



Development Charge

Information

January 1, 2012



This pamphlet provides an overview of the City of Vaughan's development charges and is intended to be used as a guide. Applicants should review the By-laws and the Development Charge Act, 1997 and consult with Reserves and Investments staff of the City of Vaughan.

Purpose of Development Charges

A development charge assists in financing capital costs associated with growth and development within the City of Vaughan. Development charge funds are used solely for the purpose for which they are collected.

Background Study

The Development Charge Act, 1997 and Ontario Regulation 82/98 require that a Development Charge Background Study be prepared prior to the passing of a new development charge by-law. The background study will include:

A forecast into the anticipated future development in the City

- The average capital service levels provided in the City over the 10 year period immediately preceding preparation of the background study
- A review of capital works in progress and anticipated future capital projects
- An examination of the long term capital and operating costs for the capital infrastructure required for each service

Services

The By-law imposes development charges in order to pay for the increase need for the following services:

- Engineering Services
- Public Works
- Indoor Recreation
- Park Development and Facilities
- Library Services
- General Government
- Fire and Rescue Services

Imposition of Development Charges

Development charges are imposed against new development, re-development and expansions for residential and non-residential buildings or structures.

Development Charge Rates

Residential Rates (Per Unit) By-law # 230-2008 Effective January 1, 2012			
	Engineering Services	General Services	Total
Single/Semi Detached	\$4,333	\$8,157	\$12,490
Multiples	\$3,667	\$6,905	\$10,572
Apartments	\$2,569	\$4,845	\$7,414

Non-Residential Rates By-law #230-2008 Effective January 1, 2012	
Per Sq. M of Gross Floor Area	\$19.97

Purpose of Special Area Development Charges

For more localized services provided by the City of Vaughan an area-specific approach is used. Special Area Development Charges are calculated for :

- Water Services
- Wastewater Services
- Storm Drainage Services

Special Area Development Charges

The following charges outline the Special Area Development Charge rates in effect within specific areas of the City of Vaughan.

By-law	Service Effective January 1, 2012	Per Hectare
231-2008	Rainbow Creek Drainage Works	\$8,290
232-2008	Pressure District 5 West (Woodbridge Watermain)	\$6,898
233-2008	Pressure District 6 West (Major Mackenzie Drive Watermain)	\$3,648
234-2008	Pressure District 6 East (Rutherford Rd Watermain)	\$6,702
235-2008	Pressure District 7 Watermain West	\$15,904
236-2008	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	\$ 11,768
237-2008	Ansley Grove Sanitary Sub Trunk	\$2,808
238-2008	Zenway/Fogal Sanitary Sub Trunk Extension	\$8,353
239-2008	Highway 27 South Servicing Works	\$175,462

Associated maps available on the Website

Time of Payment

Unless otherwise provided by agreement, a development charge is calculated and payable on the date a building permit is issued, for development on land to which a development charge applies.

- Residential development pursuant to a plan of subdivision, shall pay the engineering service component of the development charge and Special Area Development Charge (if applicable), immediately upon entering into a subdivision agreement, and the balance of the current development charge in effect at building permit issuance.
- Non-Residential development shall pay the Special Area Development Charge (if applicable), immediately upon entering into an agreement and the City-Wide Development Charge at building permit issuance

Semi-annual Adjustments

Development charges may be adjusted semi-annually, without amendment to the current By-laws, as of the 1st day of January and the 1st day of July in each year, in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics.

Treasurer’s Statement

An annual statement identifying opening and closing balances of the reserves funds and the yearly transactions relating to the funds are available for review in the Clerk’s office during regular business hours.

Additional Information

The Regional Municipality of York

Effective November 8, 2011

Residential – (Per Unit)

Single/Detached	\$32,000
Multiples	\$26,474
Apartments 2+ bedrooms	\$19,939
Apartments < 2 bedrooms	\$12,883

Non-Residential – (Per Sq. M)

Industrial/Office/Institutional	\$151.24
Retail	\$287.84

**For further information please contact:
Region of York / Finance Department
Capital and Development Financing
1 - (877) - 464-9675**

Boards of Education

Effective July 1, 2009

	<u>Residential</u>	<u>Non-Residential (m2)</u>
Public	\$1,370	\$3.77
Separate	\$ 650	1.83
	\$2,020	\$5.60

**For additional information please contact:
The City of Vaughan
Finance Department
Reserves & Investments
(905) 832-8585 ext. 8775**

www.vaughan.ca