14,698	(47,465)	(1,782)	(49,246)
2005	(49,246)	16,750	583.25	17,333	9,365.8	1.57	14,698	(51,881)	(2,955)	(54,836)
2006	(54,836)	3,748	583.81	4,331	9,365.8	1.57	14,698	(44,469)	(3,290)	(47,759)
2007	(47,759)	5,844	575.55	6,420	7,674.7	1.57	12,045	(42,134)	(2,866)	(45,000)
2008	(45,000)	4,170	575.19	4,745	7,674.7	1.57	12,045	(37,701)	(2,700)	(40,401)
2009	(40,401)	4,550	575.12	5,125	7,674.7	1.57	12,045	(33,482)	(2,424)	(35,906)
2010	(35,906)	9,225	574.45	9,799	7,674.7	1.57	12,045	(33,660)	(2,154)	(35,814)
2011	(35,814)	17,025	574.26	17,599	7,674.7	1.57	12,045	(41,369)	(2,149)	(43,518)
2012	(43,518)	4,434	444.91	4,879	6,449.8	1.57	10,122	(38,274)	(2,611)	(40,885)
2013	(40,885)	4,434	-	4,434	6,449.8	1.57	10,122	(35,197)	(2,453)	(37,650)
2014	(37,650)	4,434	-	4,434	6,449.8	1.57	10,122	(31,962)	(2,259)	(34,221)
2015	(34,221)	4,434	-	4,434	6,449.8	1.57	10,122	(28,532)	(2,053)	(30,586)
2016	(30,586)	4,434	-	4,434	6,449.8	1.57	10,122	(24,897)	(1,835)	(26,732)
2017	(26,732)	3,536	-	3,536	5,810.2	1.57	9,118	(21,150)	(1,604)	(22,754)
2018	(22,754)	3,536	-	3,536	5,810.2	1.57	9,118	(17,171)	(1,365)	(18,536)
2019	(18,536)	3,536	-	3,536	5,810.2	1.57	9,118	(12,954)	(1,112)	(14,066)
2020	(14,066)	3,536	-	3,536	5,810.2	1.57	9,118	(8,483)	(844)	(9,327)
2021	(9,327)	3,536	-	3,536	5,810.2	1.57	9,118	(3,744)	(560)	(4,304)
2022	(4,304)	5,328	-	5,328	4,444.4	1.57	6,975	(2,657)	(258)	(2,915)
2023	(2,915)	5,328	-	5,328	4,444.4	1.57	6,975	(1,268)	(175)	(1,443)
2024	(1,443)	5,328	-	5,328	4,444.4	1.57	6,975	204	(87)	117
2025	117	5,328	-	5,328	4,444.4	1.57	6,975	1,765	5	1,769
2026	1,769	5,328	-	5,328	2,222.2	1.57	3,487	(71)	71	(0)
		210,829	5,650	216,479	157,136.6		246,607		(37,178)	

APPENDIX D

COMPARISON OF 2003 AND 2005 COSTS FOR THE PROJECTS WHICH ARE THE SUBJECT OF THIS PROPOSED DC BY-LAW AMENDMENT

May 16, 2005

Background Memo
2005 Development Charges Update
Projects with Significant Cost Increases

This report provides detailed rationale for projects identified as having a significant cost increase over the 2003 DC By-law. All costs that are used for comparison to the 2003 DC By-law are presented in 2003 dollars. Costs not used for direct comparisons to the 2003 DC By-law are based on the source document from which they have been derived and not adjusted to 2003 dollars.

Water Supply

City of Toronto Supply

The City of Toronto water supply increased from $126,658,470 to a revised cost of $262,071,280 which represents an increase of $135,412,810 or 107 percent. *(Note: The 2003 DC By-law identified a Toronto cost share amount of $88,622,000. However, during the 2005 Toronto agreement update, a watermain from the Toronto border to a proposed pumping station required in Markham and including the pumping station, were originally budgeted for by York Region. These amounts have been now been transferred to the Toronto cost share agreement as infrastructure deemed to benefit both Toronto and York. Therefore, to properly allocate project costs, an adjustment in the 2003 By-law budget was made to transfer $38,036,465 from project 74210 (Markham By-pass and pumping station) to the Toronto cost share budget resulting in no net change to the 2003 DC By-law total but allowing for a more accurate assessment of cost changes from 2003 to 2005.*
The revised 2005 cost of $262,071,280 is comprised of remaining works still required to be completed under the 1998 agreement which have not been included in the revised 2005 agreement resulting in the need to track these two programs separately. These projects will be reviewed with the City of Toronto to determine if a consolidation can occur for the next DC By-law update.)

The primary reasons for this increase are:

- The difference between the 1998 water supply agreement and the 2005 agreement regarding addressing longer term water supply needs and adequately defining the required capital program. This longer term view was defined through the Toronto/York Joint Optimization Study which was completed in 2004.
- There was a need to increase the water supply capacity beyond the limits allowed in the 1998 water supply agreement.
- The 1998 agreement provided for a maximum day supply of 440 ML to a period ending in 2004. The 2005 agreement will initially provide for a maximum day supply of 460 ML and will increase to 501 ML by 2011 with provisions for a long term supply of 885 ML by 2031.

- The 1998 infrastructure program identified a capital works program to 2005. The infrastructure program in the 2005 agreement identifies capital works to 2031

The details of these reasons are summarized below.

The City of Toronto currently provides all water supply needs for the communities of Vaughan, Markham and Richmond Hill and some augmentation of the Aurora groundwater system. This supply is through agreement last updated in September 1998.

The 1998 agreement identifies the necessary capital works to supply a maximum day volume of 440 ML (97 MIGD) by the year 2004. The capital program identified 12 projects of which York's share of costs total $103,151,000. The timing for the required capital works were scheduled to occur from the period 1997 to 2005. The 2003 D.C. By-law carried $88,622,000 for capital works identified both prior to the 1998 agreement and as proposed in the 1998 agreement.

The basis for justifying increased supply requirements from Toronto, and the associated capital, was determined through the Joint Optimization Study that was undertaken by the City of Toronto and York and completed in January 2004. The study was undertaken as an update to the 1996 water system study which defined infrastructure requirements in the 1998 agreement. The primary objectives of the study were to update population projections and identify the optimal infrastructure program to satisfy intermediate (2011) and long-term (2031) water demands in the joint Toronto and York system. The report identified a 2031 water demand forecast of 885 ML/d (194.7 MIGD) for York Region which is a one hundred percent increase over the 1998 agreement limits. The study concluded that significant capital improvements in treatment, pumping and transmission were required by 2011, with ongoing capital improvements primarily required in transmission to 2031.

The updated agreement is currently in draft form and is expected to be signed my mid 2005 and will supersede the current 1998 agreement. The draft 2005 agreement is committing to supply a maximum day volume of 501 ML (110 MIG) by 2011 with an immediate increase to 460 ML (101 MIG) which took effect in 2004. The intention would then be to review the agreement prior to 2011 to determine the effect of revised population projections and infrastructure requirements. The details of the capital program identified in the agreement are derived from the JOS study and appended to this memo. The infrastructure program in the agreement is summarized below:

Infrastructure	Cost-York Share	Percent of Total
Water Production 2005-2011	19,932,0001	8.5
Pumping 2005-2011	12,942,000	5.5
Transmission		
2005-2011	141,500,000	61
2011-2031	57,501,000	25
Total	231,876,000	100

Peel Water Supply

The Peel water supply increased from $151,440,000 to a revised cost of $309,934,764 which represents an increase of $158,494,764 or 105 percent.

The primary reason for this increase is:

- The 2003 DC By-law only considered projects in the 2003 to 2011 time period whereas the current capital program for infrastructure includes projects to 2021.

The Peel/ York water agreement was signed June 2001 and outlines water supply commitments from 2004 to 2031. Flow from Peel will not actually occur until mid 2005 due to the need to complete the initial infrastructure projects.

The agreement also outlines a capital program which is cost shared between Peel and York. In the 2003 DC By-law, costs were only identified for projects in the 2003 to 2011 time period which totalled $151,440,000 based on the approved 10 year business plan and budget. The current cost schedule for the same period totals $184,084,000 which represents an increase of $32,644,000 or a 21 percent increase. This increase is primarily due to adjustments in project costs related to increased construction costs as well as additional projects that were identified subsequently to the drafting of the originally agreement and recognized by both Regions as being necessary for ensuring the delivery of water to York as outlined in the original water supply flow schedule.

The remaining $125,850,000 proposed for the 2005 update is derived from those projects required to be completed from the period beyond 2011 to 2021 with 73 percent of the cost attributable to a significant expansion at the Lakeview water treatment plant and pumping station.

Wastewater System

Critical Infrastructure Projects

A significant proportion of the Regions population is serviced by the York Durham Sewage System which provides service to Newmarket, Aurora, Richmond Hill, Vaughan and Markham and will soon include King City and Stouffville. The existing YDSS is reaching its original design capacity in several areas resulting in the need to complete significant projects to increase overall system capacity. Over the past several years, environmental concerns on some key projects have resulted in increase scrutiny on several of the more significant YDSS projects. This has affected the environmental mitigation costs, engineering and construction costs, and approvals costs for several of these projects. The wastewater projects currently considered as critical infrastructure projects are:

- 16th Ave Phase Two sewer
- 9th Line sewer
- 19th Ave/ Leslie sewer

- Bathurst- Langstaff
- South East Collector
- Duffin Creek WPCP expansion

The primary reasons for these increases are:

- Environmental concerns with dewatering activities raised by the public during phase one of the 16th Avenue sewer project resulted in the need to review environmental effects and mitigation plans before proceeding to phase two.
- Continued concerns with environmental impacts with both the 16th Avenue sewer and other significant regional wastewater projects that influenced deep aquifer systems resulted in the Ministry of Environment issuing an Order on October 1, 2004 to increase the environmental scrutiny of several projects all deemed to potentially have a significant individual and cumulative effect on the environment and to consider these effects through further study and peer review. Environmental assessment requirements were elevated on many projects, some to the point of requiring individual environmental assessments.
- Both the cost of additional studies and the cost of required construction mitigation activities.
- General increases in materials costs (primarily steel costs) which had more significant impacts on projects delayed for longer durations.
- Changes in construction methodologies to address increased environmental mitigation requirements.

The most significant factor that has resulted in these cost drivers has been the increased environmental requirements imposed on all these projects through the MOE Minister's letter of October 1, 2004 which identified the increased level of scrutiny being required to satisfy the MOE that the environmental concerns relating to dewatering effects were being adequately addressed. The key element for all these projects is the need for dewatering to allow construction to occur and without approval from the MOE through the Permit to Take Water process, these projects would not be able to proceed. Alternatives to dewatering have also been investigated, where feasible, to avoid the need for requiring a permit, but will result in increased construction costs due to more sophisticated construction techniques.

A detailed description of each project follows.

16th Avenue Phase Two Sewer

The 16th Avenue sewer project increased from $51,517,000 to a revised cost of $64,854,150 which represents an increase of $13,337,150 or 26 percent.

The primary reasons for this increase are:

- Continued delays in initiating the Phase Two contract and standby charges the Region was obligated to pay to the contractor relating to ongoing dewatering and site maintenance charges.
- The necessity to re-evaluate the dewatering and environmental mitigation plan for Phase Two to secure the necessary Permit to Take Water from the MOE.

- Increased study development and reporting requirements to adequately document environmental impacts and mitigation plans as requested by the review agencies (MOE, TRCA, DFO, MNR)
- The cost of mitigation as identified in the revised environmental mitigation plan
- Enhanced public relations process and mitigation plan to address well interference complaints.

9th Line Sewer extension to Stouffville

The 9th Line sewer project increased from $14,200,000 to a revised cost of $18,358,241 which represents on increase of $4,158,241 or 29 percent.

The primary reasons for this increase are:

- The necessity to re-evaluate the dewatering and environmental mitigation plan to secure the necessary Permit to Take Water from the MOE.
- Increased study development and reporting requirements to adequately document environmental impacts and mitigation plans as requested by the review agencies (MOE, TRCA, DFO, MNR)
- The cost of mitigation as identified in the revised environmental mitigation plan
- Enhanced public relations process and mitigation plan to address well interference complaints.

19th Avenue/ Leslie Sewer

The 19th Avenue/ Leslie sewer project increased from $12,717,000 to a revised cost of $31,920,170 which represents on increase of $19,031,170 or 151 percent.

The primary reasons for this increase are:

- Although an approved Class environmental assessment was completed for this project, the MOE required a review of the alternatives and re-evaluation of routing options which resulted in duplication of the approvals process.
- Increased concerns with dewatering requirements resulted in changing from open cut construction with dewatering to tunnelling with earth pressure balancing technology which minimizes the need for dewatering. The original cost estimate was based on open cut construction methods which would have required dewatering.

Bathurst Langstaff Sewer

The Bathurst Langstaff sewer project increased from $51,000,000 to a revised cost of $60,781,000 which represents on increase of $9,781,000 or 19 percent.

The primary reasons for this increase are:

- The MOE required a review of construction alternatives to minimize impacts on ground water and dewatering requirements.
- Increased concerns with dewatering requirements resulted in changing from open cut construction with dewatering to tunnelling with earth pressure balancing

technology which minimizes the need for dewatering. The original cost estimate was based on open cut construction methods which would have required dewatering.

South East Collector

The South East Collector sewer project increased from $61,545,000 to a revised cost of $90,331,000 which represents on increase of $28,786,000 or 47 percent.

The primary reasons for this increase are:

- Although a Class environmental assessment was well underway, the MOE required that an individual environmental assessment be undertaken for this project.
- Routing changes to further minimize impacts on the Rouge Valley watershed have resulted in increased length of the overall sewer.
- More sophisticated construction techniques such as earth pressure balancing for tunnelling operations are being included where cross environmentally sensitive lands is required.

Duffin Creek WPCP

The Duffin Creek WPCP project increased from $178,650,000 to a revised cost of $366,708,000 which represents an increase of $188,058,000 or 105 percent.

This revised cost is derived from the following specific project areas:

- Optimization of existing liquid and solids treatment processes
- Expansion of liquid treatment process
- Expansion of solids treatment process (not in 2003 by-law)
- Twinning of effluent discharge piping to Lake Ontario (not in 2003 by-law)

It is worth noting that of the $366,708,000 required for Duffin Creek, $87,700 is required for new works not identified in the 2003 DC By-law. The actual increase on the remaining works is 56 percent.

Each of these areas is detailed as follows:

Optimization

The optimization of the existing plant increased from $37,211,000 to a revised cost of $38,289,000 which represents an increase of $1,078,000 or 3 percent.

The primary reason for this increase is:

- The initial assessment of the incinerators for the solids treatment process were in poorer condition than initially estimated, resulting in more extensive work required and a change in scope related to the areas of the process that required rehabilitation.

Expansion of Liquid Treatment Process
The expansion of the liquid treatment process increased from $141,439,000 to a revised cost of $240,719,000 which represents an increase of $99,280,000 or 70 percent.

The primary reason for this increase is:
- Increased ministry scrutiny through the environmental assessment process has resulting in the need to increase environmental mitigation measures regarding the plant expansion.
- The project is becoming better defined as the environmental assessment is progressing resulting in revisions to the project cost estimate.

Expansion of solids treatment process
The expansion of the solids treatment process was not included in the 2003 DC By-law and results in an addition of $43,850,000.

The primary reasons for this addition are:
- The need for solids treatment expansion was not contemplated prior to the 2003 DC By-law.
- Rehabilitation work undertaken in the optimization project identified significant issues with the existing incineration equipment which has resulted in a significant reduction in the expected remaining useful life of this equipment.
- The rehabilitation work that is currently nearing completion, will not significantly extend the life of the equipment but will allow sufficient time to plan for, obtain approvals and construction new facilities, which would replace the existing equipment.
- The solids treatment process will become more critical as flows continue to increase at the plant.

Twinning of effluent discharge piping to Lake Ontario
The twinning of the effluent discharge piping was not included in the 2003 DC By-law update and results in an addition of $43,850,000.

The primary reasons for this addition are:
- Although not expected to be required until 2020, the need for this increased capacity was identified through the environmental assessment process for the plant expansion. This project was advanced in light of faster than expected population increases within York Region.
- The need for a second outfall is related to limited pipe capacity and meeting flow dispersion requirements within Lake Ontario.

2005 By-law Increase/Decrease From 2003 By-law
For Water (in 2003 $ 000's)
Total

Time Period		Annual					Res/Non-Res Allocation	
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease	'05 Bylaw ('03$) Less Post Period Deduction	Res 69%	Non-Res 31%
2003-2006	**2003-2006**	2003	$37,194	$52,007	$14,813	$13,287	$9,168	$4,119
		2004	$37,194	$52,007	$14,813	$13,287	$9,168	$4,119
$148,775	$208,027	2005	$37,194	$52,007	$14,813	$13,287	$9,168	$4,119
		2006	$37,194	$52,007	$14,813	$13,287	$9,168	$4,119
2007-2011	**2007-2011**	2007	$18,257	$40,363	$22,106	$19,829	$13,682	$6,147
		2008	$18,257	$40,363	$22,106	$19,829	$13,682	$6,147
$91,287	$201,816	2009	$18,257	$40,363	$22,106	$19,829	$13,682	$6,147
		2010	$18,257	$40,363	$22,106	$19,829	$13,682	$6,147
		2011	$18,257	$40,363	$22,106	$19,829	$13,682	$6,147
2012-2016	**2012-2016**	2012	$40	$34,820	$34,780	$31,198	$21,527	$9,671
		2013	$40	$34,820	$34,780	$31,198	$21,527	$9,671
$200	$174,102	2014	$40	$34,820	$34,780	$31,198	$21,527	$9,671
		2015	$40	$34,820	$34,780	$31,198	$21,527	$9,671
		2016	$40	$34,820	$34,780	$31,198	$21,527	$9,671
2017-2026	**2017-2026**	2017	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2018	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2019	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2020	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
$72,000	$22,224	2021	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2022	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2023	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2024	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2025	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
		2026	$7,200	$2,222	($4,978)	($4,465)	($3,081)	($1,384)
$312,262	$606,170		$312,262	$606,170	$293,908	$263,633	$181,907	$81,726

2005 By-law Increase/Decrease From 2003 By-law
For Water (in 2003 $ 000's)
Markham Bypass (PD 4 & PD 6)Watermain and Pump Station

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$0	$0	$0
		2004	$0	$0	$0
$0	$0	2005	$0	$0	$0
		2006	$0	$0	$0
2007-2011	**2007-2011**	2007	$0	$6,833	$6,833
		2008	$0	$6,833	$6,833
$0	$34,164	2009	$0	$6,833	$6,833
		2010	$0	$6,833	$6,833
		2011	$0	$6,833	$6,833
2012-2016	**2012-2016**	2012	$40	$0	($40)
		2013	$40	$0	($40)
$200	$0	2014	$40	$0	($40)
		2015	$40	$0	($40)
		2016	$40	$0	($40)
2017-2026	**2017-2026**	2017	$7,200	$0	($7,200)
		2018	$7,200	$0	($7,200)
		2019	$7,200	$0	($7,200)
		2020	$7,200	$0	($7,200)
$72,000	$0	2021	$7,200	$0	($7,200)
		2022	$7,200	$0	($7,200)
		2023	$7,200	$0	($7,200)
		2024	$7,200	$0	($7,200)
		2025	$7,200	$0	($7,200)
		2026	$7,200	$0	($7,200)
$72,200	$34,164		$72,200	$34,164	($38,036)

2005 By-law Increase/Decrease From 2003 By-law
For Water (in 2003 $ 000's)
Toronto Cost Share (YWS Capital-Pre 1998 Agreement)

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$15,459	$9,293	($6,166)
		2004	$15,459	$9,293	($6,166)
$61,835	$37,172	2005	$15,459	$9,293	($6,166)
		2006	$15,459	$9,293	($6,166)
2007-2011	**2007-2011**	2007	$5,357	$4,121	($1,236)
		2008	$5,357	$4,121	($1,236)
$26,787	$20,606	2009	$5,357	$4,121	($1,236)
		2010	$5,357	$4,121	($1,236)
		2011	$5,357	$4,121	($1,236)
2012-2016	**2012-2016**	2012	$0	$188	$188
		2013	$0	$188	$188
$0	$938	2014	$0	$188	$188
		2015	$0	$188	$188
		2016	$0	$188	$188
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$88,622	$58,716		$88,622	$58,716	($29,906)

2005 By-law Increase/Decrease From 2003 By-law
For Water (in 2003 $ 000's)
Toronto Cost Share (Post 1998 Agreement)

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$0	$355	$355
		2004	$0	$355	$355
$0	$42,868	2005	$0	$21,079	$21,079
		2006	$0	$21,079	$21,079
2007-2011	**2007-2011**	2007	$0	$18,190	$18,190
		2008	$0	$18,190	$18,190
$0	$90,950	2009	$0	$18,190	$18,190
		2010	$0	$18,190	$18,190
		2011	$0	$18,190	$18,190
2012-2016	**2012-2016**	2012	$0	$9,968	$9,968
		2013	$0	$9,968	$9,968
$0	$49,839	2014	$0	$9,968	$9,968
		2015	$0	$9,968	$9,968
		2016	$0	$9,968	$9,968
2017-2026	**2017-2026**	2017	$0	$1,970	$1,970
		2018	$0	$1,970	$1,970
		2019	$0	$1,970	$1,970
		2020	$0	$1,970	$1,970
$0	$19,699	2021	$0	$1,970	$1,970
		2022	$0	$1,970	$1,970
		2023	$0	$1,970	$1,970
		2024	$0	$1,970	$1,970
		2025	$0	$1,970	$1,970
		2026	$0	$1,970	$1,970
$0	$203,355		$0	$203,355	$203,355

2005 By-law Increase/Decrease From 2003 By-law
For Water (in 2003 $ 000's)
Peel Water Share

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$21,735	$28,252	$6,517
		2004	$21,735	$28,252	$6,517
$86,940	$127,988	2005	$21,735	$35,742	$14,007
		2006	$21,735	$35,742	$14,007
2007-2011	**2007-2011**	2007	$12,900	$11,219	($1,681)
		2008	$12,900	$11,219	($1,681)
$64,500	$56,097	2009	$12,900	$11,219	($1,681)
		2010	$12,900	$11,219	($1,681)
		2011	$12,900	$11,219	($1,681)
2012-2016	**2012-2016**	2012	$0	$24,665	$24,665
		2013	$0	$24,665	$24,665
$0	$123,325	2014	$0	$24,665	$24,665
		2015	$0	$24,665	$24,665
		2016	$0	$24,665	$24,665
2017-2026	**2017-2026**	2017	$0	$253	$253
		2018	$0	$253	$253
		2019	$0	$253	$253
		2020	$0	$253	$253
$0	$2,526	2021	$0	$253	$253
		2022	$0	$253	$253
		2023	$0	$253	$253
		2024	$0	$253	$253
		2025	$0	$253	$253
		2026	$0	$253	$253
$151,440	$309,935		$151,440	$309,935	$158,495

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Total

Time Period		Annual					Res/Non-Res Allocation	
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease	'05 Bylaw ('03$) Less Post Period Deduction	Res 69%	Non-Res 31%
2003-2006	**2003-2006**	2003	$43,681	$47,898	$4,217	$3,782	$2,610	$1,172
		2004	$43,681	$47,898	$4,217	$3,782	$2,610	$1,172
$174,726	$191,593	2005	$43,681	$47,898	$4,217	$3,782	$2,610	$1,172
		2006	$43,681	$47,898	$4,217	$3,782	$2,610	$1,172
2007-2011	**2007-2011**	2007	$9,466	$35,444	$25,978	$23,302	$16,078	$7,224
		2008	$9,466	$35,444	$25,978	$23,302	$16,078	$7,224
$47,331	$177,221	2009	$9,466	$35,444	$25,978	$23,302	$16,078	$7,224
		2010	$9,466	$35,444	$25,978	$23,302	$16,078	$7,224
		2011	$9,466	$35,444	$25,978	$23,302	$16,078	$7,224
2012-2016	**2012-2016**	2012	$4,560	$1,626	($2,934)	($2,632)	($1,816)	($816)
		2013	$4,560	$1,626	($2,934)	($2,632)	($1,816)	($816)
$22,800	$8,128	2014	$4,560	$1,626	($2,934)	($2,632)	($1,816)	($816)
		2015	$4,560	$1,626	($2,934)	($2,632)	($1,816)	($816)
		2016	$4,560	$1,626	($2,934)	($2,632)	($1,816)	($816)
2017-2026	**2017-2026**	2017	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2018	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2019	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2020	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
$31,083	$16,256	2021	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2022	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2023	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2024	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2025	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
		2026	$3,108	$1,626	($1,483)	($1,330)	($918)	($412)
$275,940	$393,198		$275,940	$393,198	$117,258	$105,178	$72,570	$32,608

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Langstaff Trunk

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$4,375	$240	($4,136)
		2004	$4,375	$240	($4,136)
$17,500	$15,724	2005	$4,375	$7,623	$3,248
		2006	$4,375	$7,623	$3,248
2007-2011	**2007-2011**	2007	$0	$1,422	$1,422
		2008	$0	$1,422	$1,422
$0	$7,111	2009	$0	$1,422	$1,422
		2010	$0	$1,422	$1,422
		2011	$0	$1,422	$1,422
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
$0	$0	2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$17,500	$22,835		$17,500	$22,835	$5,335

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Bathurst Trunk (including Phase 3)

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$7,500	$1,006	($6,494)
		2004	$7,500	$1,006	($6,494)
$30,000	$27,811	2005	$7,500	$12,899	$5,399
		2006	$7,500	$12,899	$5,399
2007-2011	**2007-2011**	2007	$700	$3,030	$2,330
		2008	$700	$3,030	$2,330
$3,500	$15,148	2009	$700	$3,030	$2,330
		2010	$700	$3,030	$2,330
		2011	$700	$3,030	$2,330
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
$0	$0	2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$33,500	$42,959		$33,500	$42,958	$9,458

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
19th Avenue Interceptor

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$2,300	$799	($1,501)
		2004	$2,300	$799	($1,501)
$9,201	$20,967	2005	$2,300	$9,685	$7,385
		2006	$2,300	$9,685	$7,385
2007-2011	**2007-2011**	2007	$0	$0	$0
		2008	$0	$0	$0
$0	$0	2009	$0	$0	$0
		2010	$0	$0	$0
		2011	$0	$0	$0
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
$0	$0	2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$9,201	$20,967		$9,201	$20,968	$11,767

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Lower Leslie Street Trunk

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$879	$328	($551)
		2004	$879	$328	($551)
$3,516	$10,954	2005	$879	$5,149	$4,270
		2006	$879	$5,149	$4,270
2007-2011	**2007-2011**	2007	$0	$0	$0
		2008	$0	$0	$0
$0	$0	2009	$0	$0	$0
		2010	$0	$0	$0
		2011	$0	$0	$0
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
$0	$0	2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$3,516	$10,954		$3,516	$10,954	$7,438

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
16th Avenue Trunk

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$12,879	$6,114	($6,765)
		2004	$12,879	$6,114	($6,765)
$51,517	$53,628	2005	$12,879	$20,700	$7,821
		2006	$12,879	$20,700	$7,821
2007-2011	**2007-2011**	2007	$0	$2,245	$2,245
		2008	$0	$2,245	$2,245
$0	$11,226	2009	$0	$2,245	$2,245
		2010	$0	$2,245	$2,245
		2011	$0	$2,245	$2,245
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
$0	$0	2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$51,517	$64,854		$51,517	$64,854	$13,337

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Southeast Trunk Parallel Sewer EA

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$0	$0	$0
		2004	$0	$0	$0
$0	$0	2005	$0	$0	$0
		2006	$0	$0	$0
2007-2011	**2007-2011**	2007	$0	$0	$0
		2008	$0	$0	$0
$0	$0	2009	$0	$0	$0
		2010	$0	$0	$0
		2011	$0	$0	$0
2012-2016	**2012-2016**	2012	$20	$0	($20)
		2013	$20	$0	($20)
$100	$0	2014	$20	$0	($20)
		2015	$20	$0	($20)
		2016	$20	$0	($20)
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$100	$0		$100	$0	($100)

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Southeast Trunk (York-Scarborough)

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$9,686	$0	($9,686)
		2004	$9,686	$0	($9,686)
$38,745	$41,133	2005	$9,686	$20,566	$10,880
		2006	$9,686	$20,566	$10,880
2007-2011	**2007-2011**	2007	$0	$9,840	$9,840
		2008	$0	$9,840	$9,840
$0	$49,198	2009	$0	$9,840	$9,840
		2010	$0	$9,840	$9,840
		2011	$0	$9,840	$9,840
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
$0	$0	2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$38,745	$90,331		$38,745	$90,330	$51,585

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Southeast Trunk (Meter Chamber)

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$0	$0	$0
		2004	$0	$0	$0
$0	$0	2005	$0	$0	$0
		2006	$0	$0	$0
2007-2011	**2007-2011**	2007	$0	$0	$0
		2008	$0	$0	$0
$0	$0	2009	$0	$0	$0
		2010	$0	$0	$0
		2011	$0	$0	$0
2012-2016	**2012-2016**	2012	$380	$0	($380)
		2013	$380	$0	($380)
$1,900	$0	2014	$380	$0	($380)
		2015	$380	$0	($380)
		2016	$380	$0	($380)
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$1,900	$0		$1,900	$0	($1,900)

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Southeast Trunk (Pickering West)

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$0	$0	$0
		2004	$0	$0	$0
$0	$0	2005	$0	$0	$0
		2006	$0	$0	$0
2007-2011	**2007-2011**	2007	$0	$0	$0
		2008	$0	$0	$0
$0	$0	2009	$0	$0	$0
		2010	$0	$0	$0
		2011	$0	$0	$0
2012-2016	**2012-2016**	2012	$4,160	$0	($4,160)
		2013	$4,160	$0	($4,160)
$20,800	$0	2014	$4,160	$0	($4,160)
		2015	$4,160	$0	($4,160)
		2016	$4,160	$0	($4,160)
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
$0	$0	2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$20,800	$0		$20,800	$0	($20,800)

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Duffin Creek WPCP

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)[1]	Increase/ Decrease
2003-2006	**2003-2006**	2003	$6,062	$5,344	($718)
		2004	$6,062	$5,344	($718)
$24,247	$21,376	2005	$6,062	$5,344	($718)
		2006	$6,062	$5,344	($718)
2007-2011	**2007-2011**	2007	$8,766	$18,037	$9,271
		2008	$8,766	$18,037	$9,271
$43,831	$90,187	2009	$8,766	$18,037	$9,271
		2010	$8,766	$18,037	$9,271
		2011	$8,766	$18,037	$9,271
2012-2016	**2012-2016**	2012	$0	$1,626	$1,626
		2013	$0	$1,626	$1,626
$0	$8,128	2014	$0	$1,626	$1,626
		2015	$0	$1,626	$1,626
		2016	$0	$1,626	$1,626
2017-2026	**2017-2026**	2017	$3,108	$1,626	($1,483)
		2018	$3,108	$1,626	($1,483)
		2019	$3,108	$1,626	($1,483)
		2020	$3,108	$1,626	($1,483)
$31,083	$16,256	2021	$3,108	$1,626	($1,483)
		2022	$3,108	$1,626	($1,483)
		2023	$3,108	$1,626	($1,483)
		2024	$3,108	$1,626	($1,483)
		2025	$3,108	$1,626	($1,483)
		2026	$3,108	$1,626	($1,483)
$99,161	$135,948		$99,161	$135,948 [1]	$36,787

1 Inclusive of factor up of 1.1148, in order to "gross up" the cost which is subsequently reduced by 89.7% on the summary table, in that the latter reduction has already been made above, in the case of the net cost used for the Duffin Creek project.

2005 By-law Increase/Decrease From 2003 By-law
For Wastewater (in 2003 $ 000's)
Joe Dales

Time Period		Annual			
2003 By-Law	2005 By-Law (2003$)	Year	2003 By-Law	2005 By-Law (2003$)	Increase/ Decrease
2003-2006	**2003-2006**	2003	$0	$0	$0
		2004	$0	$0	$0
		2005	$0	$0	$0
		2006	$0	$0	$0
2007-2011	**2007-2011**	2007	$0	$870	$870
		2008	$0	$870	$870
$0	$4,350	2009	$0	$870	$870
		2010	$0	$870	$870
		2011	$0	$870	$870
2012-2016	**2012-2016**	2012	$0	$0	$0
		2013	$0	$0	$0
		2014	$0	$0	$0
		2015	$0	$0	$0
		2016	$0	$0	$0
2017-2026	**2017-2026**	2017	$0	$0	$0
		2018	$0	$0	$0
		2019	$0	$0	$0
		2020	$0	$0	$0
		2021	$0	$0	$0
		2022	$0	$0	$0
		2023	$0	$0	$0
		2024	$0	$0	$0
		2025	$0	$0	$0
		2026	$0	$0	$0
$0	$4,350		$0	$4,350	$4,350

APPENDIX E

2005 RECALCULATION OF THE WATER AND SANITARY SEWER DC'S REFLECTING THE PROJECT COST MODIFICATIONS IN APPENDIX D

Table E-1
York Region
2005 BY-LAW Cash Flow Calculation of the Residential Development Charge Requirements For Water
(000's $ unless otherwise indicated)

		Expenditures					Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11	12	13
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	2005 Additional Development-Related Expenditures 2003$	New Total Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Population Increase per year	$ 1.370 per Capita	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	135,899	79,703	9,168	88,871	2,881	91,753	30,465	1.370	41,738	85,885	5,436	91,321
2004	91,321	121,765	9,168	130,933	2,883	133,815	20,449	1.370	28,016	(14,479)	3,653	(10,826)
2005	(10,826)	49,279	9,168	58,447	2,884	61,330	21,462	1.370	29,404	(42,752)	(650)	(43,402)
2006	(43,402)	37,531	9,168	46,699	2,886	49,585	21,462	1.370	29,404	(63,583)	(2,604)	(66,187)
2007	(66,187)	22,809	13,682	36,491	2,886	39,377	21,462	1.370	29,404	(76,160)	(3,971)	(80,131)
2008	(80,131)	11,817	13,682	25,499	2,634	28,133	21,462	1.370	29,404	(78,859)	(4,808)	(83,667)
2009	(83,667)	43,868	13,682	57,550	2,635	60,185	21,462	1.370	29,404	(114,448)	(5,020)	(119,468)
2010	(119,468)	8,130	13,682	21,812	2,636	24,447	21,462	1.370	29,404	(114,511)	(7,168)	(121,679)
2011	(121,679)	20,879	13,682	34,561	2,637	37,198	21,462	1.370	29,404	(129,473)	(7,301)	(136,774)
2012	(136,774)	8,641	21,527	30,168	2,639	32,807	23,188	1.370	31,768	(137,813)	(8,206)	(146,019)
2013	(146,019)	8,641	21,527	30,168	1,385	31,554	23,188	1.370	31,768	(145,804)	(8,761)	(154,565)
2014	(154,565)	8,641	21,527	30,168	1,385	31,554	23,188	1.370	31,768	(154,351)	(9,274)	(163,625)
2015	(163,625)	8,641	21,527	30,168	1,385	31,554	23,188	1.370	31,768	(163,410)	(9,817)	(173,228)
2016	(173,228)	8,641	21,527	30,168	1,385	31,554	23,021	1.370	31,540	(173,241)	(10,394)	(183,635)
2017	(183,635)	6,929	(3,081)	3,848	1,385	5,233	22,853	1.370	31,310	(157,558)	(11,018)	(168,576)
2018	(168,576)	6,929	(3,081)	3,848	1,385	5,233	22,853	1.370	31,310	(142,499)	(10,115)	(152,614)
2019	(152,614)	6,929	(3,081)	3,848	1,385	5,233	22,853	1.370	31,310	(126,537)	(9,157)	(135,694)
2020	(135,694)	6,929	(3,081)	3,848	1,385	5,233	22,853	1.370	31,310	(109,617)	(8,142)	(117,758)
2021	(117,758)	6,929	(3,081)	3,848		3,848	22,837	1.370	31,287	(90,318)	(7,065)	(97,384)
2022	(97,384)	8,454	(3,081)	5,373		5,373	22,820	1.370	31,265	(71,492)	(5,843)	(77,335)
2023	(77,335)	8,454	(3,081)	5,373		5,373	22,820	1.370	31,265	(51,443)	(4,640)	(56,084)
2024	(56,084)	8,454	(3,081)	5,373		5,373	22,820	1.370	31,265	(30,192)	(3,365)	(33,557)
2025	(33,557)	8,454	(3,081)	5,373		5,373	22,820	1.370	31,265	(7,665)	(2,013)	(9,679)
2026	(9,679)	8,454	(3,081)	5,373		5,373	11,410	1.370	15,632	581	(581)	(0)
		515,900	181,907	697,807	38,684	736,491	533,862		731,416		(130,824)	

Unit Type		PPU	Per Unit DC
Single & Semi Detached		3.5	$ 4,795
Multiples		3.0	$ 4,110
Apartments	2+BR	2.2	$ 3,014
	1 BR & Bach.	1.4	$ 1,918

Note: Population represents 97% of the forecast population. The 3% of the population that is not to be serviced is not included.

Table E-2
York Region
2005 BY-LAW Cash Flow Calculation of the Non-Residential Development Charge Requirements For Water
(000's $ unless otherwise indicated)

		Expenditures					Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11	12	13
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	2005 Additional Development-Related Expenditures 2003$	New Total Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Non Residential Developed Sq.Ft. per year	$ 2.41 per Sq.Ft.	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	15,100	35,809	4,119	39,928	1,295	41,222	9,365.8	2.41	22,581	(3,541)	604	(2,937)
2004	(2,937)	54,706	4,119	58,825	1,295	60,120	9,365.8	2.41	22,581	(40,476)	(176)	(40,653)
2005	(40,653)	22,140	4,119	26,259	1,296	27,554	9,365.8	2.41	22,581	(45,626)	(2,439)	(48,065)
2006	(48,065)	16,862	4,119	20,981	1,296	22,277	9,365.8	2.41	22,581	(47,761)	(2,884)	(50,645)
2007	(50,645)	10,248	6,147	16,395	1,297	17,691	7,674.7	2.41	18,504	(49,833)	(3,039)	(52,871)
2008	(52,871)	5,309	6,147	11,456	1,183	12,639	7,674.7	2.41	18,504	(47,007)	(3,172)	(50,179)
2009	(50,179)	19,709	6,147	25,856	1,184	27,040	7,674.7	2.41	18,504	(58,715)	(3,011)	(61,726)
2010	(61,726)	3,653	6,147	9,800	1,184	10,984	7,674.7	2.41	18,504	(54,206)	(3,704)	(57,909)
2011	(57,909)	9,380	6,147	15,527	1,185	16,712	7,674.7	2.41	18,504	(56,117)	(3,475)	(59,592)
2012	(59,592)	3,882	9,671	13,553	1,185	14,739	6,449.8	2.41	15,551	(58,780)	(3,576)	(62,356)
2013	(62,356)	3,882	9,671	13,553	622	14,176	6,449.8	2.41	15,551	(60,981)	(3,741)	(64,722)
2014	(64,722)	3,882	9,671	13,553	622	14,176	6,449.8	2.41	15,551	(63,347)	(3,883)	(67,231)
2015	(67,231)	3,882	9,671	13,553	622	14,176	6,449.8	2.41	15,551	(65,856)	(4,034)	(69,890)
2016	(69,890)	3,882	9,671	13,553	622	14,176	6,449.8	2.41	15,551	(68,515)	(4,193)	(72,708)
2017	(72,708)	3,113	(1,384)	1,729	622	2,351	5,810.2	2.41	14,009	(61,051)	(4,363)	(65,414)
2018	(65,414)	3,113	(1,384)	1,729	622	2,351	5,810.2	2.41	14,009	(53,756)	(3,925)	(57,681)
2019	(57,681)	3,113	(1,384)	1,729	622	2,351	5,810.2	2.41	14,009	(46,024)	(3,461)	(49,485)
2020	(49,485)	3,113	(1,384)	1,729	622	2,351	5,810.2	2.41	14,009	(37,827)	(2,969)	(40,796)
2021	(40,796)	3,113	(1,384)	1,729	-	1,729	5,810.2	2.41	14,009	(28,517)	(2,448)	(30,964)
2022	(30,964)	3,798	(1,384)	2,414	-	2,414	4,444.4	2.41	10,716	(22,663)	(1,858)	(24,521)
2023	(24,521)	3,798	(1,384)	2,414	-	2,414	4,444.4	2.41	10,716	(16,220)	(1,471)	(17,691)
2024	(17,691)	3,798	(1,384)	2,414	-	2,414	4,444.4	2.41	10,716	(9,390)	(1,061)	(10,451)
2025	(10,451)	3,798	(1,384)	2,414	-	2,414	4,444.4	2.41	10,716	(2,150)	(627)	(2,777)
2026	(2,777)	3,798	(1,384)	2,414	-	2,414	2,222.2	2.41	5,358	167	(167)	0
		231,781	81,726	313,507	17,380	330,887	157,136.6		378,859		(63,072)	

Table E-3
York Region
2005 BY-LAW Cash Flow Calculation of the Residential Development Charge Requirements For Sanitary Sewer
(000's $ unless otherwise indicated)

		Expenditures					Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11	12	13
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	2005 Additional Development-Related Expenditures 2003$	New Total Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Population Increase per year	$ 1.144 per Capita	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	63,450	113,836	2,610	116,446	1,293	117,740	30,465	1.144	34,843	(19,446)	2,538	(16,908)
2004	(16,908)	70,973	2,610	73,583	1,296	74,879	20,449	1.144	23,387	(68,400)	(1,015)	(69,414)
2005	(69,414)	37,282	2,610	39,892	1,298	41,190	21,462	1.144	24,547	(86,058)	(4,165)	(90,223)
2006	(90,223)	8,341	2,610	10,951	1,299	12,251	21,462	1.144	24,547	(77,927)	(5,413)	(83,340)
2007	(83,340)	13,009	16,078	29,087	1,281	30,368	21,462	1.144	24,547	(89,161)	(5,000)	(94,162)
2008	(94,162)	9,282	16,078	25,360	1,280	26,640	21,462	1.144	24,547	(96,255)	(5,650)	(101,905)
2009	(101,905)	10,128	16,078	26,206	1,280	27,486	21,462	1.144	24,547	(104,844)	(6,114)	(110,958)
2010	(110,958)	20,532	16,078	36,610	1,279	37,889	21,462	1.144	24,547	(124,301)	(6,658)	(130,958)
2011	(130,958)	37,893	16,078	53,971		53,971	21,462	1.144	24,547	(160,383)	(7,857)	(168,240)
2012	(168,240)	9,869	(1,816)	8,053		8,053	23,188	1.144	26,520	(149,773)	(10,094)	(159,867)
2013	(159,867)	9,869	(1,816)	8,053		8,053	23,188	1.144	26,520	(141,400)	(9,592)	(150,992)
2014	(150,992)	9,869	(1,816)	8,053		8,053	23,188	1.144	26,520	(132,524)	(9,059)	(141,584)
2015	(141,584)	9,869	(1,816)	8,053		8,053	23,188	1.144	26,520	(123,116)	(8,495)	(131,611)
2016	(131,611)	9,869	(1,816)	8,053		8,053	23,021	1.144	26,330	(113,334)	(7,897)	(121,231)
2017	(121,231)	7,870	(918)	6,952		6,952	22,853	1.144	26,138	(102,046)	(7,274)	(109,319)
2018	(109,319)	7,870	(918)	6,952		6,952	22,853	1.144	26,138	(90,134)	(6,559)	(96,693)
2019	(96,693)	7,870	(918)	6,952		6,952	22,853	1.144	26,138	(77,508)	(5,802)	(83,309)
2020	(83,309)	7,870	(918)	6,952		6,952	22,853	1.144	26,138	(64,124)	(4,999)	(69,122)
2021	(69,122)	7,870	(918)	6,952		6,952	22,837	1.144	26,119	(49,956)	(4,147)	(54,103)
2022	(54,103)	11,859	(918)	10,941		10,941	22,820	1.144	26,100	(38,944)	(3,246)	(42,190)
2023	(42,190)	11,859	(918)	10,941		10,941	22,820	1.144	26,100	(27,031)	(2,531)	(29,563)
2024	(29,563)	11,859	(918)	10,941		10,941	22,820	1.144	26,100	(14,404)	(1,774)	(16,178)
2025	(16,178)	11,859	(918)	10,941		10,941	22,820	1.144	26,100	(1,019)	(971)	(1,989)
2026	(1,989)	11,859	(918)	10,941		10,941	11,410	1.144	13,050	120	(119)	0
		469,266	72,570	541,836	10,307	552,143	533,862		610,587		(121,894)	

Unit Type		PPU	Per Unit DC
Single & Semi Detached		3.5	$ 4,003
Multiples		3.0	$ 3,431
Apartments	2+BR	2.2	$ 2,516
	1 BR & Bach.	1.4	$ 1,601

Note: Population represents 97% of the forecast population. The 3% of the population that is not to be serviced is not included.

Table E-4
York Region
2005 BY-LAW Cash Flow Calculation of the Non-Residential Development Charge Requirements For Sanitary Sewer
(000's $ unless otherwise indicated)

		Expenditures					Revenues			Reserve Fund		
1	2	3	4	5	6	7	8	9	10	11	12	13
Year Beginning:	DC Reserve Fund Opening Balance	Development-Related Expenditures 2003$	2005 Additional Development-Related Expenditures 2003$	New Total Development-Related Expenditures 2003$	Existing Capital Debt Payments	Expenditures Total 4+5	Non Residential Developed Sq.Ft. per year	$ 1.84 per Sq.Ft.	Anticipated DC Revenue	Annual Surplus (Deficit)	4.0% / 6.0% RF Interest Earnings (Cost)	DC Reserve Fund Closing Balance
2003	7,050	51,144	1,172	52,316	581.06	52,897	9,365.8	1.84	17,260	(28,587)	282	(28,305)
2004	(28,305)	31,886	1,172	33,058	582.31	33,641	9,365.8	1.84	17,260	(44,685)	(1,698)	(46,383)
2005	(46,383)	16,750	1,172	17,922	583.25	18,505	9,365.8	1.84	17,260	(47,628)	(2,783)	(50,411)
2006	(50,411)	3,748	1,172	4,920	583.81	5,503	9,365.8	1.84	17,260	(38,654)	(3,025)	(41,679)
2007	(41,679)	5,844	7,224	13,068	575.55	13,644	7,674.7	1.84	14,144	(41,179)	(2,501)	(43,680)
2008	(43,680)	4,170	7,224	11,394	575.19	11,969	7,674.7	1.84	14,144	(41,505)	(2,621)	(44,126)
2009	(44,126)	4,550	7,224	11,774	575.12	12,349	7,674.7	1.84	14,144	(42,332)	(2,648)	(44,979)
2010	(44,979)	9,225	7,224	16,449	574.45	17,023	7,674.7	1.84	14,144	(47,859)	(2,699)	(50,558)
2011	(50,558)	17,025	7,224	24,249	574.26	24,823	7,674.7	1.84	14,144	(61,237)	(3,033)	(64,270)
2012	(64,270)	4,434	(816)	3,618	444.91	4,063	6,449.8	1.84	11,886	(56,446)	(3,856)	(60,303)
2013	(60,303)	4,434	(816)	3,618	-	3,618	6,449.8	1.84	11,886	(52,034)	(3,618)	(55,652)
2014	(55,652)	4,434	(816)	3,618	-	3,618	6,449.8	1.84	11,886	(47,384)	(3,339)	(50,723)
2015	(50,723)	4,434	(816)	3,618	-	3,618	6,449.8	1.84	11,886	(42,454)	(3,043)	(45,498)
2016	(45,498)	4,434	(816)	3,618	-	3,618	6,449.8	1.84	11,886	(37,229)	(2,730)	(39,959)
2017	(39,959)	3,536	(412)	3,124	-	3,124	5,810.2	1.84	10,708	(32,375)	(2,398)	(34,772)
2018	(34,772)	3,536	(412)	3,124	-	3,124	5,810.2	1.84	10,708	(27,188)	(2,086)	(29,275)
2019	(29,275)	3,536	(412)	3,124	-	3,124	5,810.2	1.84	10,708	(21,691)	(1,756)	(23,447)
2020	(23,447)	3,536	(412)	3,124	-	3,124	5,810.2	1.84	10,708	(15,863)	(1,407)	(17,270)
2021	(17,270)	3,536	(412)	3,124	-	3,124	5,810.2	1.84	10,708	(9,686)	(1,036)	(10,723)
2022	(10,723)	5,328	(412)	4,916	-	4,916	4,444.4	1.84	8,191	(7,448)	(643)	(8,091)
2023	(8,091)	5,328	(412)	4,916	-	4,916	4,444.4	1.84	8,191	(4,816)	(485)	(5,302)
2024	(5,302)	5,328	(412)	4,916	-	4,916	4,444.4	1.84	8,191	(2,027)	(318)	(2,345)
2025	(2,345)	5,328	(412)	4,916	-	4,916	4,444.4	1.84	8,191	929	(141)	789
2026	789	5,328	(412)	4,916	-	4,916	2,222.2	1.84	4,095	(32)	32	(0)
		210,829	32,608	243,437	5,650	249,087	157,136.6		289,588		(47,552)	