

April 29, 2010

Region of York
17250 Yonge Street
PO Box 147
Newmarket, ON L3Y 6Z1

ATTN: Lloyd Russell
Commissioner of Finance & Treasurer

Dear Sir:

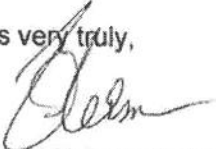
RE: **REGIONAL MUNICIPALITY OF YORK – DEVELOPMENT CHARGES
DRAFT 2010 DEVELOPMENT CHARGE BY-LAW AMENDMENT**

Metrus appreciates that York Region Staff are consulting with the development industry through BILD York Chapter. Staff's commitment to this open dialogue is very evident and the development industry will respond in kind.

Our concern lies with the proposed adoption date of June 24, 2010. This causes two problems. The first affects projects that are awaiting subdivision agreements from the local municipalities. These projects have no ability to pre-pay and avoid what appears to be a substantial increase in the DCs. The April 8, 2010 report to Finance and Administration Committee regarding development charges pre-payment options at time of by-law updates and phase-in of rates is limited to residential in-fill subdivisions and high-rise developments. Metrus asks that the pre-payment option be made available for all development types. The second issue is the short timeline will not allow a comprehensive review of the April 21, 2010 DC background study. Notwithstanding the willingness of both sides to work our way through this, it is simply not possible that the review can be completed within the timeframe allotted. Metrus asks that the DC adoption be delayed to September 2010 to allow sufficient time for this review and to possibly avoid an appeal because there was not enough review time. The delay to adopt until September 2010 would also give the Region time to address the request for the policy change on pre-payment options, allowing those projects in the works to have an opportunity to prepay and avoid the implementation headaches that come with a significant change to the development charge rate.

We trust that you will take these comments into consideration and look forward to working with Regional Staff to complete this review.

Yours very truly,


Fraser L. Nelson, P. Eng.
General Manager

FLN:djw
FNM/ISC/YORK RE 2010 DC AMENDMENT

C: Denis Kelly, Regional Clerk, Corporate Services Dept