

2022 Development Charges Bylaw: Policy Directions

On November 25, 2021 Regional Council made the following decision:

1. Council approve the use of the 2041 planning horizon for the 2022 Development Charges Background Study and Bylaw.
2. Council approve treating stacked townhomes as apartments for the purposes of levying development charges.
3. Council approve charging all development-charge-eligible residential dwellings that are less than 700 square feet, the small apartment rate.
4. Council approve the revisions to existing policies, shown in Attachment 1, that include:
 - a. Removal of four-storey minimum requirement in the “Development Charges Deferral for Purpose-Built Rental Buildings” policy;
 - b. Revisions to align with current legislation in the “Development Charges Deferral for Office Buildings” and “Development Charges Deferral for Open Air Motor Vehicle Storage Structures” policies, and;
 - c. The provision of a 14-day grace period under the Region’s “Development Charge Interest Policy — Under sections 26.1 and 26.2 of the Development Charges Act, 1997”.
5. Council approve the policies, shown as Attachment 2, which codify the existing development charges deferrals for retail buildings and high-rise residential buildings.
6. The Regional Clerk circulate this report to the local municipalities and the Building Industry and Land Development Association – York Chapter (BILD).