

Exemptions

Regional DCs are payable on all new residential and non-residential developments requiring specific development approvals unless the bylaws or *the DC Act* provides an exemption. Exemptions provided in the bylaws and/or *the DC Act* include, but are not limited to:

- The relocation of a heritage house*;
- A building or structure used for a community use owned by a non-profit corporation*;
- Land owned by and used for the purposes of a private school that is exempt from taxation under the *Assessment Act*;
- 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*;
- Non-residential uses permitted pursuant to section 39 of the *Planning Act*;
- The issuance of a building permit not resulting in the creation of additional non-residential gross floor area;
- Agricultural uses;
- Developments creating or adding an accessory use or structure not exceeding 100 square meters of gross floor area save and except for any live-work units with a retail component;
- A public hospital receiving aid under the *Public Hospitals Act*;
- 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.

* Exemption only in instances where the area municipality in which the development is to be located does not collect DCs with respect to the development.

For a complete list of exemptions, please review the DC bylaws and *the DC Act*, or contact York Region staff.

Development Charge Credits

Regional Council may, by agreement, give a credit towards a DC in exchange for work that relates to a service for which a DC is imposed under the current bylaws. Please contact York Region staff for more details.

Indexing

DCs imposed under the current bylaws shall be adjusted annually, without an amendment to the bylaws. DC rates will be adjusted on November 8, 2023 for DC Bylaw No. DC-0004-2001-097 and July 1, 2024 for DC Bylaw No. 2022-31 and DC Bylaw No. 2021-34 and each anniversary of that date

thereafter, in accordance with the Statistics Canada Non-Residential Building Quarterly Construction Price Index. A maximum of 3% per annum was imposed on the indexing of GO Transit DC Bylaw No. DC-004-2001-097.

Reporting

The Annual Treasurer's Statement identifies opening and closing reserve fund balances and transactions during the year. The statement is available for review in the Office of the Regional Clerk during normal business hours or online at york.ca.

Terms of the Development Charge Bylaws

- GO Transit Bylaw No. DC-0004-2001-097 is in force to December 31, 2025.
- Nobleton Area-Specific Bylaw No. 2021-34 is in force to June 30, 2026.
- Regional Municipality of York Development Charge Bylaw No. 2022-31 is in force to June 16, 2027.

All of the above bylaws are in force until the dates specified unless repealed at an earlier date.

This pamphlet provides an overview of Regional DCs within The Regional Municipality of York and is intended to be used only as a *guide*. Applicants should review the bylaws and *the DC Act, 1997* and consult with Treasury Office staff of the Regional Finance Department.

For further information, please contact:

**The Regional Municipality of York
Treasury Office
Regional Finance Department
1-877-464-9675 ext. 71696**

www.york.ca

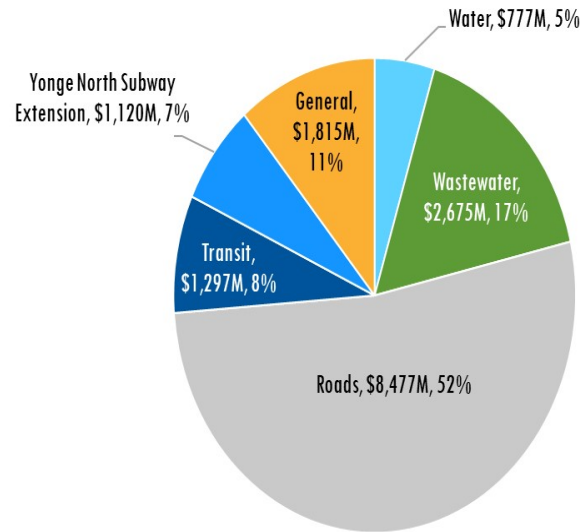
The Regional Municipality of York Development Charge Rates Effective July 1, 2023



Regional Development Charges

York Region's 2022 Development Charges Bylaw (No. 2022-31) has a gross capital program of \$16.2 billion to support growth to 2041. Regional development charges are fees collected from developers and are a primary source of revenue to help fund vital growth-related capital infrastructure, such as water, wastewater, roads, transit, the Yonge North Subway Extension, and other general services (Toronto-York Spadina Subway Extension, police, public works, ambulance services, waste diversion, court services, public health, long-term care/seniors services, and growth studies).

Development-Related Gross Capital Costs to 2041
Total \$16.2 billion



Imposition of Development Charges

DCs are imposed against all new developments (residential and non-residential lands, buildings or structures) within York Region at the time of development approvals, in accordance with the *Development Charges Act, 1997 (the DC Act)*.

Three separate bylaws impose DCs within York Region:

- On November 8, 2001, Regional Council enacted Development Charge (DC) Bylaw No. DC-0004-2001-097 to recover York Region's share of growth-related capital expenditures related to GO Transit services. This bylaw was extended by way of provincial regulation (O.Reg. 528/06) until December 31, 2025.
- On May 27, 2021, Regional Council enacted DC Bylaw 2021-34, an area-specific DC, to recover growth-related capital expenditures for wastewater servicing in the Nobleton Community of King Township.

- On May 26, 2022, Regional Council enacted DC Bylaw No. 2022-31 in order to recover costs associated with York Region's growth-related capital programs.

These three bylaws enforce DCs needed to pay for the growth-related capital costs required due to an increased need for the following services:

- Water
- Wastewater
- Roads
- Transit
- Toronto-York Spadina Subway Extension
- Yonge North Subway Extension
- Public Works
- Waste Diversion
- Police
- Public Health
- Ambulance Services
- Growth Studies
- Long Term Care/Seniors Services
- Court Services
- GO Transit

Residential Development Charge Rates

The following chart outlines the residential DC rates in effect throughout York Region:

Regional Municipality of York				
Schedule of Residential Development Charge Rates				
Effective July 1, 2023				
	Single & Semi-detached	Multiple unit Dwelling	Apartments ≥700 sq. ft.	Apartments <700 sq. ft.
Water	\$8,547	\$7,112	\$5,518	\$3,589
Wastewater*	\$19,992	\$16,633	\$12,909	\$8,396
Roads	\$24,719	\$20,567	\$15,961	\$10,381
Sub-Total Hard Services	\$53,258	\$44,312	\$34,388	\$22,366
Transit	\$7,340	\$6,106	\$4,738	\$3,083
Subway – Toronto-York	\$3,292	\$2,739	\$2,125	\$1,382
Subway – Yonge North	\$5,571	\$4,636	\$3,599	\$2,339
General Services	\$3,231	\$2,687	\$2,085	\$1,358
GO Transit	\$408	\$320	\$236	\$149
Sub-Total Soft Services	\$19,842	\$16,488	\$12,783	\$8,311
Total	\$73,100	\$60,800	\$47,171	\$30,677
Nobleton Sewer	\$16,269	\$13,791	\$10,191	\$7,012

*Note: The Nobleton Community has separate DC rates for the wastewater component.

Non-Residential Development Charge Rates

The following chart outlines the non-residential DC rates in effect throughout York Region.

Schedule of Non-Residential Development Charge Rates						
Effective July 1, 2023						
	Per Square Foot of Gross Floor Area			Per Square Metre of Gross Floor Area		
	IOI**	Retail	Hotel	IOI**	Retail	Hotel
Water	\$2.66	\$4.03	\$0.86	\$28.63	\$43.38	\$9.26
Wastewater *	\$6.28	\$9.46	\$2.03	\$67.60	\$101.83	\$21.85
Roads	\$8.18	\$26.14	\$4.32	\$88.05	\$281.37	\$46.50
Transit	\$2.43	\$7.55	\$1.30	\$26.16	\$81.27	\$13.99
Subway -TY	\$1.09	\$3.45	\$0.60	\$11.73	\$37.14	\$6.46
Subway – YN	\$1.88	\$5.65	\$0.99	\$20.24	\$60.82	\$10.66
General	\$0.81	\$1.59	\$0.31	\$8.72	\$17.11	\$3.34
Total	\$23.33	\$57.87	\$10.41	\$251.13	\$622.92	\$112.06
Nobleton Wastewater	\$6.57	\$6.57	\$6.57	\$70.72	\$70.72	\$70.72

*Note: The Nobleton Community has separate DC rates for the wastewater component.

**Note: IOI = Industrial, Office and Institutional development charges.

Development Charge Payment Timing

Generally, the payment of DCs is required at the building permit issuance stage.

In the case of residential subdivisions, the roads, water and wastewater components of the DCs are collected immediately upon entering into a Regional DC Agreement.

Various deferral options are currently available for the following developments:

- High-rise condominium developments
- Office developments
- Retail developments
- Purpose-built high density rental buildings
- Open-air motor vehicle storage structures

Details can be found on the Region's website at:

<http://www.york.ca/developmentcharges>