

DEVELOPMENT CHARGES GUIDE

**This Guide is EFFECTIVE on 8 November 2011 and EXPIRES the day ending 17 June 2012 or earlier
(APPLICABLE CHARGES DUE ARE ALWAYS CALCULATED TO THE DATE OF THE BUILDING PERMIT ISSUANCE)**

NOTE: this guide of the various development charges is for a simplified explanation and understanding of the applicability of the fee structures. For precise interpretations and info please consult the respective By-Laws available online. This guide is not applicable to developments prepaid or credited under an agreement. Total charges/levies due are calculated by adding together the Region's, the Town's and the Board's charges.

YORK REGION

Public Services Category	Residential (per Unit)				Non-Residential (per GFA)	
	Single & Semi-detached	Townhomes	Apartments 2+ Bedrooms	Apartments 1- Bedroom	Non-Retail (Industrial-Office-Institutional)	Retail (Commercial)
No Water & Sewer	\$12,440	\$10,265	\$7,718	\$5,000	\$5.08 / ft²	\$16.98 / ft²
Water (only)	\$20,024	\$16,550	\$12,457	\$8,057	\$8.41 / ft²	\$20.57 / ft²
Water & Sewer	\$32,000	\$26,474	\$19,939	\$12,883	\$14.05 / ft²	\$26.74 / ft²

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

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

GROSS FLOOR AREA: means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

DEVELOPMENT CHARGE EXEMPTIONS: municipally owned buildings, any local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial or institutional or office additions less than 50% of the existing GFA, replacement buildings within 4 years of demolition (only the difference is payable if a greater GFA applies), public worship buildings less than 5001ft², cemetery buildings, public hospitals, temporary buildings, accessory buildings less than 1077ft², atrium areas, parking areas of buildings not being publicly rented, change of use (only the difference is payable if a higher DC rate applies).

WHITCHURCH-STOUFFVILLE

Public Services Category	Residential (per Unit)				Non-Residential (per GFA)		
	Single & Semi-detached	Townhomes	Apartments 2+ Bedrooms	Apartments 1- Bedroom	Industrial	Major-Office > 20,000 ft ²	Commercial-Institutional
No Water & Sewer	\$10,610	\$8,327	\$7,050	\$5,071	\$2.43 / ft²	\$6.34 / ft²	\$8.69 / ft²
Water (only)	\$11,490	\$9,018	\$7,635	\$5,492	\$2.88 / ft²	\$6.50 / ft²	\$8.98 / ft²
Water & Sewer	\$11,999	\$9,418	\$7,974	\$5,735	\$3.14 / ft²	\$6.77 / ft²	\$9.15 / ft²

INDUSTRIAL: means places used principally for manufacturing, processing, fabricating, assembly, warehousing, bulk-storage, accessory-to-industrial-sales/office-areas but excludes warehouse-sales-clubs.

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

DEVELOPMENT CHARGE EXEMPTIONS: municipally owned buildings, any local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of existing GFA, replacement buildings within 5 years of demolition (only the difference is payable if a greater GFA applies), building utility services rooms, loading areas, underground parking areas, underground storage areas, underground accessory areas, change of use (only the difference is payable if a higher DC rate applies).

YORK EDUCATION SCHOOL BOARDS (Public & Catholic)

Combined Charges	Residential (per Unit) \$2,020 / Dwelling	Non-Residential (per GFA) (Industrial-Commercial-Institutional) \$0.52 / ft²
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GROSS FLOOR AREA: means the total floor area, measured between the outside of the exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and, for the purpose of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.

DEVELOPMENT CHARGE EXEMPTIONS: municipally owned buildings, any local public board owned buildings, farm buildings, dwelling additions, limited accessory dwellings, buildings accessory to dwellings, industrial additions less than 50% of existing GFA, replacement buildings within 5 years of demolition (only the difference is payable if a greater GFA applies), public worship buildings, cemetery buildings, temporary buildings, public hospitals, publicly funded colleges or universities, transit authority buildings, change of use (only the difference is payable if a higher DC rate applies).