

THE REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 2017-35

A by-law to impose development charges against lands to pay for increased capital costs required because of increased needs for services arising from development within The Regional Municipality of York.

WHEREAS Section 2 of the *Development Charges Act*, S.O. 1997, ch. 27 (the "Act") authorizes the Council of the Regional Corporation to enact a by-law to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development;

AND WHEREAS a background study dated May 18, 2017 required by Section 10 of the Act was presented to Regional Council along with a draft of this by-law as then proposed on May 25, 2017 and was completed within a one-year period prior to the enactment of this by-law;

AND WHEREAS Regional Council directed that the background study and draft proposed by-law be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two weeks prior to the public meeting required pursuant to Section 12 of the Act;

AND WHEREAS notice of the public meeting was provided in accordance with the requirements of Section 12 of the Act and in accordance with the Regulations under the Act, and such public meeting was held on April 20, 2017;

AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to the proposed by-law;

AND WHEREAS Regional Council resolved on May 25, 2017 that it is the intention of Regional Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met;

AND WHEREAS Regional Council resolved on May 25, 2017 that no further public meeting be required and that this by-law be brought forward for enactment;

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 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;

“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;

“building permit” means a permit issued under the *Building Code Act, 1992*, which permits the construction of a building or structure or, which permits the construction of the foundation of a building or structure;

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

“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;

“funeral home” means a building with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;

“future development” means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium;

“general services” means services in regard to transit, Toronto-York subway extension, police, paramedic services, public health, senior services-capital component, public works, growth studies, social housing, court services and waste diversion;

“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 building or structure is a parking structure, and, for the purposes of this definition, notwithstanding any other section of this by-law, 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. Notwithstanding any other section of this by-law, gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas, and basketball courts or, in the case of industrial, office or institutional buildings or structures, a part of such building or structure above or below grade or a stand-alone building or structure above or below grade that is used for the parking of motor vehicles which is associated with but accessory to such industrial, office or institutional 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 services, wastewater 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*;

“hotel” means a commercial establishment offering lodging to travelers which shall be assessed at a per square foot/per square metre charge and may include, without limitation, other uses such as restaurants, meeting rooms and stores, that are available to guests and/or to the general public. If the combined gross floor area of other such uses are greater than thirty three percent of the combined gross floor area of the lodging quarters, each non-lodging use in the structure will be assessed at the rate applicable to such other uses;

“high rise residential” means an apartment building that is 4 or more storeys above grade, consisting of four or more dwelling units and shall not include a townhouse or a stacked townhouse;

“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;

“large apartment” means a dwelling unit in an apartment building or plex that is 700 square feet or larger in size;

“live-work unit” means a unit intended for both residential and non-residential uses concurrently;

“local board” means a local board as defined in the *Act*;

“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;

“multiple unit dwellings” includes townhouses, stacked and back-to-back townhouses, mobile homes, group homes and all other residential uses that are not included in the definition of “apartment building”, “small apartment”, “large apartment”, “single detached dwelling” or “semi-detached dwelling”;

“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;

“parking structure” means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public and, notwithstanding the foregoing, parking structure shall include any underground parking area of a building or structure where such building or structure is used for the sale or renting of motor vehicles to the general public;

“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) roads;
- (ii) transit;
- (iii) Toronto-York subway extension;
- (iv) police;
- (v) paramedic services;
- (vi) public health;
- (vii) senior services – capital component;
- (viii) public works;
- (ix) growth studies;
- (x) social housing;
- (xi) court services; and
- (xii) waste diversion.

“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;

“residential in-fill use” means ground related residential use, such as a single detached-dwelling, semi-detached dwelling, townhouse or stacked townhouse, comprising three lots or less;

“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, a funeral home, but shall exclude office;

“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;

“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;

“shelter” means a building in which supervised short-term emergency shelter and associated support services are provided to individuals who are fleeing situations of physical, financial, emotional or psychological abuse;

“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;

“small apartment” means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;

“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; and
- (ii) wastewater.

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) water;
- (b) wastewater;
- (c) roads;
- (d) transit;
- (e) Toronto-York subway extension;
- (f) police;
- (g) paramedic services;
- (h) public health;
- (i) senior services – capital component;
- (j) public works;
- (k) growth studies;
- (l) social housing;
- (m) court services; and
- (n) waste diversion.

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, 3.9, 3.10 and 3.11 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).

3.1.1 Development charges shall be calculated in accordance with this by-law, the background study and all policies contained within the background study dated May 18, 2017, save and except for the development charge credit policy described in section 13.3 of the background study.

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* or any successor thereto;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act* or any successor thereto;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* or any successor thereto applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act* or any successor thereto;
 - (v) a consent under section 53 of the *Planning Act* or any successor thereto;
 - (vi) the approval of a description under the *Condominium Act, 1998*, or any successor thereto; or
 - (vii) the issuing of a permit under the *Building Code Act, 1992*, or any successor thereto, 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) and despite any other section of this by-law, 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 or may be deferred, on terms and conditions, satisfactory to the Region, with respect to:
- (a) the relocation of a heritagehouse;
 - (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* or any successor thereto;
 - (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* or any successor thereto;
 - (e) non-residential uses permitted pursuant to section 39 of the *Planning Act* or any successor thereto;
 - (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 save and except for any live work units with a retail component; for such units development charges will be payable pursuant to subsection 3.10 on the retail component;
 - (i) a public hospital receiving aid under the *Public Hospitals Act* or any successor thereto;
- 3.5.2 The provisions of subsection 3.5.1 shall only apply to exempt or defer, as the case may be, 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 the development in question.

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

3.7 Despite subsection 3.6(b),

- (a) a development charge with respect to regional water services shall not be imposed against the lands shown on Schedule C;
- (b) a development charge with respect to regional wastewater services shall not be imposed against the lands shown on Schedule D;
- (c) A development charge with respect to regional wastewater services shall not be imposed against the lands shown on Schedule E.

Contingent Development Charges

3.8 Thirty days after the happening of an event described in Column 3 of Schedule G, the residential development charge under subsection 3.6 which corresponds to the service described in Column 2 of Schedule G shall be increased by the amounts shown in Columns 4, 5, 6 and 7 of Schedule G according to the type of residential unit.

Non-Residential

Industrial/Office/Institutional Uses

3.9 The development charges described in Schedule F 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 services, the development charge with respect to water services according to the gross floor area of the industrial/office/institutional use;
- (ii) where the lands, buildings or structures are serviced by regional wastewater services, the development charge with respect to wastewater services according to the gross floor area of the industrial/office/institutional use.

3.9.1 Despite subsection 3.9(b)(ii), a development charge with respect to regional wastewater services shall not be imposed against the lands shown on Schedule E.

Retail Uses

3.10 The development charges described in Schedule F 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 services, the development charge with respect to water services according to the gross floor area of the retail use;
- (ii) where the lands, buildings or structures are serviced by wastewater services, the development charge with respect to wastewater services according to the gross floor area of the retail use.

3.10.1 Despite subsection 3.10(b)(ii) a development charge with respect to regional wastewater services shall not be imposed against the lands shown on Schedule E.

Hotel Uses

3.11 The development charges described in Schedule F to this by-law shall be imposed on hotel uses of lands, buildings or structures 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 hotel use;
- (ii) a development charge with respect to road services according to the gross floor area of the hotel use;

(b) Uniform Charges

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

3.11.1 Despite subsection 3.11(b)(ii) a development charge with respect to regional wastewater services shall not be imposed against the lands shown on Schedule E.

Multiple Industrial/Office/Institutional and Retail Uses

- 3.12 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 3.9 and 3.10 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, such principal use being the use of 55% or greater of the total gross floor area. If no single use has 55% or greater of the total gross floor area, then the development charge payable on the total gross floor area shall be the average of the two non-residential charges payable;
 - (b) the development charges under either subsection 3.9 or 3.10 applicable to such principal use as determined under paragraph (a), provided that there is a principal use determined under paragraph (a), shall be applied to the total non-residential gross floor area of the development;
 - (c) Notwithstanding this Section 3.12, if any building or structure designed or intended for use for both industrial/office/institutional uses and retail uses, and, where such building or structure contains multiple individually owned units, each unit's payable development charges will be assessed individually based on the predominant use of that unit.

Contingent Development Charges

- 3.13 Thirty days after the happening of an event described in Column 3 of Schedule G, the non-residential development charge under subsections 3.9, 3.10 and 3.11 which corresponds to the service described in Column 2 of Schedule G shall be increased by the amounts shown in Columns 8, 9, and 10 of Schedule G according to the type of non-residential development.

Place of Worship

- 3.14 Despite subsection 3.9, 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

- 3.15 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 3.9, 3.10 3.11 or 3.12 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. The 48 month time frame shall be calculated from the date of the issuance of the demolition permit.

3.15.1 For the purposes of subsection 3.15, the onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, to establish the following:

- (a) the number of dwelling units that have been or will be demolished or converted to another principal use; or
- (b) the non-residential gross floor area that has been or will be demolished or converted to another principal use; and
- (c) in the case of a demolition, that the dwelling units and/or non-residential gross floor area were demolished within 48 months prior to the date of the payment of development charges in regard to the redevelopment.

3.15.2 Any building or structure, that is determined to be derelict, or the equivalent of derelict by the municipal council of the area municipality in which the building or structure is located, shall be eligible for development charge credits in accordance with section 3.15.3.

3.15.3 Any building or structure deemed derelict, or the equivalent of derelict in accordance with subsection 3.15.2 shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within 120 months or less of the issuance of demolition permit for the

deemed derelict building or structure. The development charge credit shall be calculated in accordance with the time requirements between demolition permit issuance and building permit issuance as set out in Schedule H. The amount of development charges payable for any development to which subsections 3.15.2 and 3.15.3 apply, shall be calculated in accordance with subsections 3.15 and 3.15.1.

Reduction of Development Charges Where Gross Floor Area is Increased

- 3.16 Despite any other provisions of this by-law, if a development includes the expansion 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 expansion shall be calculated as follows:
- (a) If the gross floor area is expanded by fifty percent of the original gross floor area of the existing development, or less, the amount of the development charge in respect of the expansion is zero;
 - (b) If the gross floor area is expanded by more than fifty percent of the original gross floor area of the existing development the amount of the development charge in respect of the expansion is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the area by which the expansion exceeds fifty percent of the original gross floor area of the existing development before any expansion; and
 - (ii) divide the amount under paragraph (b)(i) by the amount of the expansion of the original gross floor area of the existing development.

Time of Payment of Development Charges

- 3.17 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.
- 3.17.1 If a use or development of land, buildings or structures does not require the issuance of a building permit but requires one or more of the actions listed in subsection 3.4(a)(i) to (vi) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in section 3.4(a)(i) to (vi) being required.
- 3.18 Despite subsection 3.17, 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 Regional development charge agreement respecting such plan of subdivision, on the basis of the following, unless such a plan of subdivision includes blocks intended for future development, in which case development charges payable for such blocks shall be determined at building permit issuance

- (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, development charges for such blocks shall be payable at building permit issuance.

3.19 For the purposes of paragraph (b) of subsection 3.18, 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 development charges for such blocks shall be payable at building permit issuance.

3.20 For the purposes of subsections 3.18 and 3.19, and despite any other provision to this bylaw, 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 3.18.

3.21 Despite subsections 3.18 and 3.19, Regional Council, from time to time, and at any time, may authorize agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

3.22 (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 3.18, the type of dwelling unit for which building permits are being issued is different from that used for the calculation and payment under section 3.18, 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 3.18 than for the type of dwelling unit used to calculate the payment under section 3.18, 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 3.18, 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 3.18, 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 3.18, the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under section 3.18, 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 3.18 than for the type of dwelling unit used to calculate the payment under section 3.18, 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 3.18, 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 3.18, 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.

3.23 Despite subsections 3.22(c) and (d), a refund shall not exceed the amount of the development charges paid under subsection 3.18.

4.0 PAYMENT BY SERVICES

4.1 Despite the payments required under subsections 3.17 and 3.18, Regional

Council may, by agreement, and in accordance with approved policies, 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 shall be adjusted annually, without amendment to this by-law, commencing on July 1st 2018 and each anniversary of that 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 - | Lands Exempt from Residential Development Charge in Regard to Regional Water Supply Services |
| Schedule D - | Lands Exempt from Residential Development Charge in Regard to Regional Wastewater Services (Kleinburg Community) |
| Schedule E - | Lands exempt from Residential and Non-Residential Development Charges in regard to Regional Wastewater Services (Nobleton Community) |
| Schedule F - | Non-Residential Development Charges |
| Schedule G - | Contingent Residential and Non-Residential Development Charges |
| Schedule H - | Calculation of Development Charge Credits provided to Derelict Buildings |

7.0 DATE BY-LAW IN FORCE

7.1 This by-law shall come into force on the 17th day of June, 2017.

8.0 DATE BY-LAW EXPIRES

8.1 This by-law will expire on the 16th day of June, 2022, unless it is repealed at an earlier date.

9.0 REPEAL

9.1 By-law No. 2012-36 is hereby repealed as of the 17th day of June, 2017.

ENACTED AND PASSED this 25th day of May, 2017

Regional Clerk

Regional Chair

Authorized by Clause 6, Report 9 of the Committee of the Whole, adopted by Regional Council at its meeting on May 25, 2017.

**SCHEDULE “A”
COMPONENTS OF DESIGNATED SERVICES**

| Services | Service Components |
|-------------------------------|--|
| Water | <ul style="list-style-type: none"> • Water supply, including wells and treatment • Pumping • Storage • Watermains • Cost shared projects (with Toronto and Peel) • Planning and studies |
| Wastewater | <ul style="list-style-type: none"> • Treatment • Pumping • Conveyance • Cost shared capital (with Peel) • Planning and studies |
| Roads | <ul style="list-style-type: none"> • Grade separation <ul style="list-style-type: none"> ○ New structures ○ Widening • 400-series interchanges and ramp extensions • Jog elimination/intersection improvement • Mid-block crossing • New Arterial road link • Reconstruction • Road widening <ul style="list-style-type: none"> ○ Rural areas ○ Urban areas ○ HOV corridor • Urbanization • Intersection and miscellaneous capital • Programs and studies |
| Transit | <ul style="list-style-type: none"> • Facilities • Vehicles • Equipment |
| Toronto-York Subway extension | <ul style="list-style-type: none"> • Toronto-York Subway Extension |
| Police | <ul style="list-style-type: none"> • Facilities • Land • Vehicles • Equipment |
| Paramedic Services | <ul style="list-style-type: none"> • Facilities • Vehicles |
| Public Health | <ul style="list-style-type: none"> • Provision for future facilities |
| Waste Diversion | <ul style="list-style-type: none"> • Facilities • Equipment |
| Public Works | <ul style="list-style-type: none"> • Facilities • Equipment |

| Services | Service Components |
|-------------------------------------|---|
| Social Housing | <ul style="list-style-type: none"> • Facilities (pre-development and redevelopment) • Land acquisition |
| Court Services | <ul style="list-style-type: none"> • Facilities (Court Services share of the Annex Building) |
| Growth Studies | <ul style="list-style-type: none"> • Growth-related studies of a corporate nature, including Development Charge Background Studies, Official Plan updates and General Service Master plans |
| Senior Services – Capital Component | <ul style="list-style-type: none"> • Provision for the construction of a new Senior Services facility |

SCHEDULE "B"

Residential Development Charges

| June 17, 2017 to June 16, 2022 | | | | |
|--------------------------------------|--|------------------------|--------------------------|-------------------------|
| Service | Residential Development Charges (\$ per Unit) | | | |
| | Single and Semi-detached | Multiple Unit Dwelling | Apartments (>= 700 Sqft) | Apartments (< 700 Sqft) |
| <u>Hard Services</u> | | | | |
| Water | \$9,170 | \$7,382 | \$5,365 | \$3,920 |
| Wastewater * | \$18,853 | \$15,177 | \$11,030 | \$8,058 |
| Roads | \$14,206 | \$11,435 | \$8,311 | \$6,072 |
| Subtotal Hard Services | \$42,229 | \$33,994 | \$24,706 | \$18,050 |
| | | | | |
| <u>General Services</u> | | | | |
| | | | | |
| Transit | \$1,309 | \$1,053 | \$766 | \$559 |
| Toronto-York Subway Extension | \$2,531 | \$2,038 | \$1,481 | \$1,082 |
| | | | | |
| Police | \$903 | \$727 | \$528 | \$386 |
| Waste Diversion | \$42 | \$34 | \$25 | \$18 |
| Public Works | \$203 | \$163 | \$118 | \$87 |
| Paramedic Services | \$396 | \$318 | \$231 | \$169 |
| Public Health | \$116 | \$93 | \$68 | \$50 |
| Social Housing | \$209 | \$168 | \$122 | \$89 |
| Court Services | \$40 | \$33 | \$24 | \$17 |
| Senior Services | \$0 | \$0 | \$0 | \$0 |
| Growth Studies | \$0 | \$0 | \$0 | \$0 |
| Subtotal General Services | \$5,749 | \$4,628 | \$3,363 | \$2,457 |
| | | | | |
| GO Transit | \$342 | \$269 | \$198 | \$125 |
| | | | | |
| Total | \$48,320 | \$38,891 | \$28,267 | \$20,632 |

*Nobleton community is excluded in this table and is subject to a separate charge for Wastewater Treatment services

SCHEDULE "C"

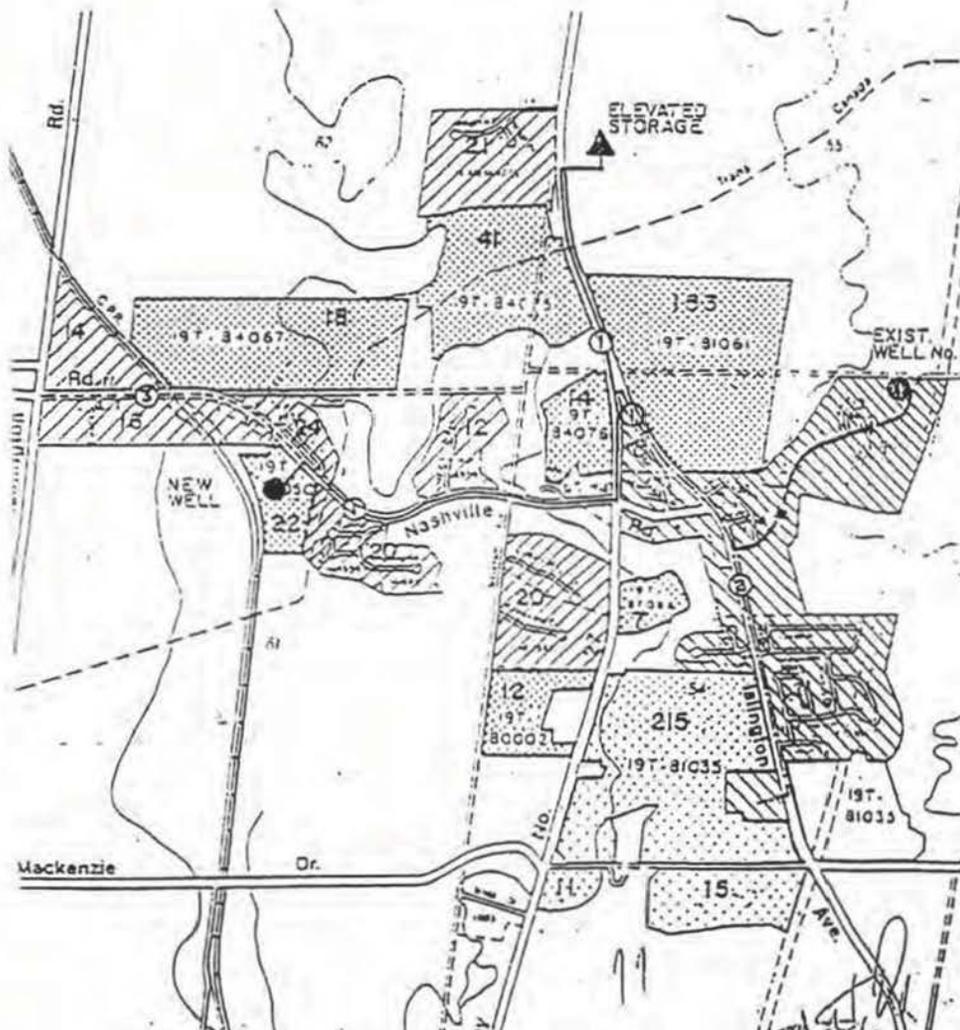
Lands Exempt from Residential Development Charge in Regard to Regional Water Supply Services

WATER DISTRIBUTION

-  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 "D"

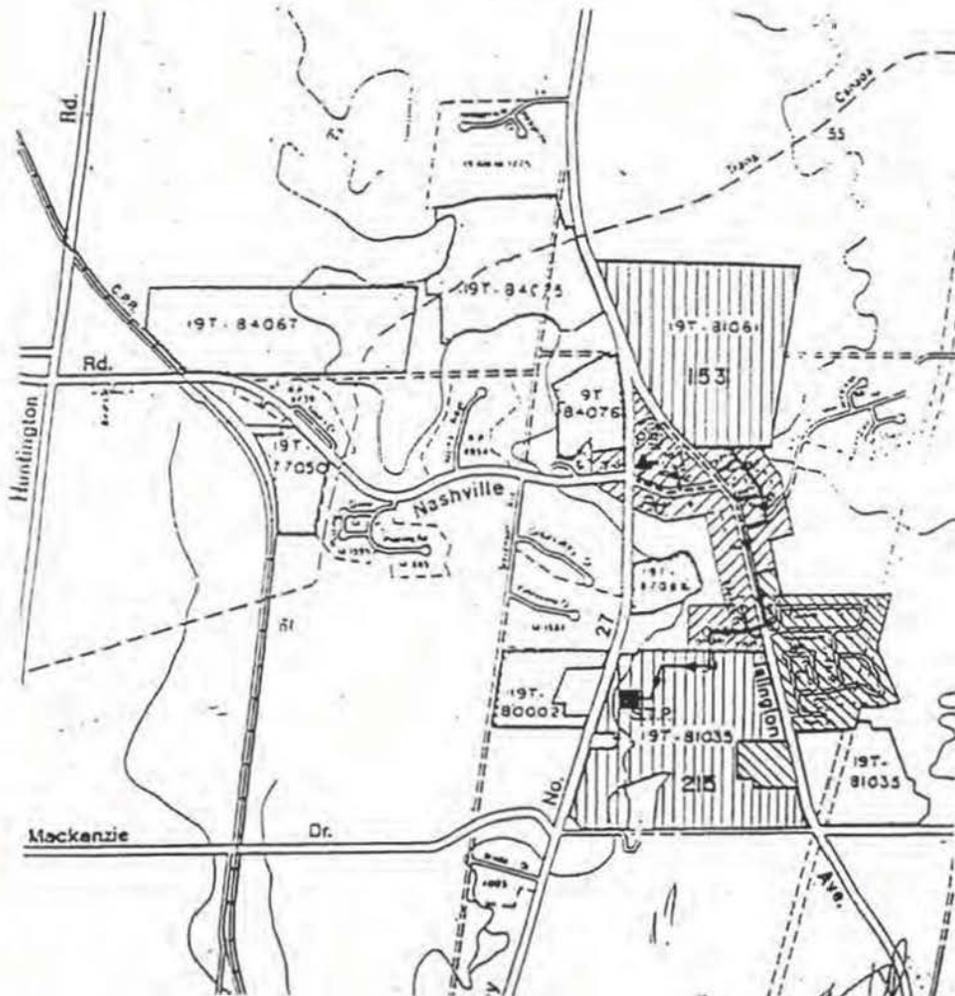
Lands Exempt from Residential Development Charge in Regard to Regional Wastewater Services (Kleinburg Community)

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

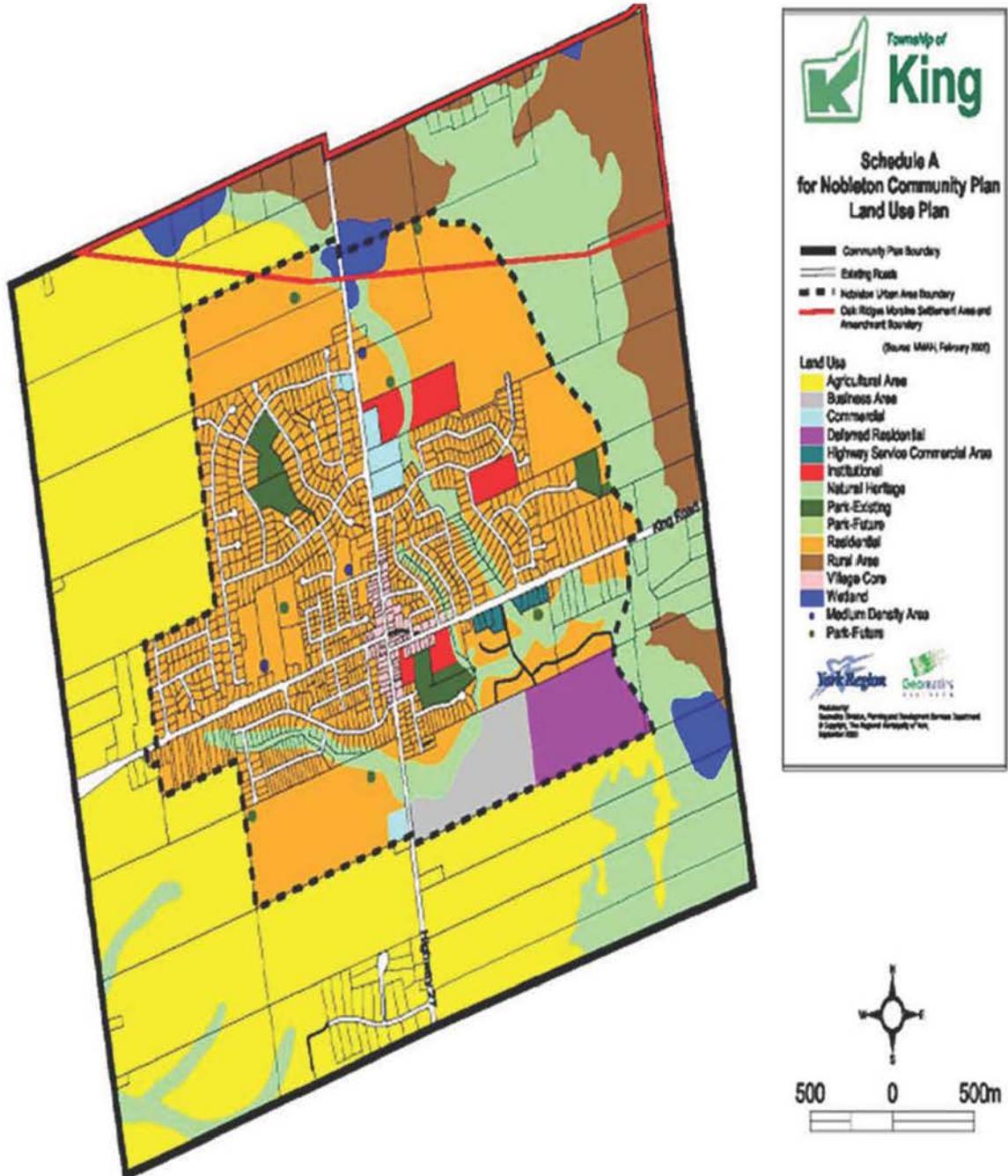
CITY OF VAUGHAN

Sewer Development Charge Credit Area



SCHEDULE "E"

Lands exempt from Residential and Non-Residential Development Charges in regard to Regional Wastewater Services (Nobleton Community)



SCHEDULE "F"

Non-Residential Development Charges

| June 17, 2017 to June 16, 2022 | | | | | | |
|--------------------------------------|--|-------------------------------------|---------------|---|-------------------------------------|----------------|
| Service | Non-residential Development Charges (\$ per Sqft) | | | Non-residential Development Charges (\$ per Sqm) | | |
| | Retail | Industrial/Office/ Institutional | Hotel | Retail | Industrial/Office/ Institutional | Hotel |
| Hard Services | | | | | | |
| Water | \$5.54 | \$3.44 | \$0.98 | \$59.60 | \$37.00 | \$10.59 |
| Wastewater * | \$10.67 | \$7.02 | \$1.98 | \$114.81 | \$75.59 | \$21.28 |
| Roads | \$17.87 | \$5.26 | \$3.69 | \$192.39 | \$56.58 | \$39.68 |
| Subtotal Hard Services | \$34.08 | \$15.72 | \$6.65 | \$366.79 | \$169.17 | \$71.55 |
| | | | | | | |
| General Services | | | | | | |
| | | | | | | |
| Transit | \$1.82 | \$0.53 | \$0.43 | \$19.59 | \$5.75 | \$4.60 |
| Toronto-York Subway Extension | \$3.11 | \$0.91 | \$0.61 | \$33.46 | \$9.81 | \$6.61 |
| | | | | \$0.00 | \$0.00 | \$0.00 |
| Police | \$0.63 | \$0.49 | \$0.14 | \$6.74 | \$5.28 | \$1.50 |
| Waste Diversion | \$0.03 | \$0.03 | \$0.03 | \$0.28 | \$0.28 | \$0.28 |
| Public Works | \$0.12 | \$0.13 | \$0.05 | \$1.24 | \$1.37 | \$0.50 |
| Paramedic Services | \$0.08 | \$0.07 | \$0.02 | \$0.83 | \$0.70 | \$0.23 |
| Public Health | \$0.01 | \$0.01 | \$0.00 | \$0.10 | \$0.08 | \$0.04 |
| Social Housing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Court Services | \$0.03 | \$0.02 | \$0.01 | \$0.32 | \$0.22 | \$0.07 |
| Senior Services | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Growth Studies | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Subtotal General Services | \$5.81 | \$2.18 | \$1.28 | \$62.57 | \$23.50 | \$13.83 |
| | | | | | | |
| Total | \$39.89 | \$17.90 | \$7.93 | \$429.36 | \$192.66 | \$85.38 |

*Nobleton community is excluded in this table and is subject to a separate charge for Wastewater Treatment Services.

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part A)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|-------------------------------|--|--|---------------------------|-----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (>= 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| Roads - Rail grade separation | | | | | | | | | |
| 1 | Barrie GO Grade Separation Kirby Road west of Keele Street | The local municipality transfers responsibility of Kirby Road between Jane Street and Keele Street to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required | 114.86 | 92.46 | 67.20 | 49.09 | 0.14 | 0.04 | 0.03 |
| 2 | Stouffville GO Grade Separation Steeles Avenue east of Kennedy Road | York Region executes an agreement with the City of Toronto to cost share road capital improvements along Steeles Avenue. | 26.28 | 21.16 | 15.38 | 11.23 | 0.03 | 0.01 | 0.01 |
| Roads - Interchange (New) | | | | | | | | | |
| 3 | Hwy 400 New Interchange at Kirby Road | The local municipality or Province transfers responsibility of Kirby Road between Weston Road and Jane Street to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 241.66 | 194.54 | 141.39 | 103.30 | 0.30 | 0.09 | 0.06 |
| 4 | Hwy 404 New Interchange at 19th Avenue | The local municipality transfers responsibility of 19th Avenue between Leslie Street and Woodbine Avenue to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required | 241.66 | 194.54 | 141.39 | 103.30 | 0.30 | 0.09 | 0.06 |
| 5 | Hwy 404 New Interchange at Glenwoods Avenue | The local municipality transfers responsibility of Glenwoods Avenue between Woodbine Avenue and Warden Avenue to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 241.66 | 194.54 | 141.39 | 103.30 | 0.30 | 0.09 | 0.06 |
| Roads - Widen to 4 lanes | | | | | | | | | |
| 6 | 19th Avenue Leslie Street to Woodbine Avenue | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 113.50 | 91.37 | 66.40 | 48.51 | 0.14 | 0.04 | 0.03 |
| 7 | Elgin Mills Road Woodbine Ave to Kennedy Road | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 138.32 | 111.35 | 80.93 | 59.12 | 0.17 | 0.05 | 0.03 |
| 8 | Glenwoods Avenue Woodbine to Highway 404 Extension (inc. jog elimination at Woodbine Avenue) | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 32.69 | 26.32 | 19.13 | 13.97 | 0.04 | 0.01 | 0.01 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part A)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|------------------------------------|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 9 | Highway 7 (MTO) Donald Cousens Parkway to York-Durham Line | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 83.36 | 67.11 | 48.77 | 35.63 | 0.10 | 0.03 | 0.02 |
| 10 | Highway 9 (MTO) Highway 27 to Weston Road | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 89.08 | 71.71 | 52.12 | 38.08 | 0.11 | 0.03 | 0.02 |
| 11 | Jefferson Sideroad Bathurst Street to Yonge Street | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 49.65 | 39.97 | 29.05 | 21.22 | 0.06 | 0.02 | 0.01 |
| 12 | Kirby Road Weston Road to Dufferin Street | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 395.59 | 318.45 | 231.44 | 169.09 | 0.48 | 0.14 | 0.09 |
| 13 | Ninth Line - Steeles Avenue to Box Grove Area | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 48.61 | 39.13 | 28.44 | 20.78 | 0.06 | 0.02 | 0.01 |
| Roads - Widen to 6 lanes (Steeles) | | | | | | | | | |
| 14 | Steeles Avenue Bathurst Street to Hilda Avenue | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 49.90 | 40.17 | 29.19 | 21.33 | 0.06 | 0.02 | 0.01 |
| 15 | Steeles Avenue Kennedy Road to Markham Road | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 66.77 | 53.75 | 39.06 | 28.54 | 0.08 | 0.02 | 0.02 |
| 16 | Steeles Avenue - Markham Road to Ninth Line | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 126.07 | 101.49 | 73.76 | 53.89 | 0.15 | 0.04 | 0.03 |
| 17 | Steeles Avenue Ninth Line to York Durham Line | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 74.49 | 59.96 | 43.58 | 31.84 | 0.09 | 0.03 | 0.02 |
| 18 | Steeles Avenue McCowan Road to Markham Road | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 47.25 | 38.04 | 27.64 | 20.20 | 0.06 | 0.02 | 0.01 |
| 19 | Steeles Avenue Reesor Road to east of 11th Concession (Beare) | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 42.05 | 33.85 | 24.60 | 17.97 | 0.05 | 0.02 | 0.01 |
| 20 | Steeles Avenue East of 11th Concession to York-Durham Line | York Region executes an agreement with the City of Toronto to cost share works on Steeles Avenue. | 3.80 | 3.80 | 3.80 | 3.80 | 0.02 | 0.01 | 0.00 |
| Roads - Missing Link | | | | | | | | | |
| 21 | Kirby Road Dufferin Street to Bathurst Street | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 278.90 | 224.52 | 163.17 | 119.21 | 0.34 | 0.10 | 0.06 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part A)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----------------------------|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------------|-------------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| Roads - Regional Standard | | | | | | | | | |
| 22 | Caledon-King Townline Wolfe Road/17th Sideroad to King - Vaughan Boundary | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 275.17 | 221.51 | 160.99 | 117.62 | 0.34 | 0.10 | 0.06 |
| 23 | Albion-Vaughan Road King - Vaughan Boundary to Highway 50 | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 113.74 | 91.56 | 66.54 | 48.61 | 0.14 | 0.04 | 0.03 |
| 24 | Dufferin Street Davis Drive to Miller's Sideroad | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 73.38 | 59.07 | 42.93 | 31.36 | 0.09 | 0.03 | 0.02 |
| 25 | Miller's Sideroad Bathurst Street to Yonge Street | The local municipality or Province transfers responsibility of this section of arterial road to York Region and York Region adopts an Official Plan Amendment and/or amends the Regional Roads Consolidation Bylaw as required. | 73.38 | 59.07 | 42.93 | 31.36 | 0.09 | 0.03 | 0.02 |
| Roads - Programs & Studies | | | | | | | | | |
| 26 | Finer Grid (Municipal Partnership Program) | Regional Council endorses policy to implement Municipal Partnership Program. | 917.22 | 738.36 | 536.62 | 392.05 | 1.12 | 0.33 | 0.21 |
| Water | | | | | | | | | |
| 27 | Gormley Servicing | Regional Council approve the servicing of the East and West Gormley Community | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Wastewater | | | | | | | | | |
| 28 | Gormley Servicing | Regional Council approve the servicing of the East and West Gormley Community | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Senior Services | | | | | | | | | |
| 29 | Construction of a new Senior Services Facility | The province indicating they would build/fund new senior services facilities | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | | | 3,959 | 3,188 | 2,318 | 1,694 | 4.84 | 1.42 | 0.90 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 1 | Barrie GO Grade Separation - St. John's Sideroad east of Yonge Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 325.70 | 262.19 | 190.55 | 139.21 | 0.40 | 0.12 | 0.07 |
| 2 | Barrie GO Grade Separation - Davis Drive east of Main Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 252.89 | 203.58 | 147.95 | 108.09 | 0.31 | 0.09 | 0.06 |
| 3 | Barrie GO Grade Separation - Langstaff Road east of Keele Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 106.64 | 85.85 | 62.39 | 45.58 | 0.13 | 0.04 | 0.02 |
| 4 | Barrie GO Grade Separation - Teston Road east of Keele Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 144.36 | 116.21 | 84.46 | 61.70 | 0.18 | 0.05 | 0.03 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|--|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 5 | Barrie GO Grade Separation - Mulock Drive west of Bayview Avenue | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 298.53 | 240.32 | 174.65 | 127.60 | 0.36 | 0.11 | 0.07 |
| 6 | Barrie GO Grade Separation - Green Lane east of Second Concession | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 36.18 | 29.13 | 21.17 | 15.47 | 0.04 | 0.01 | 0.01 |
| 7 | Richmond Hill GO Grade Separation - Leslie Street south of Stouffville Road (inc. Jog Elimination) | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 239.50 | 192.80 | 140.12 | 102.37 | 0.29 | 0.09 | 0.05 |
| 8 | Richmond Hill GO Grade Separation - 19th Avenue west of Bayview Avenue | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 130.52 | 105.07 | 76.36 | 55.79 | 0.16 | 0.05 | 0.03 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|----------------------------------|--|---|---------------------------|-----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (>= 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| Roads - Interchange (New) | | | | | | | | | |
| 12 | Hwy 404 New Interchange - at St. John's Sideroad | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 287.75 | 231.64 | 168.35 | 122.99 | 0.35 | 0.10 | 0.07 |
| Roads - Interchange Improvements | | | | | | | | | |
| 13 | Hwy 400 Interchange Improvements - at Langstaff Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 85.75 | 69.03 | 50.17 | 36.65 | 0.10 | 0.03 | 0.02 |
| Roads - Widen to 4 lanes | | | | | | | | | |
| 14 | Dufferin Street - Major Mackenzie Drive to Teston Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 82.95 | 66.77 | 48.53 | 35.45 | 0.10 | 0.03 | 0.02 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 15 | Wellington Street - Yonge Street to Rail Grade Separation | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 46.15 | 37.15 | 27.00 | 19.72 | 0.06 | 0.02 | 0.01 |
| 16 | 14th Avenue - Markham Road to Donald Cousens Parkway | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 231.68 | 186.51 | 135.55 | 99.03 | 0.28 | 0.08 | 0.05 |
| 17 | Highway 27 - Nashville Road to King Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 290.63 | 233.95 | 170.03 | 124.22 | 0.35 | 0.10 | 0.07 |
| 18 | Warden Avenue - Major Mackenzie Drive to Donald Cousens Parkway | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 226.79 | 182.56 | 132.68 | 96.94 | 0.28 | 0.08 | 0.05 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|--|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 19 | Weston Road - Teston Road to Kirby Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 65.71 | 52.90 | 38.45 | 28.09 | 0.08 | 0.02 | 0.01 |
| 20 | Leslie Street - Doane Road to Queensville Sideroad | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 43.87 | 35.32 | 25.67 | 18.75 | 0.05 | 0.02 | 0.01 |
| 21 | St John's Sideroad - Bathurst Street to Yonge Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 68.74 | 55.34 | 40.22 | 29.38 | 0.08 | 0.02 | 0.02 |
| 22 | Jane Street - Teston Road to Kirby Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 70.64 | 56.86 | 41.33 | 30.19 | 0.09 | 0.03 | 0.02 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|--|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 23 | Bayview Avenue - Stouffville Road to Bethesda Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 78.27 | 63.01 | 45.79 | 33.46 | 0.10 | 0.03 | 0.02 |
| 24 | Islington Avenue - Willis Road to Langstaff Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 52.25 | 42.06 | 30.57 | 22.33 | 0.06 | 0.02 | 0.01 |
| 25 | Kennedy Road - Major Mackenzie Drive to Elgin Mills Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 61.44 | 49.46 | 35.95 | 26.26 | 0.08 | 0.02 | 0.01 |
| 26 | Woodbine Avenue - Woodbine Avenue Bypass to 19th Avenue | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 197.06 | 158.63 | 115.29 | 84.23 | 0.24 | 0.07 | 0.04 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|--------------------------|---|---|---------------------------|-----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (>= 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| Roads - Widen to 6 lanes | | | | | | | | | |
| 31 | Keele Street - Highway 7 to Rutherford Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 224.73 | 180.91 | 131.48 | 96.06 | 0.27 | 0.08 | 0.05 |
| 32 | Weston Road - Highway 7 to Langstaff Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 115.56 | 93.03 | 67.61 | 49.40 | 0.14 | 0.04 | 0.03 |
| 33 | 16th Avenue - Woodbine Avenue to McCowan Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 421.29 | 339.14 | 246.48 | 180.07 | 0.51 | 0.15 | 0.10 |
| 34 | Kennedy Road - Highway 7 to 16th Avenue | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 147.70 | 118.90 | 86.41 | 63.13 | 0.18 | 0.05 | 0.03 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|--|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 35 | Langstaff Road - Keele Street to Dufferin Street | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 123.42 | 99.36 | 72.21 | 52.76 | 0.15 | 0.04 | 0.03 |
| 36 | Weston Road - Steeles Avenue to Highway 7 | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 243.33 | 195.88 | 142.36 | 104.01 | 0.30 | 0.09 | 0.06 |
| 37 | Jane Street - Rutherford Road to Major Mackenzie Drive | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 124.68 | 100.37 | 72.94 | 53.29 | 0.15 | 0.04 | 0.03 |
| 38 | Green Lane - Yonge Street to Highway 404 | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 361.53 | 291.03 | 211.52 | 154.53 | 0.44 | 0.13 | 0.08 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 39 | Warden Avenue - Steeles Avenue to McNabb Street / MacPherson Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 174.67 | 140.61 | 102.19 | 74.66 | 0.21 | 0.06 | 0.04 |
| 40 | Warden Avenue - Highway 7 to 16th Avenue | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 97.48 | 78.47 | 57.03 | 41.67 | 0.12 | 0.03 | 0.02 |
| 41 | Langstaff Road - Weston Road to Jane Street | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 168.12 | 135.34 | 98.36 | 71.86 | 0.21 | 0.06 | 0.04 |
| 42 | Rutherford Road - Pine Valley Drive to Weston Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 100.18 | 80.64 | 58.61 | 42.82 | 0.12 | 0.04 | 0.02 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 43 | Woodbine Avenue - Hooper Road to Major Mackenzie Drive | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 199.88 | 160.91 | 116.94 | 85.44 | 0.24 | 0.07 | 0.05 |
| 44 | Dufferin Street - Langstaff Road to Rutherford Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 188.13 | 151.45 | 110.07 | 80.41 | 0.23 | 0.07 | 0.04 |
| 45 | Kennedy Road - 16th Avenue to Major Mackenzie Drive | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 109.21 | 87.91 | 63.89 | 46.68 | 0.13 | 0.04 | 0.02 |
| 46 | Major Mackenzie Drive - Woodbine Avenue to Kennedy Road | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 245.68 | 197.77 | 143.73 | 105.01 | 0.30 | 0.09 | 0.06 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|--|---|---|---------------------------|-----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (>= 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| Roads - Maintain 6 lanes. Designate HOV. | | | | | | | | | |
| 49 | Warden Avenue - 14th Avenue to Highway 7 | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 1.39 | 1.12 | 0.81 | 0.59 | 0.00 | 0.00 | 0.00 |
| 50 | Rutherford Road - Weston Road to Jane Street | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 1.49 | 1.20 | 0.87 | 0.64 | 0.00 | 0.00 | 0.00 |
| 51 | Woodbine Avenue - Steeles Avenue to Highway 7 | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 15.60 | 12.56 | 9.12 | 6.67 | 0.02 | 0.01 | 0.00 |
| 52 | Dufferin Street - Highway 407 to Langstaff Road | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 0.27 | 0.22 | 0.16 | 0.12 | 0.00 | 0.00 | 0.00 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|--|---|---|---------------------------|----------------------------|----------------------------|---|-------------------------------------|-------|------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (≥ 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| Roads - New arterial corridor | | | | | | | | | |
| 53 | Donald Cousens Parkway - Major Mackenzie Drive to Markham Road / Highway 48 | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 102.54 | 82.54 | 59.99 | 43.83 | 0.13 | 0.04 | 0.02 |
| 54 | Donald Cousens Parkway - 19th Avenue to Warden Avenue | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 60.63 | 48.81 | 35.47 | 25.92 | 0.07 | 0.02 | 0.01 |
| Roads - Miscellaneous & Intersection Capital | | | | | | | | | |
| 55 | Intersection, Bottleneck and Miscellaneous Capital | A five-part financial trigger as follows: <ul style="list-style-type: none"> • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 240.50 | 193.60 | 140.70 | 102.80 | 0.29 | 0.09 | 0.05 |

SCHEDULE "G"
Contingent Residential and Non-Residential Development Charges (Part B)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---------------------|---------------------------|---|---------------------------|-----------------------------|----------------------------|---|-------------------------------------|-------------|-------------|
| Project Description | Scheduled Increase | Residential Development Charges (\$ per Unit) | | | | Non-Residential Development Charges (\$ per square foot) | | | |
| | | Single and Semi- detached | Multiple Unit Dwelling | Apartments (>= 700 Sqft) | Apartments (< 700 Sqft) | Retail | Industrial/Office/ Institutional | Hotel | |
| | | 3.74 | 3.01 | 2.19 | 1.60 | | | | |
| 56 | Various Road Improvements | A five-part financial trigger as follows: • The province extend the power to raise revenues from new sources to the Region • Regional Council approval of the implementation of those new revenue sources • Regional Council approval of the project(s) in the capital plan • Regional Council approval to allocate new revenue sources to the project(s) • No additional debt be required as a result of funding the project(s) | 186.66 | 150.26 | 109.21 | 79.79 | 0.23 | 0.07 | 0.04 |
| Total | | | 9,083 | 7,312 | 5,314 | 3,882 | 11.07 | 3.24 | 2.07 |

SCHEDULE "H"**Calculation of Development Charge Credits provided to Derelict Buildings**

| Number of Months From Date of Demolition Permit to Date of Building Permit Issuance | Credit Provided (%)¹ |
|--|--|
| Up to and including 48 months | 100 |
| Greater than 48 months up to and including 72 months | 75 |
| Greater than 72 months up to and including 96 months | 50 |
| Greater than 96 months up to and including 120 months | 25 |
| Greater than 120 months | 0 |

¹ Credits are calculated as a percentage of the prevailing development charge rates for the class of non-residential development or type of dwelling demolished.