

2026

NOBLETON AREA-SPECIFIC DEVELOPMENT CHARGES BACKGROUND STUDY

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List of Acronyms

AMP	Asset Management Plan
ASDC	Area-Specific Development Charge
BTE	Benefit to Existing
DCA	Development Charges Act
DC	Development Charge
GFA	Gross Floor Area
PPU	Persons Per Unit
WRRF	Water Resource Recovery Facility

1. Introduction

The Region of York 2026 Area-Specific Development Charges (ASDC) Background Study related to the Nobleton Water Resource Recovery Facility (WRRF) Expansion is presented as part of the process to lead to the approval of an updated DC Bylaw, in compliance with the *Development Charges Act, 1997* (DCA).

The DCA and O. Reg. 82/98 require that a DC background study be prepared in which development charges are determined with reference to:

- The average capital service levels provided over the 15-year period immediately preceding the preparation of the background study (if applicable – it is noted that this requirement does not apply to water and wastewater services);
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Region or its local boards to provide for the expected development, including the determination of the eligible and ineligible components of the capital projects; and,
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges bylaws would relate.

This study presents the results of the review which determines the development-related net capital costs attributable to growth anticipated to occur in the area. The development-related net capital costs are then apportioned among residential and non-residential development in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at calculated development charges for various types of development.

It is noted that this version of the Nobleton ASDC Background Study reflects updated tender costs following the release of the initial January 2026 draft study and public meeting held on February 26, 2026. Resulting changes to the calculated ASDC rates are reflected in this updated Background Study as well as the appended bylaw.

The DCA provides for a period of public review and comment regarding the proposed development charges. Following completion of this process in accordance with the DCA, Council will review this study, and comments received regarding this study or other information brought to Council's attention about the proposed charges. Council will then pass an amending ASDC bylaw for Nobleton.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

A. Legislative Context

The study is prepared in accordance with the DCA and associated regulations, including amendments that came into force on November 28, 2022 under the *More Homes Built Faster Act, 2022*, and on June 6, 2024 under the *Cutting Red Tape to Build More Homes Act, 2024*. The latter reversed the 5-year mandatory phase-in of DCs and implemented DC exemptions for affordable housing projects that meet the DCA eligibility requirements. Key legislative changes incorporated into this study, and draft proposed bylaw, include:

- DC bylaws now expire every 10 years instead of 5 years;
- The amount of interest paid on DC installment payments and frozen DCs is capped at prime plus 1%;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for roads, water and wastewater services;

- DC discounts for purpose-built rentals based on the number of bedrooms; and
- DC exemptions for affordable and attainable housing developments which meet the provisions of the DCA.

Further DCA amendments have been introduced by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*. The bill was granted Royal Assent on June 5th, 2025. Changes in effect include:

- A DC exemption for long-term care homes;
- Allowing for DC bylaw amendments that result in a decrease in the amount of DC payable without requiring the municipality to undertake a DC Background Study or hold a public meeting;
- Payable DCs are to be the lower of the “frozen” DC amount (including any interest applied), or the DC in effect at the time of building permit issuance; and
- Deferral of non-rental residential DC payments until first occupancy.

Bill 60, the *Fighting Delays, Building Faster Act*, received Royal Assent on November 27, 2025 resulting in several additional changes to the DCA including introduction of a new class of service for land acquisition costs, as well as requirements to establish local service policies for each relevant service. Further, the regulations now require a description of the methodology used in determining allocations of projects that benefit existing development for each DC service.

B. Consultation and Approval Process

The following provides a summary of the consultation and approval process to be completed as part of the DC Background Study. Following the release of the DC Background Study, consultation will continue with the public and

development industry stakeholders prior to the passage of the new DC Bylaw anticipated to occur in May 2026.

Timeline of Consultation and Approval Process

Activity	Date
Broad Consultation with Nobleton Landowner Group	Jan 2024 – Ongoing
Area-Specific DC Bylaw Implications: Nobleton Landowner Group	April 2024
Growth Forecast and Preliminary DC Rates: Nobleton Landowner Group	December 3, 2025
Notice of Public Meeting	January 19, 2026
Release of ASDC Background Study & Draft Bylaw	January 30, 2026
Statutory Public Meeting	February 26, 2026
Final ASDC Background Study published (reflecting updated tendered costs)	May 1, 2026
Bylaw Passage	On or Before May 21, 2026
Notice of Bylaw Passage	On or Before June 10, 2026
DC Rates in Effect	May 21, 2026
Appeal Period Ends	On or Before June 30, 2026

2. The DC Methodology Aligns Development-Related Costs and Benefits

Several key steps are required in calculating a development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, we have tailored our approach to Nobleton's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them.

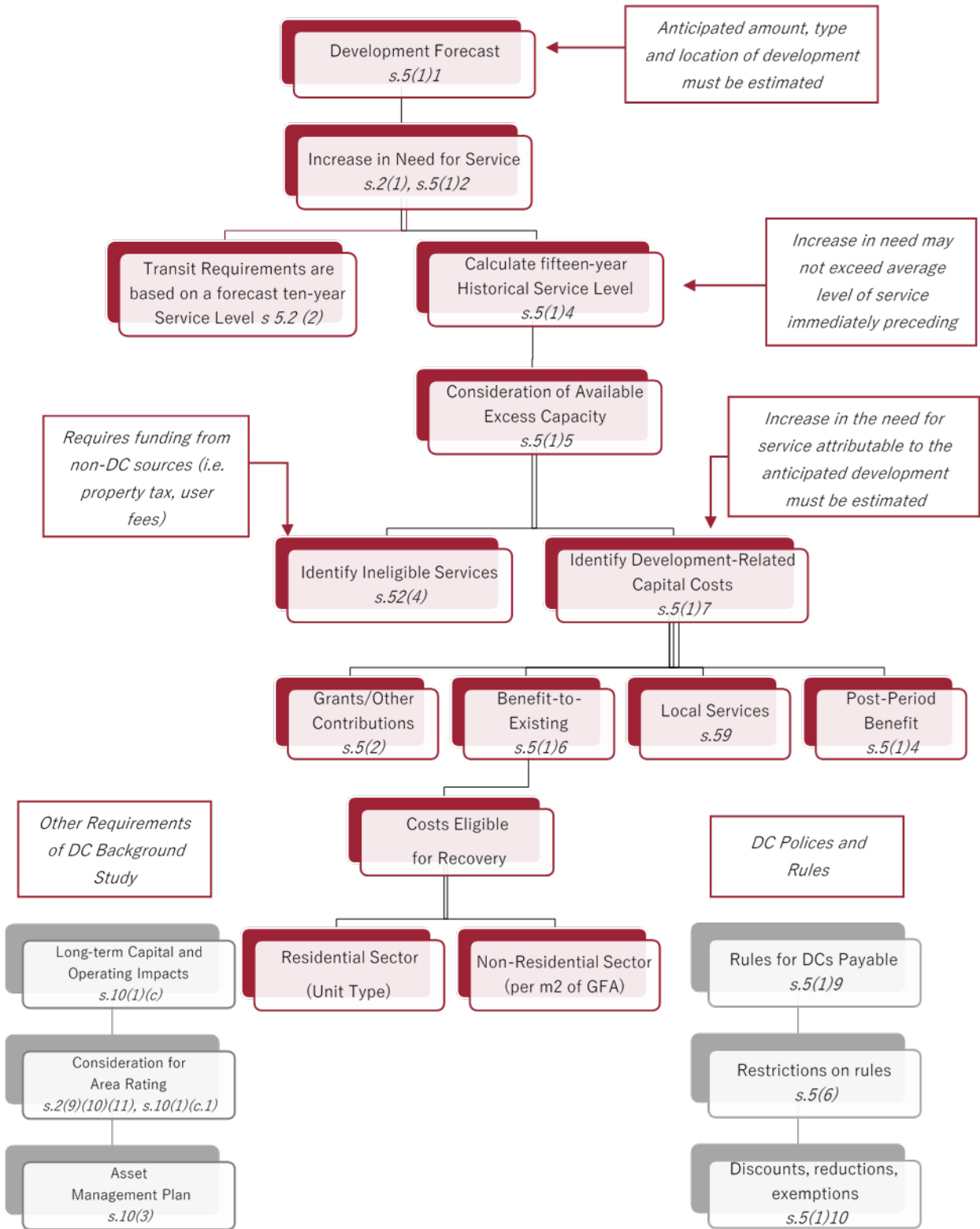
A. Area-Specific Development Charge Proposed

In accordance with the DCA, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the development charges background study. The proposed standalone WRRF expansion (project components detailed within section 4) will benefit serviced development occurring within Nobleton only, and as a result, the development charge has been calculated on an area-specific basis.

B. Key Steps in Determining DCs for Future Development-Related Projects

Several key steps are required in calculating DCs for future development-related projects. These are summarized below and shown schematically in Figure 1.

Figure 1: Statutory Requirements of Development Charge Calculation and Study Process



i. Development Forecast

The first step in the methodology requires a development forecast to be prepared. A planning horizon of 2026-2051 has been used for the WRRF and related infrastructure, in alignment with the servicing capacity of the project.

ii. Service Categories and Historical Service Levels

The DCA provides that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 15-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 15-year average service levels generally form the basis for development charges. However, this requirement is not applicable to the WRRF DC calculation as the infrastructure included in the capital program is required to achieve health and safety standards as identified in relevant legislation including Provincial regulations, other relevant legislation as well as Region standards (see Section 4(3) of O.Reg. 82/98).

iii. Development-Related Capital Program and Analysis of DC Eligible Costs to be Recovered through Development Charges

A development-related capital program has been prepared as part of the study. The program identifies the gross and net municipal costs, after allowing for capital grants, subsidies or other recoveries as required by the Act (DCA, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The DCA requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the Municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in a development-related capital program, a portion of the project may confer benefits to existing residents (BTE). As required by the DCA, s. 5(1)6., these portions of projects and their associated net costs are the funding responsibility of the municipality from non-development charges sources. The amount of municipal funding for such non-DC-eligible shares of projects is also identified as part of the preparation of the development-related capital program.

There is also a requirement in the DCA to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity is available to partially meet the future servicing requirements. Adjustments are made in the capital program analysis to meet this requirement of the DCA.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. For the purposes of the ASDC calculation, the

allocation is based on the forecasts of population in new units and employment in new space over the planning period, which reflects the anticipated demand for services.

The residential component of the development charges is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres or square feet.

C. Operating & Capital Cost Impacts and Asset Management Plan Legislative Requirements

Section 10 of the DCA identifies what must be included in a Development Charges Background Study, namely:

- s.10 (2) The development charge background study shall include,
 - (c) an examination, for each service to which the development charge bylaw would relate, of the long term capital and operating costs for capital infrastructure required for the service; and
 - (c.2) an asset management plan prepared in accordance with subsection (3).

i. Asset Management Plan

- (3) The asset management plan shall,
 - (a) deal with all assets whose capital costs are proposed to be funded under the development charge bylaw;
 - (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
 - (c) contain any other information that is prescribed; and
 - (d) be prepared in a prescribed manner.

The requirement to include an Asset Management Plan (AMP) was part of the DCA amendments that came into effect on January 1, 2016. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges bylaw are financially sustainable over their full life cycle.

The DCA requires the Region to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Region to prepare a reasonable development-related capital program.

The development forecast is based on future growth anticipated to occur within the boundaries of the Nobleton Urban Area delineated in Figure 2. York Region staff provided the forecast of population, housing and employment based on the Region’s traffic zone forecast. This forecast aligns with the overall York Region forecast in the Provincially Approved Baseline (also known as the 2022 York Region Official Plan). While no serviced growth is anticipated outside of the Urban Area at this time, the proposed ASDC bylaw applies to all lands within the Village Boundary that could receive servicing. Should lands outside of the Urban Area but within the Village Boundary connect into the WRRF system, the WRRF expansion project scope, calculated ASDC rates, and bylaw may be reviewed and amended as appropriate.

Figure 2 - Map of Benefitting Area

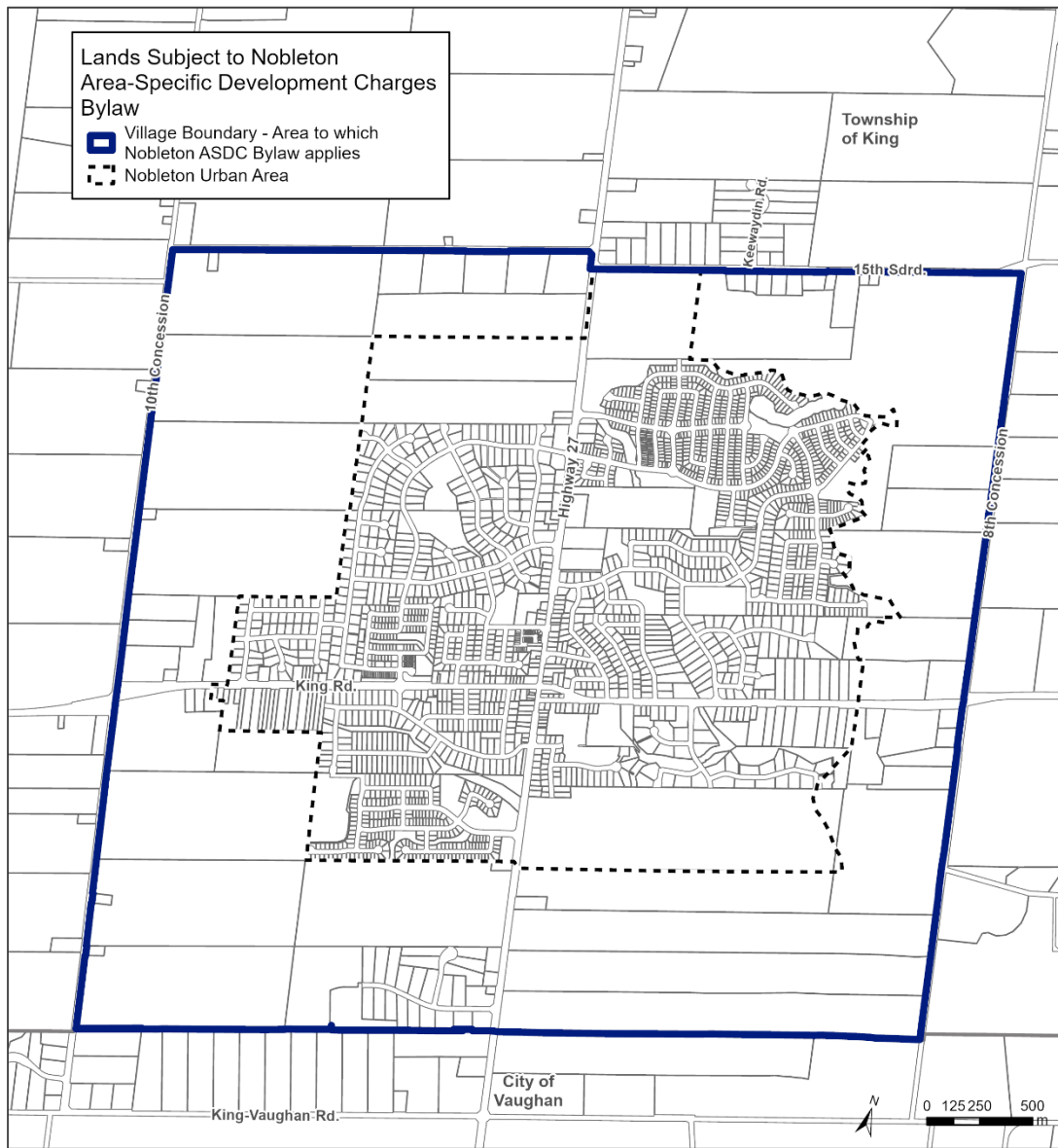


Table 1 provides a summary of the Nobleton ASDC development forecast. The following provides a discussion of the residential and non-residential forecasts:

ii. Residential Forecast

DCs are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of new dwelling units and population growth in those new units is required. This population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

When calculating the development charge, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected. During the planning period from 2026 to 2051, 1,369 new dwelling units are expected to be added within the benefitting area, and the population growth in those new units is forecasted at 4,787 persons.

For the purpose of the development charges calculations, the following persons per unit (PPU) factors have been assumed:

Single & Semi-Detached: 3.63 PPU

Multiples: 3.14 PPU

Apartments – 700 sq.ft. or more: 2.25 PPU

Apartments – Less than 700 sq.ft.: 1.43 PPU

These PPUs are consistent with the Region's PPU forecast for all new units in the Township of King between 2026 and 2051. An average was calculated using Census period PPUs for King and total unit growth in King.

iii. Non-Residential Forecast

DCs are levied on non-residential development as a charge per square metre of GFA. The non-residential forecast requires a projection of employment growth as well as a projection of new floor space in Nobleton.

The non-residential forecast projects an increase of 1,403 jobs by 2051, excluding work from home employment. The net employment growth will be accommodated in approximately 84,847 square metres (913,285 square feet) of new non-residential building space by 2051.

TABLE 1

**YORK REGION: NOBLETON ASDC BACKGROUND STUDY
DEVELOPMENT FORECAST
NOBLETON WASTEWATER DEVELOPMENT CHARGES**

Development Forecast	2026 - 2051 Growth		
	Dwelling Units	PPU	Population in New Dwellings
Residential			
Singles & Semis	1,191	3.63	4,319
Multiples	108	3.14	339
Apartments	71	1.84	130
Total	1,369	3.50	4,787
Non-Residential			
Employment			1,403
Non-Residential Building Space (sq.m.)			84,847
Non-Residential Building Space (sq.ft.)			913,285

3. Development-Related Capital Forecast

A. A Development-Related Capital Forecast is Provided for Council's Approval

The DCA requires the council of a municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section 2, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

One of the recommendations contained in the DC Background Study is for Council to adopt the Nobleton WRRF expansion development-related capital program derived for the purposes of the DC calculation. It is acknowledged that changes to the costs and/or scope of work for the proposed WRRF expansion may occur through the Region's normal capital budget process.

B. The Development-Related Capital Forecast

As summarized in Table 2, the WRRF expansion project is anticipated to cost \$93.4 million. This amount includes the negative reserve fund balance of approximately \$395,900, related to outstanding DC credits. The entirety of the \$93.4 million is considered growth-related and eligible for DC recovery: no replacement or benefit to existing shares have been identified, and the project is not anticipated to provide capacity beyond the 2051 planning horizon. It is noted that the project costs do not include any land acquisition

TABLE 2

YORK REGION: NOBLETON ASDC BACKGROUND STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM
NOBLETON WASTEWATER

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2026-2051	Post 2051
1.0 NOBLETON WASTEWATER										
1.1 WRRF Project Expansion										
1.1.1 EA Fees (Internal + External)	2026 - 2030	\$ 2,056,764	\$ -	\$ 2,056,764	0%	\$ -	\$ 2,056,764	\$ -	\$ 2,056,764	\$ -
1.1.2 Design (SPS, WRRF, Water, YR Design Internal)	2026 - 2030	\$ 4,958,138	\$ -	\$ 4,958,138	0%	\$ -	\$ 4,958,138	\$ -	\$ 4,958,138	\$ -
1.1.3 NSPS (Construction)	2026 - 2030	\$ 27,490,000	\$ -	\$ 27,490,000	0%	\$ -	\$ 27,490,000	\$ -	\$ 27,490,000	\$ -
1.1.4 NWRWF (Construction)	2026 - 2030	\$ 46,605,402	\$ -	\$ 46,605,402	0%	\$ -	\$ 46,605,402	\$ -	\$ 46,605,402	\$ -
1.1.5 CA/SI Fees (SPS, WRRF)	2026 - 2030	\$ 7,003,107	\$ -	\$ 7,003,107	0%	\$ -	\$ 7,003,107	\$ -	\$ 7,003,107	\$ -
1.1.6 YR Construction Internal	2026 - 2030	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
1.1.7 Scope and Contingency	2026 - 2030	\$ 3,334,293	\$ -	\$ 3,334,293	0%	\$ -	\$ 3,334,293	\$ -	\$ 3,334,293	\$ -
1.1.8 Past Projects - Recovery of Outstanding Negative Reserve	2026 - 2026	\$ 395,883	\$ -	\$ 395,883	0%	\$ -	\$ 395,883	\$ -	\$ 395,883	\$ -
1.1.9 DC Background Study	2026 - 2030	\$ 35,000	\$ -	\$ 35,000	0%	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Subtotal WRRF Project Expansion		\$ 93,378,587	\$ -	\$ 93,378,587		\$ -	\$ 93,378,587	\$ -	\$ 93,378,587	\$ -
TOTAL NOBLETON WASTEWATER		\$ 93,378,587	\$ -	\$ 93,378,587		\$ -	\$ 93,378,587	\$ -	\$ 93,378,587	\$ -

Residential Development Charge Calculation		
Residential Share of 2026 - 2051 DC Eligible Costs	77%	\$72,213,780
2026-2051 Growth in Population in New Units		4,787
Unadjusted Development Charge Per Capita		\$15,085.39
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2051 DC Eligible Costs	23%	\$21,164,807
2026-2051 Growth in Square Metres		84,847
Unadjusted Development Charge Per Square Metre		\$249.45

4. Development Charges are Calculated in Accordance with the DCA

This section summarizes the calculation of development charges for the Nobleton WRRF expansion and the resulting total development charge by type of development, including the calculation of the per capita (residential) and per square metre (non-residential) charges.

For residential development, the per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development, the calculated development charges rates are based on gross floor area (GFA) of building space.

It is noted that the calculation of the development charges does not include any provision for exemptions required under the DCA, for example, the exemption for enlargements of up to 50% on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset, however, by increasing other portions of the calculated charge.

A. Calculated Development Charges Rates

Tables 3 and 4 below present the calculated residential and non-residential development charges for the Nobleton Wastewater DC rate. The residential rates range from \$54,717 per single- or semi-detached unit, down to \$21,523 per small apartment, based on typical occupancy factors (people per unit) for new units. The non-residential rate is calculated at \$249.45 per square metre (\$23.17 per square foot).

TABLE 3

YORK REGION: NOBLETON ASDC BACKGROUND STUDY
 RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE
 NOBLETON WASTEWATER DEVELOPMENT CHARGES

	Charge Per Capita	Residential Charge By Unit Type (1)			
		Singles & Semis	Apartments		Multiples
			700 sq.ft. or more	Less than 700 sq.ft.	
TOTAL NOBLETON WASTEWATER CHARGE PER UNIT	\$15,085	\$54,717	\$33,971	\$21,523	\$47,389
(1) Based on Persons Per Unit Of:		3.63	2.25	1.43	3.14

TABLE 4

YORK REGION: NOBLETON ASDC BACKGROUND STUDY
 NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE
 NOBLETON WASTEWATER DEVELOPMENT CHARGES

	Charge per Square Metre	Charge per Square Foot
TOTAL NOBLETON WASTEWATER CHARGE	\$249.45	\$23.17

B. Comparison of 2026 Newly Calculated Development Charges with Charges Currently in Force in Nobleton

Tables 5 and 6 present a comparison of the newly calculated residential and non-residential Nobleton Wastewater DCs with currently imposed rates. The scale of the WRRF expansion project has resulted in increased DC rates as compared with the currently in-force rates. As shown in Table 5, development charges for single and semi-detached units will increase from the current rate of \$17,661 to \$54,717 per unit. Multiple units will increase from a current rate of \$14,970 to \$47,389 per unit. Apartments (700 sq.ft. or more) will increase from a current rate of \$11,062 per unit to \$33,971 per unit, and apartments (less than 700 sq.ft.) will increase from a current rate of \$7,612 per unit to \$21,523 per unit.

As shown in Table 6, the non-residential rate will increase from a current rate of \$76.75 per square metre to \$249.45 per square metre.

It is important to note that the calculated DC rates will be subject to annual indexing in accordance with the rules in the draft DC Bylaw.

TABLE 5

YORK REGION: NOBLETON ASDC BACKGROUND STUDY
RESIDENTIAL DEVELOPMENT CHARGES
CURRENT VS. CALCULATED DEVELOPMENT CHARGES

Service	Current Residential Charge / Unit	Calculated Residential Charge / Unit	Difference
Total Nobleton Wastewater Charge per SDU	\$17,661	\$54,717	\$37,056
Total Nobleton Wastewater Charge per Multiple Unit	\$14,970	\$47,389	\$32,419
Total Nobleton Wastewater Charge per Apartment (700 sq.ft. or more)	\$11,062	\$33,971	\$22,909
Total Nobleton Wastewater Charge per Apartment (Less than 700 sq.ft.)	\$7,612	\$21,523	\$13,911

TABLE 6

YORK REGION: NOBLETON ASDC BACKGROUND STUDY
NON-RESIDENTIAL DEVELOPMENT CHARGES
CURRENT VS. CALCULATED DEVELOPMENT CHARGES

Service	Current Non-Residential Charge (sq.m.)	Calculated Non-Residential Charge (sq.m.)	Difference
TOTAL NOBLETON WASTEWATER CHARGE (PER SQ.M.)	\$76.75	\$249.45	\$172.70

5. Cost of Growth Analysis

This section provides a brief examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC Bylaw. This examination is required as one of the provisions of the DCA.

A. Asset Management Plan

York Region's Asset Management Plan (AMP) for the Nobleton Wastewater System is provided in the Appendix and includes a long-term (100-year) rehabilitation and replacement expenditure forecast. The AMP demonstrates that the long-term lifecycle costs associated with the new infrastructure are financially sustainable.

B. Long-Term Capital and Operating Cost Impacts

The long-term operating cost impact for the Nobleton WRRF expansion will be determined and funded as part of the Region's utility rate model and associated rates.

As there are no ineligible/benefit to existing shares of the Nobleton WRRF expansion, no costs will need to be funded from non-DC revenue sources.

C. Program is Deemed Financially Sustainable

Over the next 25 years (to 2051) Nobleton is projected to increase by 4,787 persons, requiring approximately 1,369 units. In addition, Nobleton will also add nearly 1,403 new employees that will result in approximately 84,847 square metres of additional non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development

charges bylaw. The collection of these funds is intended to be allocated to the Region's reserves for the future replacement of these assets.

In addition, as part of the annual budget update the Region also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed. Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long term. Lifecycle funding methodologies are also reviewed in order to ensure that the Region is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

The long-term lifecycle costs identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the user base over the long-term.

6. Other Considerations and Legislative Requirements

This section sets out other considerations and legislative requirements relating to the DCA including administration and collection, recent legislative changes, and consideration for area rating.

A. Development Charges Administration and Collection

The DCA requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

i. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount that would be determined under the bylaw on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26, s.26.1 and s.26.2 of the DCA.

The default date of payment of a DC is the date of building permit issuance. However:

- For rental and institutional development, DCs must be paid in six equal installments, interest free, beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date;
- Further, following recent changes the DCA, DCs for any non-rental residential development are deferred to first occupancy; and
- Finally, under s.27 of the DCA the Region may enter into an agreement with a developer to alter the timing of payment.

ii. Reserve Funds

Under the DCA, a municipality that has passed a development charge bylaw must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. Beginning in 2023 and each calendar year thereafter, a municipality shall spend or allocate at least 60% of the monies in a reserve fund associated with Water supply, Wastewater services and Services Related to a Highway.

While the DCA does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding

B. Compliance with Recent Legislative Changes

Since the Region's adoption of the 2021 ASDC bylaw, there have been a number of amendments to the DCA. The Region will need to ensure compliance with these legislative changes. The key relevant changes are summarized below.

Changes Arising From Bill 23, the *More Homes Built Faster Act* and Bill 185, the *Cutting Red Tape to Build More Homes Act* (2022):

- Exemptions for existing rental residential buildings and a range of residential units in existing and new houses;
- Exemptions for affordable and attainable residential units as defined in the Affordable Residential Units Bulletin; non-profit housing development; and inclusionary zoning residential units;
- Maximum life of a DC bylaw extended from 5 years to 10 years.
- Deferral payments apply to rental housing and institutional development;
- DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3;
- Maximum interest rates are capped at prime plus 1%; and
- Municipalities are required to spend or allocate at least 60% of reserve balances each year for engineered services.

Changes Arising from Bill 17, the *Protect Ontario by Building Faster and Smarter Act* (2025):

- A new DC exemption for long-term care homes;
- Streamlined processes for certain bylaw amendments: municipalities are no longer required to undertake a background study or hold a public meeting when amending a DC bylaw, if the amendment results solely in a reduction to one or more DC rates;
- A revised DC “freeze” rule ensuring that the payable DC does not exceed the DC in effect at the time of permit issuance; and
- Deferral of non-rental residential DCs until first occupancy.

Changes Arising from Bill 60, the *Fighting Delays, Building Faster Act* (2025):

- Merging of water and wastewater services for DC credits;
- Introduction of a new class of service for land acquisition costs;
- Requirements to adopt a local service policy for each relevant DC service; and
- Requirements around describing benefit to existing (BTE) methodology for each service within a DC Background Study.

C. Development Charges Administration

A draft copy of the ASDC bylaw will be made available on the Region's website at least two weeks before the scheduled public meeting for review. The bylaw itself will contain a series of polices as it relates to the Region's policies and practices regarding development charge administration. In this regard, a few specific recommendations:

- It is recommended that the Region develop reporting policies consistent with the current requirements of the DCA;
- It is recommended that the bylaw permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft bylaw sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also to be outlined in the proposed draft bylaw; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Region's normal capital budget process.

D. Local Service Policy and Definitions

Services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct responsibility under s. 59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer.

Bill 60 introduced changes to the Act, through section 59(2.2), requiring municipalities to have a Local Service Policy for each service included in a DC bylaw, of which some part is to be provided as a local service. This change was introduced to provide clarity, fairness and transparency to the development community. This section typically applies to local and single-tier municipalities.

For greater clarity, the Region does not require that local services (e.g., local roads, water and sewer infrastructure) be paid/installed as a requirement for plan of subdivision approval or for approvals under section 53 of the Planning Act. As a result, the Region does not have a Local Services Policy. Should the Region obtain this authority in the future, a new Local Service Policy in compliance with the Act will be brought forward to Council.

Appendix A
Asset Management Plan



**Asset Management Plan
Nobleton Wastewater System**

PUBLIC WORKS DEPARTMENT

JANUARY 2026

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1) Introduction

Background

Under the Development Charges Act, municipalities are required to prepare an asset management plan that deals with all assets that have capital costs proposed to be funded under the development charge by-law. Asset management plans support asset management decisions and ensure that financial resources required to ensure sustainable service delivery are planned for considering a full lifecycle approach.

This Asset Management Plan has been prepared to support the 2026 Nobleton Area Specific Development Charge Background Study. It outlines the characteristics and condition of York Region's wastewater system infrastructure in the Village of Nobleton, current levels of service, planned actions to ensure the assets continue to provide the required levels of service, and long-range financing strategies to implement the planned actions based on the asset lifecycle framework.

The document has been structured as follows:

- 1) Introduction
- 2) State of Infrastructure
- 3) Levels of Service
- 4) Asset Management Strategy
- 5) Financing Strategy

The Village of Nobleton

The Village of Nobleton is located within the Township of King in the Regional Municipality of York. York Region owns and operates approximately \$94 million¹ worth of existing wastewater infrastructure assets in the Village of Nobleton and is expanding the Nobleton wastewater system at an estimated cost of \$93 million to support wastewater servicing.

Wastewater services are provided to Nobleton by York Region and the Township of King through an integrated two-tier servicing arrangement. The Township is responsible for the collection of wastewater from customers, and the Region provides major pumping, conveyance and treatment of wastewater. Jurisdiction for the provision of wastewater services in Ontario is defined by Section 11 of the Municipal Act.

¹ Estimated replacement cost as of Q4 2024

Overview of the Wastewater System

All the wastewater generated in Nobleton flows through the Township of King's local collection system towards the Nobleton Sewage Pumping Station which is owned and operated by the Region. This pumping station conveys wastewater through Regional forcemains for treatment at the Region's Water Resource Recovery Facility. Figure 1 illustrates York Region's wastewater servicing infrastructure and the local collection system servicing Nobleton. Expansion works identified within the Nobleton Area Specific Development Charge Background Study relate to the Nobleton Water Resource Recovery Facility and the Nobleton Sewage Pumping Station.



Figure 1: Nobleton Wastewater Servicing Infrastructure

2) State of the Infrastructure

Asset Value

For the purposes of long-term renewal planning, the Region uses replacement cost models to determine asset replacement value. The Region’s Water and Wastewater replacement cost models are intended to capture the value of the current cost to replace the Region’s assets (or of obtaining similar service) and generally take into account additional cost considerations such as:

- Updated construction costs
- Current regulatory requirements, and
- New technologies and design best practices.

This approach provides more accurate information to support asset management decision making and reserve contributions than inflated historical cost, resulting in a more appropriate replacement value. Asset values generated by the replacement cost model are used to forecast long-term infrastructure needs and to inform Water and Wastewater User Rate Study updates. Since the preparation of the last Nobleton Asset Management Plan, the replacement cost models have been reviewed, refined, and improved and the current total replacement cost of York Region’s existing wastewater infrastructure in Nobleton is approximately \$94.3M as shown in Table 1 below.

Table 1: Current York Region Wastewater Infrastructure in Nobleton

System	Asset	Facility Type	Installation Year	Wastewater System Replacement Cost (indexed to 2024 Q4)
Wastewater Collection	Nobleton Sewage Pumping Station	Sewage Pumping Station	2008	\$94.3 M
Wastewater Collection	Nobleton Sewage Pumping Station Forcemain	Forcemain	2010	
Wastewater Treatment	Nobleton Water Resource Recovery Facility	Water Resource Recovery Facility	2010	
Wastewater Treatment	Nobleton Water Resource Recovery Facility Outfall	Gravity Sewer	2010	

The expansion works planned at the Nobleton Sewage Pumping Station and Nobleton Water Resource Recovery Facility are shown in Table 2.

Table 2: Planned York Region Wastewater Infrastructure in Nobleton

System	Asset	Facility Type	Anticipated Completion	Infrastructure Cost
Wastewater Collection	Nobleton Sewage Pumping Station Expansion	Sewage Pumping Station	2028	\$92.9 M
Wastewater Treatment	Nobleton Water Resource Recovery Facility Expansion	Water Resource Recovery Facility	2028	

State of Infrastructure Grading

The Region has an established condition assessment program to collect condition, reliability, and capacity data on Regional assets on a regular basis. Every year, a review of the Region’s state of infrastructure data is undertaken, with the most recent review completed in 2024. Results are combined with additional metrics and collectively reported within the State of Infrastructure section of each update to the Corporate Asset Management Plan. The following section summarizes the most recent condition assessment results pertaining to the Nobleton wastewater system.

Infrastructure Assessments

The most recent comprehensive condition assessment for the Nobleton Sewage Pumping Station was completed in 2021, confirming that the facility remains in good condition.

The Nobleton Water Resource Recovery Facility is undergoing an expansion project. The next condition assessment of this treatment facility will be scheduled after the completion of the ongoing capital project. In 2015, a third party visual inspection found the facility to be in very good condition.

In addition, several site visits, facility walk-throughs, performance assessments, and capacity studies have been undertaken to support Environmental Assessment and capital project work since 2017. The Region’s wastewater infrastructure in Nobleton remains relatively young and is frequently monitored by the Region’s Operations, Maintenance and Monitoring team.

Table 3 summarizes the results of the comprehensive condition assessments. The findings are based on data gathered by consultants and show that most of the assets were in very good or good condition.

Table 3: Condition and Inspection Summary of Nobleton Wastewater Facilities

Facility	Year of Last Assessment	General Findings*	Type of Inspection
Nobleton Water Resource Recovery Facility	2015	Facility is in very good condition	3 rd Party Condition Assessment
Nobleton Sewage Pumping Station	2021	Facility is in good condition	3 rd Party Condition Assessment

* Grading definitions are provided in Table 4 below

Table 4: Grading Scores and Definitions

Grade	Description
Very Good	<ul style="list-style-type: none"> • Very good physical condition – no wear & tear, no or minimum risk of failure • Operable and well maintained • Expected to perform adequately with routine maintenance for at least another 80 percent of its estimated life • Performance meets expectation
Good	<ul style="list-style-type: none"> • Good physical condition – minor wear & tear, minimum risk of failure • Little to no diminished performance • No substantial deterioration or diminished performance over the next 5 to 10 years • No immediate repair work required
Fair	<ul style="list-style-type: none"> • Acceptable physical condition – moderate wear & tear, moderate risk of failure • Functionally sound but is showing signs of wear and diminished performance • Potential for further deterioration and diminished performance over the next 5 to 10 years • Repair work is required, but asset is serviceable
Poor	<ul style="list-style-type: none"> • Poor physical condition – heavy wear & tear, significant risk of failure • Significant performance reduction • Potential for failure with the next 5 years • Repair work required immediately, or replace asset
Very Poor	<ul style="list-style-type: none"> • Bad physical condition – heavy wear & tear, failure is imminent • Excessive maintenance is required • Service life has ended • Significant health & safety hazard • Major repair work required or replace asset immediately

3) Levels of Service

Levels of Service in the Corporate Asset Management Plan

In 2017, the Government of Ontario introduced the new regulation O.Reg. 588/17 – Asset Management Planning for Municipal Infrastructure under the Infrastructure Jobs and Prosperity Act (2015). The regulation outlines requirements to support the development of a strategic asset management policy and plans, including Levels of Service (LOS).

The regulation outlines minimum requirements for Community and Technical Levels of Service for municipal water and wastewater systems.

The Region’s [2024 Corporate Asset Management Plan](#) includes several Council-adopted levels of service for wastewater, presented in Table 5 below.

Table 5: Wastewater Levels of Service - 2024 Corporate AMP

Customer Levels of Service	Asset Categories	Performance Metric
Collect, move and treat all wastewater from connected local municipal wastewater networks in current and future serviced communities within York Region	Trunk Sewers, pumping stations, forcemains	Percentage of urban properties serviced by the municipal wastewater system
	Trunk Sewers, pumping stations, equalization tanks, forcemains	Percentage of collected wastewater treated prior to return to the environment
Accept hauled wastewater generated by York Region residents and businesses not served by a municipal wastewater system	Hauled wastewater receiving facilities	Number of days where no hauled wastewater receiving location is available in York Region per year (target to be established)
Return treated wastewater to environment in a manner that meets or exceeds all regulatory requirements	Water resource recovery facilities	Number of Environmental Compliance Approval (ECA) effluent limit exceedances
		Number of ECA effluent objective exceedances
Remove, process, and responsibly dispose of solids from wastewater stream	Duffin Creek Water Pollution Control Plant incinerators	Total dry tonnes of sludge processed by incineration per year
Contain and/or treat odours to minimize community impact	Air management facilities	Number of odour complaints related to York Region’s wastewater system
Monitor, record, and report required wastewater quantity, quality and		Percentage of Annual Wastewater Performance Reports completed

Customer Levels of Service	Asset Categories	Performance Metric
compliance information to regulatory agencies	Analyzers and sampling equipment	Percentage of quarterly Effluent Regulatory Reporting Information System (ERRIS) reports completed
Communicate and promote benefits of the municipal wastewater system	All assets	Percentage of York Region residents surveyed that are satisfied with the safety and reliability of the Region's wastewater service

Regulatory Requirements

Delivery of water and wastewater services in York Region is also governed by a variety of federal and provincial Acts, Regulations, guidelines, and policies. The following provincial laws and guidelines impact water and wastewater servicing in Nobleton:

- Clean Water Act
- Safeguarding and Sustaining Ontario's Water Act
- Environmental Protection Act
- Ontario Water Resources Act
- Ontario Ministry of the Environment Guideline F-5
- Environmental Assessment Act
- Safe Drinking Water Act and Drinking Water Systems Regulation (O. Reg. 170/03)

Baseline LOS Commitment - Wastewater System

The ongoing Nobleton wastewater system expansion project has been designed based on a per capita wastewater generation rate of 370 litres per capita per day. This wastewater generation rate is based on a review of historical flows for this facility and considers wastewater loading, besides flow hydraulics. This is particularly important to ensure that treated effluent meets regulatory requirements.

York Region has an Environmental Compliance Approval (ECA No. 9674-D3CPZX) from the Ministry of the Environment, Conservation and Parks (MOECP) for the operation of Nobleton Water Resource Recovery Facility. Nobleton Sewage Pumping station is covered under York Region's Consolidated Linear Infrastructure ECA (ECA No. 013-W601). These ECAs outline the rated capacity of the Nobleton system as well as final effluent objectives and limits. Additional information is provided in the *Nobleton WRRF Wastewater Annual Performance Report for the 2024 Calendar Year*.

Effluent quality assurance or control measures currently in place include an extensive sampling program and controls required by the ISO 14001 Environmental Management Standard,

captured by the Region's Integrated Management System (IMS). As part of the IMS, effluent quality and system performance is monitored and reported to management on a monthly basis.

4) Asset Management Strategy

The asset management strategy is a systematic process to manage the lifecycle of assets with the objective of optimizing the cost of asset ownership while delivering expected levels of service with acceptable levels of risk. This is achieved through integration of asset management processes and principles with business and financial planning to make empirically based, transparent, repeatable, and proactive decisions.

The following are key components of the asset management strategy applicable to the Region's Wastewater assets.

- Whole lifecycle infrastructure planning that considers costs and risks to infrastructure from the needs-identification phase through the planning, design, construction, operation, rehabilitation, replacement, and disposal phases
- Comprehensive condition assessments that are prioritized by asset risk and incorporate inspection technologies and methodologies appropriate for each unique facility type
- Integrated infrastructure renewal planning that allows for the coordination of renewal, capital growth, and long-term planning processes to produce an optimized 10-year Capital Plan
- Application of non-infrastructure solutions where possible, including actions or policies that can lower costs or extend asset life (e.g. demand management, process optimization etc.)

Alignment with the Region's 2023 – 2027 Strategic Plan

Development of an Asset Management Plan directly supports the Region's 2023-2027 Strategic Plan objective to deliver fiscally sustainable services.

Asset management planning also indirectly supports all other objectives in the Strategic Plan by encouraging a coordinated and systematic approach to decision making and promoting sustainable long-term service delivery.

Long Term Renewal Forecasting Framework

Through a rigorous planning and review process, the Region has developed a capital improvement program to maintain the established level of service for water and wastewater system.

Interventions required to maintain service including operating and maintenance, rehabilitation, and replacement of assets are projected and planned for within the Region’s long-term renewal plans.

As the Region moves into the short-term 10-year planning horizon, a condition and risk-based approach is used to refine needs to maintain service, following a rigorous review of alternatives to address specific needs, validation based on current conditions, and consideration of integration opportunities and efficiencies.

Figure 2 summarizes the general process involved in producing the long-term renewal plan.

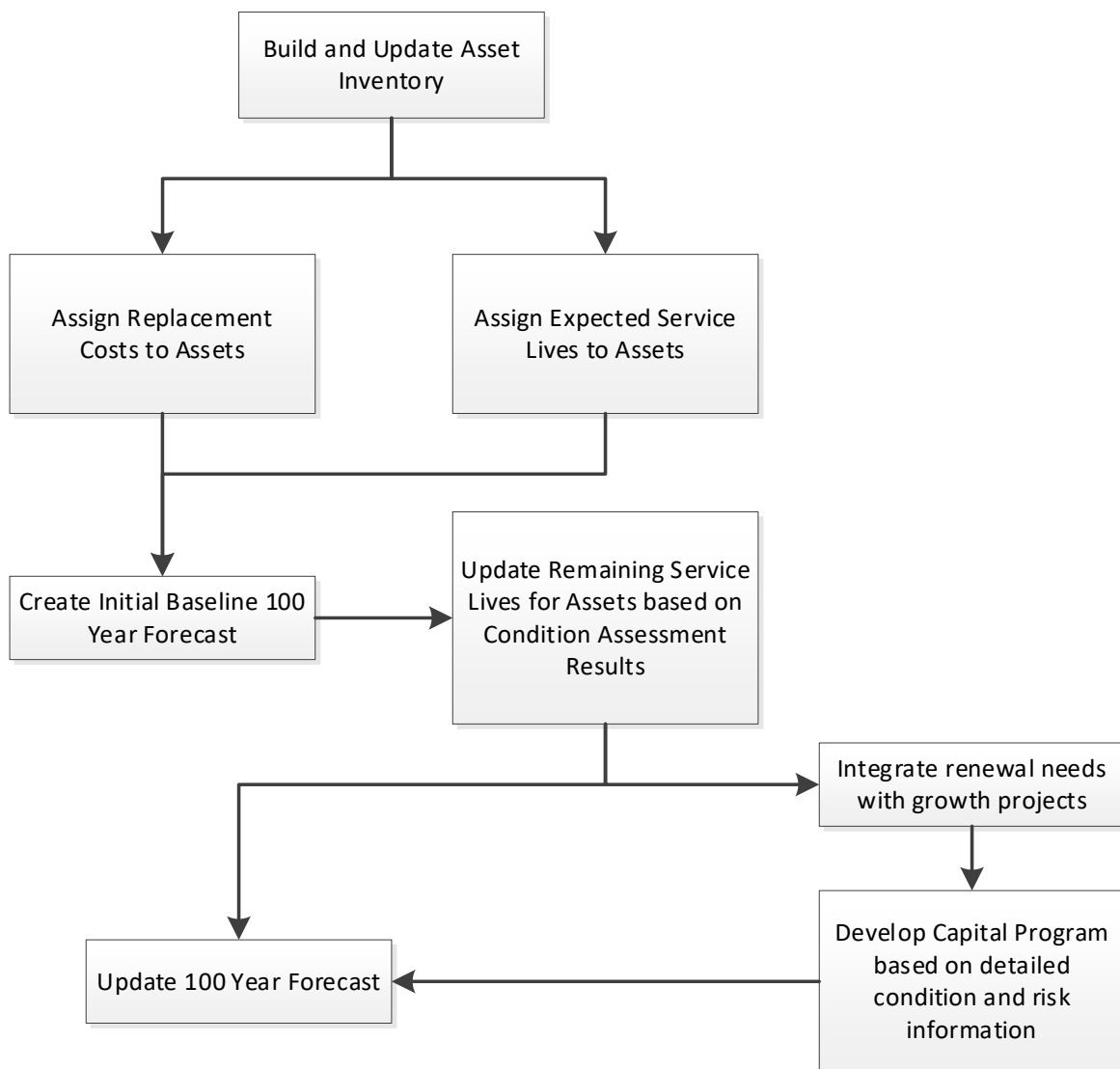


Figure 2: Long Term Forecasting Process Diagram

5) Financing Strategy

Long Term Capital Renewal Forecast

A long term (100-year) rehabilitation and replacement expenditure forecast for both water and wastewater assets has been developed and is updated on an annual basis as part of the budget process. The long-term forecast is used to support long-term financial sustainability planning and inform the Region’s Water and Wastewater user rate studies.

Figure 3 illustrates the 100-year capital expenditure forecast for rehabilitation and replacement of Nobleton’s growing wastewater system. The peaks correspond to major projected capital renewal works associated with the Nobleton wastewater system. The actual timing and costs of future capital works will depend on the outcomes of ongoing condition assessment programs.

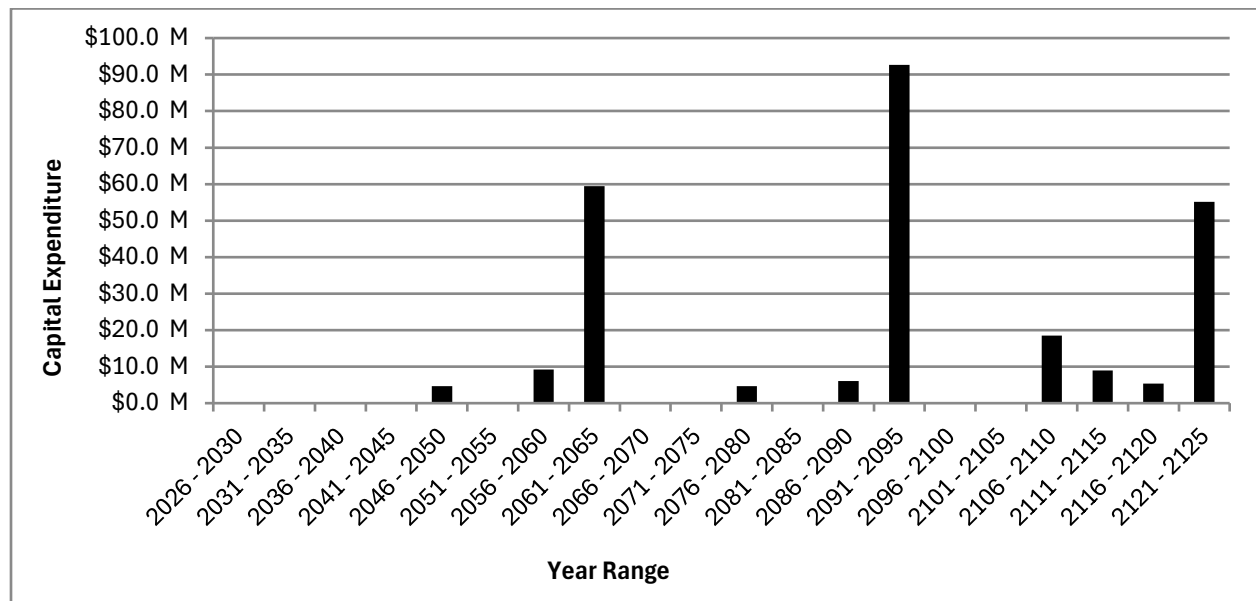


Figure 3: Nobleton Wastewater System Long Term Expenditure Forecast

Funding

The user rate budget funds annual operating costs, including contributions to capital reserves that are used to pay for future rehabilitation and replacement needs. In 2021, York Region Council approved the Water and Wastewater [Financial Sustainability Plan](#): a six-year rate plan to ensure that all costs related to water and wastewater services be fully recovered through user starting in 2022. The plan involves building capital reserves so future asset management needs can be met while avoiding new user rate debt and promoting the principle of fairness to users over time.

The anticipated operating and capital funding requirements resulting from the projects included in the 2026 Nobleton Background Study are similar to those accounted for in the system-wide 2021 Financial Sustainability Plan.

Based on the anticipated revenues generated by the rates Council adopted in 2021, the funding requirements included within this asset management plan are considered financially sustainable.

Appendix B

Bylaw

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2026-xx

A bylaw for the imposition of wastewater works development charges against land in the Village of Nobleton of the Township of King

WHEREAS Section 2 of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act") authorizes Regional Council to enact a bylaw 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, required by Section 10 of the Act, was presented to Regional Council along with a draft of this bylaw as then proposed on February 26, 2026 and was completed within a 1 year period prior to the enactment of this bylaw;

AND WHEREAS Regional Council directed that the background study and draft proposed bylaw 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 2 weeks prior to the public meeting required pursuant to Section 12 of the Act;

AND WHEREAS the development charge background study includes an asset management plan that deals with all assets whose capital costs are intended to be funded under the development charges bylaw and that such assets are considered to be financially sustainable over their full life-cycle pursuant to Subsection 10(3) 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 February 26, 2026;

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 bylaw;

AND WHEREAS Regional Council resolved on May 21, 2026 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 bylaw will be met;

AND WHEREAS Regional Council resolved on May 21, 2026 that no further public meeting be required and that this bylaw be brought forward for enactment;

The Council of The Regional Municipality of York hereby enacts as follows:

1. DEFINITIONS

1.1. In this bylaw,

“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. “Ancillary” shall have the same meaning as accessory;

“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, 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:

- a. the assembly of large gatherings of persons for trade, business or educational purposes, or any combination thereof;
- b. the display of products or services;
- c. accessory uses may include administrative offices, display areas, show-rooms, training facilities and banquet facilities, but does not include a banquet hall;

“crematorium” means a standalone structure with the primary function of carrying out the act of cremation, which may include other services ancillary to

this function, but does not include any facility connected to a funeral home or other similar place where funeral services are sold;

“development” means construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to the land(s), building(s) or structure(s) that has the effect of increasing the size or usability of the land(s), building(s), or structure(s), or changing or converting the use of the land(s), building(s), or structure(s), or requires any of the actions described in section 3.4, and includes redevelopment;

“development charges” means charges in regard to wastewater works services imposed pursuant to this bylaw and adjusted in accordance with section 5 of this bylaw;

“duplex” means a building comprising, by horizontal division, 2 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 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 listed in Section 3.4 of this bylaw, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium;

“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 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, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure, and, for the purposes of this definition, notwithstanding any other section of this bylaw, 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, and gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including, but not limited to, hockey arenas and basketball courts;

“group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised by agency staff on a shift rotation basis, funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof for the accommodation of persons and licensed, approved or supervised by the Province of Ontario under any general or special act as amended or successor legislation.

“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*;

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

“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;

“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, a crematorium, and any other non-residential use which is not a retail use;

“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;

“large apartment” means a dwelling unit in an apartment building, plex or stacked townhouse 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 1 or more persons, but does not include a travel trailer or tent trailer;

“multiple unit dwellings” includes townhouses, 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 and includes retail, industrial, office, institutional, agricultural, or hotel uses;

“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 or land developer;

“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;

“redevelopment” means constructing or placing 1 or more buildings or structures on land where all or part of a building or structure has been previously constructed or demolished in part or in whole, or changing or converting the use of a building or structure and includes any development or redevelopment requiring any of the actions described in section 3.4;

“Region” means The Regional Municipality of York;

“Regional Council” means the Council of The Regional Municipality of York;

“Regulation” means O. Reg. 82/98 under the Act;

“residential use” means lands, buildings or structures used, or designed or intended for use as a residence for 1 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 3 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 offices;

“retail motor vehicle establishment” means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. For a retail motor vehicle establishment, gross floor area includes the sum of the areas of each floor used, or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Region;

“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 1 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 1 of a pair of triplexes divided vertically one from the other by a party wall;

“serviced” for the purposes of sections 3.6, 3.7 and 3.8 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 bylaw;

“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 1 dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of 1 dwelling unit that is

attached to another structure by footings only shall be considered a single family dwelling for purposes of this bylaw;

"small apartment" means a dwelling unit in an apartment building, a or a plex, or a stacked townhouse 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, being separated from the other vertically and/or horizontally, each dwelling unit having an entrance to grade or where the entrance is shared with no more than 2 other units at grade;

"standalone motor vehicle storage facility" means a building or structure used or designed or intended for use for the storage or warehousing of motor vehicles that is separate from a retail motor vehicle establishment. For a standalone motor vehicle storage facility, gross floor area includes the sum of the areas of each floor used or designed or intended for use for the parking or storage of motor vehicles, including customer and employee motor vehicles. An exemption may be granted to exclude the sum of the areas for customer and employee motor vehicles on terms and conditions to the satisfaction of the Region;

"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; and

"university" has the same meaning as defined in Section 171.1 of the *Education Act*.

2. DESIGNATION OF SERVICES

- 2.1.** The category of service for which development charges are imposed under this bylaw is wastewater works.
- 2.2.** The components of the service designated in subsection 2.1 are described on Schedule A.

3. APPLICATION OF BYLAW RULES

- 3.1** Development charges shall be payable in the amounts set out in subsections 3.6, 3.7, and 3.8 of this bylaw 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 bylaw, the background study and all policies contained within the required background study.
- 3.1.2 The Region may, from time to time, pass policies to provide development charge credits for completion of work on services listed in Section 2.1.
- 3.1.3 Development charges shall be paid in accordance with this bylaw, any applicable Regional deferral or exemption policy, and the Act. Where there is a conflict between this bylaw and the Act, the Act shall prevail and the bylaw shall be read down only to the extent required to comply with the Act.

Area to Which Bylaw Applies

- 3.2 Subject to subsection 3.3, this bylaw applies to all lands within the village boundary, shown on Schedule B.
- 3.3 This bylaw 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*, or
 - (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 bylaw or of an amendment to a zoning bylaw 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 bylaw 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 section 50 of 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 1 development charge for the service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this bylaw applies even though 2 or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- c. Notwithstanding subsection 3.4b, if 2 or more of the actions described in subsection 3.4a occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.
- d. Subsection 3.4a shall not apply in respect of an action mentioned in subsection 3.4 a i to vii, if the only effect of the action is to:
 - i. permit the enlargement of an existing dwelling unit; or
 - ii. permit the creation of additional dwelling units as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings.
- e. The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, is, subject to the prescribed restrictions, exempt from development charges.
- f. For greater clarity, prescribed under subsections 3.4d and 3.4e of this bylaw shall be the same as is prescribed in the Regulation.

Exemptions or Deferrals

- 3.5.1** Notwithstanding the provisions of this bylaw, but subject to subsection 3.5.2, development charges may not be imposed or may be deferred, on terms and conditions satisfactory to the Region, with respect to:
- a. the relocation of a heritage house;
 - b. a building or structure used for a community use owned by a non-profit corporation;
 - c. a hospice;
 - d. 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;
 - e. 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;

- f. non-residential uses permitted pursuant to section 39 of the *Planning Act* or any successor thereto;
- 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 Section 3.10 on the retail component;
- i. a public hospital receiving aid under the Public Hospitals Act or any successor thereto;
- j. a new residential dwelling unit for farm workers on agricultural lands, where no prior or existing dwelling units were located.

3.5.2 The provisions of subsection 3.5.1 shall only apply to exempt a development described in subsection 3.5.1 thereof from the payment of development charges if the Township of King does not collect or defers development charges, as the case may be, with respect to that type of development in question.

3.5.3 Notwithstanding the provisions of this bylaw, development charges may not be imposed or may be deferred in accordance with the Act or policies adopted by Regional Council exempting or deferring development charges on terms and conditions satisfactory to the Region.

Amount of Charge

Residential

- 3.6** a. The development charges described in Schedule C to this bylaw 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, and calculated according to the type of residential unit, where the lands, buildings or structures are serviced by regional wastewater works services.
- b. For determining development charges under this bylaw, any residential dwelling that is less than 700 square feet of total gross floor area shall be deemed a small apartment and pay the corresponding development charge set out in Schedule C.
- c. Where residential lands, buildings or structures have a common element amenity space, no additional development charges with respect to services according to the type of residential use will be charged for this space, save and except for the portion of this space that is offered to the general public and not for the exclusive use of the residents of such lands, buildings or

structures which may be subject to additional development charges according to its use.

Non-Residential

Industrial/Office/Institutional Uses

3.7 The development charges described in Schedule D to this bylaw 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 industrial/office/institutional use, where the lands, buildings or structures are serviced by regional wastewater works services.

Retail Uses

3.8 The development charges described in Schedule D to this bylaw 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 according to the gross floor area of the retail use, where the lands, buildings or structures are serviced by regional wastewater works services.

Place of Worship

3.9 Notwithstanding Section 3.7, 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 for Redevelopment

3.10 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 Section 3.6 of this bylaw 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 Section 3.7 or 3.8 of this bylaw by the gross floor area that has been or will be demolished or converted to another principal use. Development charges shall not be reduced under this subsection for 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, being demolished or converted for which development charges were not imposed or were exempted, or which was not subject to development charges after November 23, 1991;

- c. 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.

3.10.1 For the purposes of Section 3.10, 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;
- 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; and
- d. in the case of a demolition, that a demolition permit was issued and the demolition occurred.

3.10.2 Any building or structure, that is determined to be derelict, or the equivalent of derelict by the municipal council of the Township of King in which the building or structure is located, prior to the issuance of a demolition permit, shall be eligible for development charge credits in accordance with subsection 3.10.3.

3.10.3 Any building or structure deemed derelict, or the equivalent of derelict in accordance with subsection 3.10.2 shall be eligible for development charge credits in accordance with the requirements as set out in Schedule E. 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 E. The amount of development charges payable for any development to which subsections 3.10.2 and 3.10.3 apply, shall be calculated in accordance with Section 3.10 and subsection 3.10.1.

Reduction of Development Charges Where Gross Floor Area is Increased

3.11 Notwithstanding any other provisions of this bylaw, if a development includes the expansion of the gross floor area of a non-residential 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 50 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 50 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 50 percent of the original gross floor area of the existing development before any expansion; and
 - ii. divide the amount under paragraph by the amount of the expansion of the original gross floor area of the existing development.

3.11.1 For the purposes of 3.11, “original gross floor area” shall mean that area of an industrial, office or institutional building for which an occupancy permit had been issued or was actually occupied prior to any expansion “original gross floor area” shall mean that area of the building for which an occupancy permit has been issued prior to the expansion

When amount of development charge is determined

3.12 Where clause 1(a) or 1(b) of Section 26.2 of the Act applies to a development for the purposes of determining the amount of the development charge, the development charge payable under this bylaw shall be determined in accordance with Section 26.2 and such development charge shall be subject to interest in accordance with Region’s Interest Policy, as may be amended by Regional Council.

Time of Payment of Development Charges

3.13 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, unless otherwise specified in a Regional policy or the Act.

3.14 If a use or development of land, buildings or structures does not require the issuance of a building permit but requires 1 or more of the actions listed in subsection 3.4a(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 subsection 3.4a(i) to (vi) being required.

- 3.15** Notwithstanding Section 3.13, development charges imposed under subsection 3.6 with respect to an approval of a residential plan of subdivision under Section 51 of the *Planning Act*, are determined 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.
- 3.16** For the purposes of paragraph (b) of Section 3.15, where the use or uses to which a block in a plan of subdivision may be put pursuant to a zoning bylaw passed under Section 34 of the *Planning Act* are affected by the use of a holding symbol in the zoning bylaw as authorized by Section 36 of the *Planning Act*, the development charges for such blocks shall be payable at building permit issuance.
- 3.17** For the purposes of Sections 3.15 and 3.16, and notwithstanding any other provision of 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 Section 3.13.
- 3.18** Notwithstanding subsection 3.13 of this bylaw, where Section 26.1 of the Act applies in respect of any part of a development, the development charges imposed under this bylaw, in respect to that part of the development to which Section 26.1 of the Act applies only, shall be paid in accordance with the requirements of the Act, and shall be subject to interest in accordance with Region's Interest Policy, as may be amended by Regional Council.
- 3.19** Notwithstanding Sections 3.15 and 3.16, 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.
- 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 3.15, the type of dwelling unit for which building permits are being issued is different from that used for the calculation and payment under Section 3.15, 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 3.15 than for the type of dwelling unit used to calculate the payment under Section 3.15, 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 bylaw.

- 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 3.15, 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 3.15, 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 3.15, the type of dwelling unit for which building permits are being issued is different from that used for the calculation and payment under Section 3.15, 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 3.15 than for the type of dwelling unit used to calculate the payment under Section 3.15, 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 bylaw 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 3.15, 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 3.14, 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.

- 3.20** Notwithstanding subsections 3.19(c) and (d), a refund shall not exceed the amount of the development charges paid under Section 3.15.

4. PAYMENT BY SERVICES

- 4.1** Despite the payments required under subsections 3.15 and 3.16, Regional Council may, by agreement, and in accordance with approved policies under Section 27 of the Act or in accordance with Section 38(1) of the Act, give a credit towards a development charge in exchange for work or payment for work that relates to that service for which a development charge is imposed under this bylaw.

5. INDEXING

- 5.1** Unless otherwise directed by Council, development charges pursuant to this bylaw shall be adjusted annually, without amendment to this bylaw, commencing on July 1, 2027 and each anniversary of that date thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics for Toronto or as otherwise prescribed.

6. SCHEDULES

- 6.1** The following schedules to this bylaw form an integral part thereof:

Schedule A – Components of Service Designated in Subsection 2.1

Schedule B – Lands Subject to this Bylaw

Schedule C – Residential Development Charges

Schedule D – Non-Residential Development Charges

Schedule E – Calculation of Development Charge Credits provided to Derelict Buildings

7. EFFECTIVE DATE

- 7.1** This bylaw shall come into force on the 21 day of May, 2026.

8. REPEAL

- 8.1** By-law No. 2022-XX is hereby repealed.

ENACTED AND PASSED on May 21, 2026.

Regional Clerk

Regional Chair

Authorized by Clause ● Report of the Committee of the Whole, adopted by Regional Council at its meeting on ●.

SCHEDULE A
THE REGIONAL MUNICIPALITY OF YORK
COMPONENTS OF SERVICE DESIGNATED IN SUBSECTION 2.1

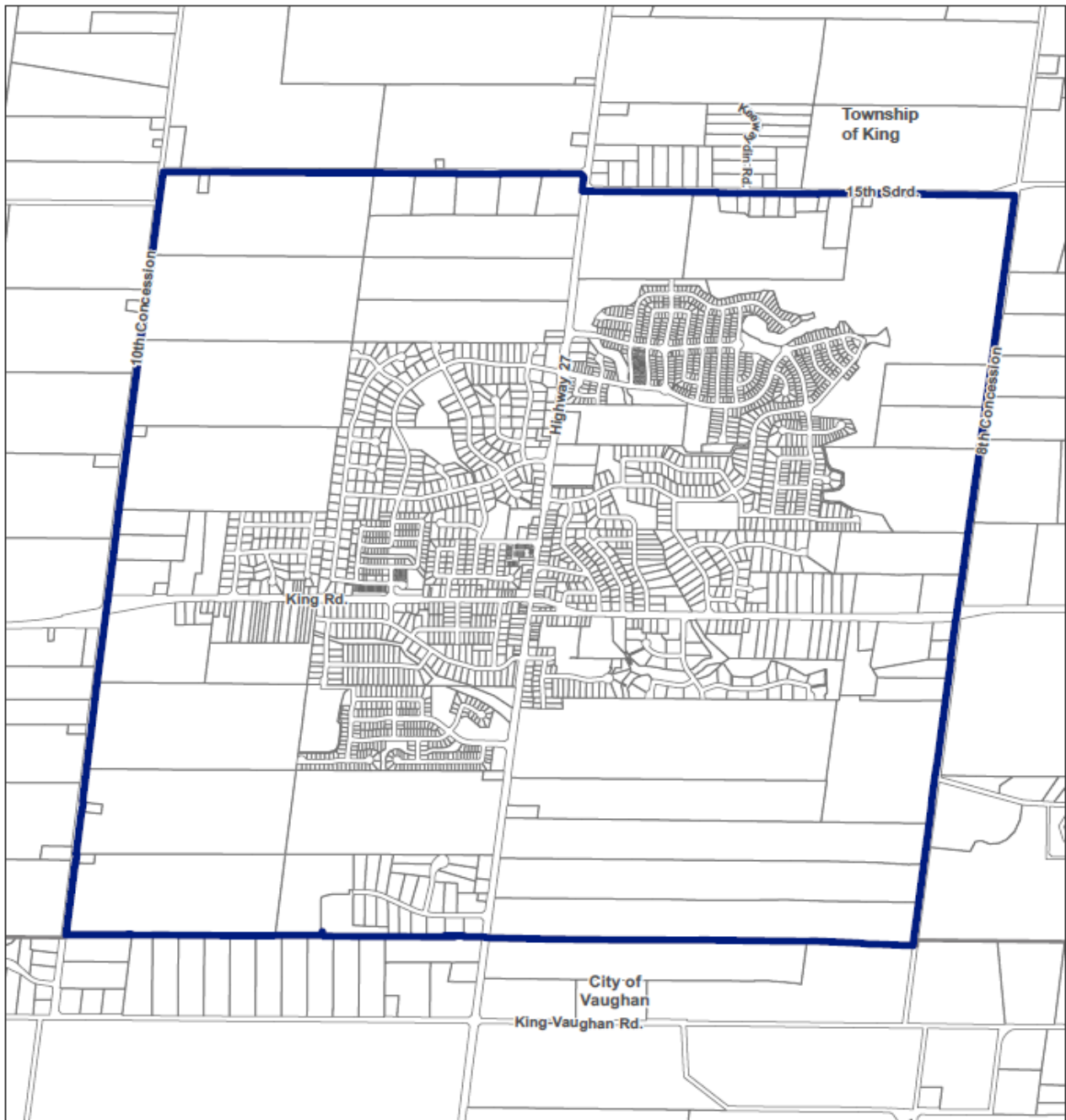
Services:

- Wastewater works


Service Components

- Forcemain and Trunk Sewer
- Sewage Pumping Station and Flow Attenuation Tank
- Water Resource Recovery Facility
- Outfall and Wetland
- Engineering

SCHEDULE B LANDS SUBJECT TO THIS BY-LAW



SCHEDULE "B" Lands Subject to This Bylaw

 Village Boundary - Area to which
Nobleton ASDC Bylaw applies



Produced by:
The Regional Municipality of York,
Corporate Services,
Planning and Economic Development
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SCHEDULE C
THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE OF PER UNIT RESIDENTIAL DEVELOPMENT CHARGES
FOR THE NOBLETON URBAN AREA

Residential	Single and Semi-Detached	Multiple Unit Dwelling	Apartments – 700 sq.ft. or more	Apartments – Less than 700 sq.ft.
Wastewater Works	\$54,717	\$47,389	\$33,971	\$21,523

SCHEDULE D
THE REGIONAL MUNICIPALITY OF YORK
SCHEDULE OF NON-RESIDENTIAL DEVELOPMENT CHARGES
FOR THE NOBLETON URBAN AREA

Non-Residential	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial / Office / Institutional	Retail	Industrial / Office / Institutional	Retail
Wastewater Works	\$23.17	\$23.17	\$249.45	\$249.45

SCHEDULE E
THE REGIONAL MUNICIPALITY OF YORK
CALCULATION OF DEVELOPMENT CHARGE CREDITS
PROVIDED TO DERELICT BUILDINGS

Demolition Permit Timing	Description
0-3 Months after building deemed derelict by local municipality	Demolition permit issued and immediate demolition within 3 months after building deemed derelict by local municipality. 100% redevelopment credit with no expiration
3-6 Months after building deemed derelict by local municipality	Demolition permit issued and demolition between 3 to 6 months after building is deemed derelict by local municipality. 100% redevelopment credit for building permits issued within 10 years of demolition permit, after which no credits
6+ Months after building deemed derelict by local municipality	Demolition permit issued and demolition 6 months or more after building is deemed derelict by local municipality. Declining scale of redevelopment credits based on timing of building permit issuance in accordance with the table below.

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

Demolition Timeline	Redevelopment Credit
Within 84 months	100% redevelopment credit
84 to 96 months	75% redevelopment credit
96 to 108 months	50% redevelopment credit
108 to 120 months	25% redevelopment credit
Over 120 months	0% redevelopment credit