

# DEVELOPMENT CHARGES GUIDE

**This Guide is EFFECTIVE on 1 July 2019 and EXPIRES the day ending 7 November 2019 or earlier.**

**NOTE:** this guide of the various development charges is for a simplified explanation and understanding of these fees. For precise interpretations and info please consult the respective By-Laws available online. This guide is not applicable to developments prepaid or credited under an agreement. Total charges/levies due are calculated by adding together the Region's, the Town's and the School Board's charges. Applicable charges are calculated (and usually due) based on the date of the Building Permit issuance. DCs are normally payable for new buildings, enlarged buildings and/or changes of use to a higher rated category, unless the development qualifies for an exemption or credit.

## YORK REGION

| Public Services Category | Residential (per Unit) |           |   |  | Non-Residential (per GFA)                 |                           |                           |
|--------------------------|------------------------|-----------|---|--|---|---------------------------|---------------------------|
|                          | Single & Semi-detached | Townhomes | Large >= 700 ft <sup>2</sup> Apartments | Small < 700 ft <sup>2</sup> Apartments | Non-Retail                                | Hotel                     | Retail                    |
|                          |                        |           |   |  | (Industrial-Office-Institutional & Hotel) | (Commercial)              |                           |
| No Water & Sewer         | \$31,719               | \$25,525  | \$18,553                                | \$13,534                               | \$11.53 / ft <sup>2</sup>                 | \$7.59 / ft <sup>2</sup>  | \$37.53 / ft <sup>2</sup> |
| Water (only)             | \$41,684               | \$33,547  | \$24,383                                | \$17,793                               | \$15.26 / ft <sup>2</sup>                 | \$8.65 / ft <sup>2</sup>  | \$43.55 / ft <sup>2</sup> |
| Water & Sewer            | \$62,170               | \$50,038  | \$36,368                                | \$26,549                               | \$22.89 / ft <sup>2</sup>                 | \$10.81 / ft <sup>2</sup> | \$55.14 / ft <sup>2</sup> |

**NON-RETAIL:** means places used principally for industrial, offices, institutional, convention-centres, medical-clinics, self-storage facilities, standalone motor vehicle storage facility & accessory-to-industrial-sales-areas. Hotels are assigned a special rate category.

**RETAIL:** means places used principally for the sale, consumption or rental of goods and/or services including banquet-halls, funeral-homes, warehouse sales clubs & retail motor vehicle establishment.

**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, 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.

**EXEMPTIONS & CREDITS:** government owned buildings, local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial or institutional or office additions less than 50% of the original existing GFA, full credit for replacement buildings within 4 years of any issued demolition permit, 75% credit for replacement buildings between 4 to 6 years, 50% credit for replacement buildings between 6 to 8 years, 25% credit for replacement buildings between 8 to 10 years, full credit for public worship buildings less than 5001ft<sup>2</sup> or partial credit for the worship area whichever is greater, cemetery buildings, public hospitals, temporary buildings, non-retail accessory buildings less than 1077ft<sup>2</sup>, atrium areas, parking areas of buildings not being publicly rented, certain change of uses (only a higher difference is payable), existing never developed residential vacant lots of record established before March 1979 & non-residential vacant lots of record established before March 1988. Note: that Stacked-Townhomes are calculated as Townhomes.

## WHITCHURCH-STOUFFVILLE

| Public Services Category | Residential (per Unit) |           |                        |                       | Non-Residential (per GFA)  |
|--------------------------|------------------------|-----------|------------------------|-----------------------|--|
|                          | Single & Semi-detached | Townhomes | Apartments 2+ Bedrooms | Apartments 1- Bedroom | Industrial-Commercial-Institutional.....including; Hotels, Motels, Boarding & Rooming Houses |
| No Water & Sewer         | \$17,000               | \$13,532  | \$11,065               | \$7,584               | \$4.22 / ft <sup>2</sup>   |
| Water (only)             | \$19,316               | \$15,376  | \$12,572               | \$8,617               | \$5.07 / ft <sup>2</sup>   |
| Water & Sewer            | \$22,723               | \$18,088  | \$14,789               | \$10,137              | \$6.49 / ft <sup>2</sup>   |

**GROSS FLOOR AREA:** means, in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building, and in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls and the centre line of party walls dividing a non-residential use and a residential use.

**EXEMPTIONS & CREDITS:** government (including public boards) owned buildings, publicly funded/tax exempt schools/hospitals, tax exempt public worship buildings, farm buildings, kennels, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of original existing GFA, replacement buildings within 5 years of demolition (only a higher GFA difference is payable), building utility services rooms, loading areas, underground parking areas, underground storage areas, underground accessory areas, change of use (only a higher use difference is payable). Note: that Stacked-Townhomes are calculated as Apartments.

## YORK EDUCATION SCHOOL BOARDS (Public & Catholic)

| Combined Charges | Residential (per Unit)<br>\$7,007 / Dwelling | Non-Residential (per GFA)<br>(Industrial-Commercial-Institutional) \$1.13 / ft <sup>2</sup> |
|------------------|--|---|
|------------------|--|---|

**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, notwithstanding any specified exemption found in the bylaw.

**EXEMPTIONS & CREDITS:** government (including public boards) owned buildings, publicly funded/tax exempt schools/hospitals, tax exempt public worship buildings, non-residential farm buildings, additions to a single dwelling unit, limited accessory dwellings, buildings accessory to dwellings, temporary buildings, industrial additions less than 50% of original existing GFA, replacement buildings within 5 years of demolition (only a higher GFA difference is payable), change of use (only a higher use difference is payable), indoor sports fields/arenas/pools, indoor employee & customer free parking areas.