

# DEVELOPMENT CHARGES GUIDE

**This Guide is EFFECTIVE on 1 January 2017 and EXPIRES the day ending 28 February 2017 or earlier.**  
**(APPLICABLE CHARGES DUE ARE ALWAYS CALCULATED TO THE DATE OF THE BUILDING PERMIT ISSUANCE)**

**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.

## YORK REGION

Public Services Category	Residential (per Unit)				Non-Residential (per GFA)	
	Single & Semi-detached	Townhomes	Large >= 650 ft <sup>2</sup> Apartments	Small < 650 ft <sup>2</sup> Apartments	Non-Retail (Industrial-Office-Institutional)	Retail (Commercial)
No Water & Sewer	\$15,599	\$13,577	\$9,620	\$6,558	\$6.69 / ft <sup>2</sup>	\$22.79 / ft <sup>2</sup>
Water (only)	\$25,416	\$22,190	\$15,717	\$10,686	\$11.63 / ft <sup>2</sup>	\$28.94 / ft <sup>2</sup>
Water & Sewer	\$42,637	\$37,300	\$26,414	\$17,928	\$20.32 / ft <sup>2</sup>	\$39.75 / ft <sup>2</sup>

**NON-RETAIL:** means places used principally for industrial, offices, institutional, convention-centres, medical-clinics, self-storage facilities & accessory-to-industrial-sales-areas.

**RETAIL:** means places used principally for the sale, consumption or rental of goods and/or services including banquet-halls, funeral-homes & warehouse sales clubs. Hotels will be calculated as blended value at 25% of GFA at the retail rate + number of suites x small apartment rate.

**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:** municipally owned buildings, local public board owned buildings, non-profit owned community buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial or institutional or office additions less than 50% of the existing GFA, credit for replacement buildings within 4 years of a demolition permit (10 years partial credit for a residential demolition permit), public worship buildings less than 5001ft<sup>2</sup>, cemetery buildings, public hospitals, temporary buildings, accessory buildings less than 1077ft<sup>2</sup>, atrium areas, parking areas of buildings not being publicly rented, change of use (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.

## 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	\$11,498	\$9,061	\$7,677	\$5,457	\$3.39 / ft <sup>2</sup>
Water (only)	\$12,949	\$10,205	\$8,646	\$6,146	\$3.85 / ft <sup>2</sup>
Water & Sewer	\$13,987	\$11,023	\$9,341	\$6,637	\$4.19 / 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:** municipally owned buildings, any local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of 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 difference is payable).

## YORK EDUCATION SCHOOL BOARDS (Public & Catholic)

Combined Charges	Residential (per Unit)	Non-Residential (per GFA)
	\$4340 / Dwelling	(Industrial-Commercial-Institutional) \$0.75 / ft <sup>2</sup>

**GROSS FLOOR AREA:** means the total floor area, measured between the outside of the exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and, for the purpose 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:** municipally owned buildings, any local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of existing GFA, replacement buildings within 5 years of demolition (only a higher GFA difference is payable), public worship buildings, cemetery buildings, temporary buildings, public hospitals, publicly funded colleges or universities, transit authority buildings, change of use (only a higher difference is payable).