

**HE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. DCAO-2025-0005**

**FOR THE CONSIDERATION OF  
COUNCIL**

**April 16, 2025**

**SUBJECT: DEVELOPMENT CHARGES STUDY 2025 – DRAFT RATES**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. DCAO-2025-0005 prepared by the Financial Strategy and Planning Division, Office of the Deputy CAO dated April 16, 2025 respecting the Development Charges Study 2025 – Draft Rates; and,**
- 2. That Council receive the presentation of Hemson Consulting Ltd. regarding the Draft Rates for the Development Charge Background Study and bylaw.**

**2. PURPOSE:**

The purpose of this report is to provide an update and present to Council the draft rates for the Development Charge Study 2025.

**3. BACKGROUND:**

Development Charges are the primary way for Ontario municipalities to raise funds for required services and infrastructure improvements resulting from development. The charges are intended to help pay for the cost of capital infrastructure required to provide municipal services to new development, such as roads, water and sewer, parks, community facilities and fire facilities.

The legislative authority for municipalities to levy development charges is contained in the Development Charges Act, 1997. The Development Charges Act mandates that municipalities review their Development Charges Background Study every 10 years. The Development Charges bylaw (2021-0041) currently is in effect for Town-wide services, engineering services in Keswick and Sutton service areas, and Queensway East and West service areas. The bylaw was adopted by the Town of Georgina on May 19, 2021.

Development in the Town of Georgina is subject to development charges imposed by the Town of Georgina, as well as the Region of York and the school boards.

The development charge rates currently in effect for the Town (for all bylaws) are detailed by Service Category in Tables 1 and 2 below. The development charges were calculated based on a Town-wide rate for those capital costs that are common across

the whole of the Town's geography (Table 1). Recognizing that the growth-related capital costs for the two main urban areas of Keswick and Sutton are unique to those areas, those unique costs are separated as Area Specific Development Charges applicable to new development in those community plans only (Table 2).

Note: The amounts included in Tables 1 and 2 below do not include development charges for the Region of York and the school boards.

Table 1 – Town-Wide Rates Effective July 1, 2024					
Service:	Residential Dwellings				Non-Residential Charge per Square Metre of GFA
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥650 sq ft	<650 sq ft	
	\$	\$	\$	\$	\$
Library Board	1,783	1,429	1,240	856	0.00
Fire Services	1,939	1,553	1,348	930	9.08
Parks and Recreation	19,352	15,504	13,455	9,291	0.00
Operations	752	602	522	361	6.66
General Government	566	455	394	271	1.01
Total General Service Charges	24,392	19,543	16,959	11,709	16.75
Town-wide Roads and Related	158	127	110	76	0.40
Town-wide Stormwater Mgmt.	34	28	25	17	0.20
Total (including Roads and Related)	24,584	19,698	17,094	11,802	17.35

Table 2 – Area-Specific Rates Effective July 1, 2024					
Service:	Residential Dwellings				Non-Residential Charge per Square Metre of GFA
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥650 sq ft	<650 sq ft	
	\$	\$	\$	\$	\$
Keswick Service Area	2,128	1,704	1,480	1,021	9.66
Sutton Service Area	978	785	681	470	4.42
Sutton High Street Sewer	3,881	3,107	2,697	1,863	0.00
Keswick Queensway East & West	5,165	4,140	3,592	2,479	42.76

#### 4. **ANALYSIS:**

Prior to determining and updating the development charge rates, the Town must first do a background study. Since entering into the agreement with Hemson Consulting Ltd., staff have worked closely with the consulting team to prepare background information and conduct the analysis in order to calculate draft development charge rates. The analysis included the formulation of growth forecasts related to population, housing and employment, and the associated forecast of the capital infrastructure costs needed to service the proposed growth while maintaining the Town's historical service levels to its residents and businesses. The premise of development charges is to ensure that growth pays for growth, therefore any new developments in the Town should be responsible for growth-related infrastructure and services necessary to support the increase in both population and employment.

The calculated development charge rates for the Town are detailed by Service Category in Tables 3 and 4 below. Similarly to the current Town rates, the calculated rates are differentiated based on a Town-wide and Area Specific approach.

**Table 3 - Draft Calculated Town-Wide DC Rates (Draft Development Charge Study):**

Service	Residential Charge By Unit Type				Non-Residential
	Single & Semi-Detached	Rows & Other Multiples	Apartments		Charge (\$/sq.m)
			≥ 650 sq.ft.	< 650 sq.ft.	
Library Services	\$1,484	\$1,420	\$1,039	\$717	\$0.00
Fire And Rescue Services	\$3,498	\$3,348	\$2,449	\$1,691	\$19.44
Parks And Recreation	\$28,471	\$27,247	\$19,930	\$13,761	\$0.00
Services Related To A Highway: Public Works	\$1,369	\$1,310	\$958	\$661	\$7.59
Development-Related Studies	\$475	\$455	\$333	\$230	\$2.63
<b>Total General Services</b>	<b>\$35,297</b>	<b>\$33,780</b>	<b>\$24,709</b>	<b>\$17,060</b>	<b>\$29.67</b>
Services Related To A Highway: Town-Wide Roads And Related	\$344	\$329	\$241	\$166	\$1.86
Town-Wide Stormwater Management	\$120	\$115	\$84	\$58	\$0.65
<b>TOTAL TOWN-WIDE CHARGE BY UNIT TYPE</b>	<b>\$35,761</b>	<b>\$34,224</b>	<b>\$25,034</b>	<b>\$17,284</b>	<b>\$32.18</b>

**Table 4 - Draft Calculated Area-Specific Rates (Draft Development Charge Study):**

Service	Residential Charge by Unit Type				Non-Residential Charge (\$/ sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥ 650 sq.ft.	< 650 sq.ft.	
Keswick Service Area	\$4,078	\$3,902	\$2,854	\$1,971	\$21.87
Sutton Service Area	\$2,105	\$2,015	\$1,474	\$1,017	\$11.26
Sutton High Street Sewer	\$239	\$229	\$168	\$116	N/ A
Queenway East and West	\$3,764	\$3,602	\$2,635	\$1,819	\$31.37

The increase in the development charge rates can be attributed to the capital program which incorporated projects from the Town's Waterfront Parks Master Plan, new park and trail development, the construction of future fire stations, and road urbanization in the Keswick Service Area.

Refer to Table 5 below for an overview of town-wide key capital projects and the proportion of costs which are eligible for development charges.

**Table 5 - Overview of Key Capital Projects (Town-Wide):**

Key Projects Overview	DC Eligible Costs <sup>1</sup>
<b>Costs to 2034:</b>	
Recovery of Debt – MURC (Library & Indoor Recreation)	\$25.0 million
Park and Trail Development (non-waterfront) (Simcoe Landing, Terry Fox, Greystone, etc.)	\$20.5 million
Waterfront Park Development <sup>2</sup>	\$24.5 million
New Fire Station (South Keswick) Design & Construction	\$10.9 million
Public Works Additional Space (Aggregate Dome and provision for maintenance garage)	\$2.0 million
New Fire Vehicles/Equipment (Rescue Pumper, Equipment for Pumper, & Support Vehicles)	\$1.9 million
Public Works Fleet (Highway Plows, Light Duties, Service Truck, Excavator, Skid Steer, etc.)	\$1.9 million
Development-Related Studies	\$1.4 million
<b>Costs to 2051:</b>	
Roads & Related Projects (ATMP, Road works projects, TMP)	\$4.1 million
Stormwater Projects (Sewer Flusher/VAC Truck, Stormwater Masterplan)	\$1.2 million

Note<sup>1</sup>: Represents the in-period DC Eligible Costs: excludes Post-Period costs and non-DC Eligible expenses.

Note<sup>2</sup>: Waterfront parks include Willow Beach Park, Young's Harbour Park, Jackson's Point Harbour, Bonnie Park, Malone Wharf, Adeline Park, De La Salle Park, North Gwillimbury and Holmes Point Park.

Refer to Table 6 below for area-specific key capital projects and the proportion of costs which are eligible for development charges.

**Table 6 - Overview of Key Capital Projects (Area-Specific to 2051):**

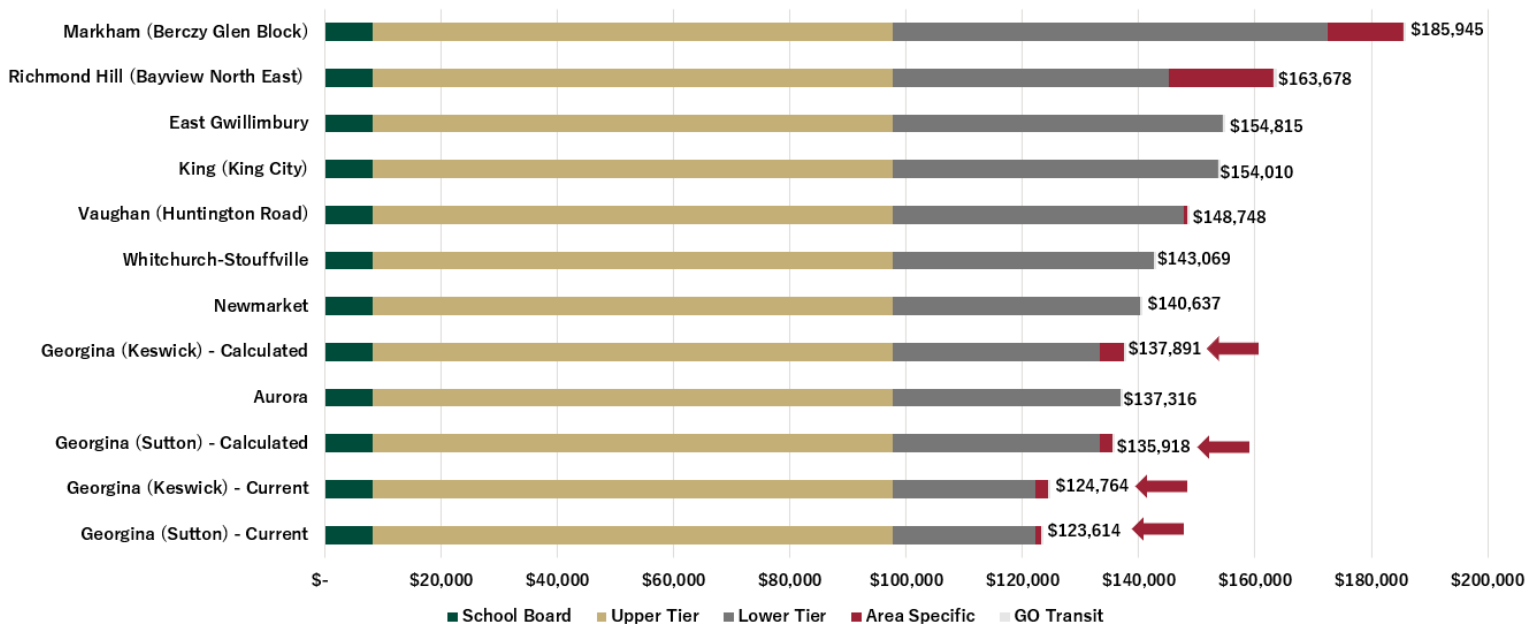
Key Projects Overview	DC Eligible Costs <sup>1</sup>
<b>Keswick Service Area</b>	
New watermains	\$7.2 million
Queensway North Urbanization	\$5.9 million
Hadden Road (Widening and Intersection)	\$4.4 million
Streetlights on the East & West side of Woodbine from Ravenshoe to Woodbine	\$3.5 million
Queensway South Sewer	\$650,000
<b>Sutton Service Area</b>	
Black River Sidewalk/MUP	\$2.0 million
High Street Redevelopment	\$1.0 million
Dalton Road Sewer	\$500,000
North Street Sewer	\$540,000

Note<sup>1</sup>: Represents the in-period DC Eligible Costs; excludes Post-Period costs and non-DC Eligible expenses.

As illustrated in Table 7 below, when comparing the calculated draft rates for a residential unit (single family detached unit) with other York Region municipalities, Georgina is still considered to be one of the lowest in the Region:

**Table 7 - Development Charge Residential (SFD) Rate Comparison:**

## Residential Rate Comparison (per Single Detached Unit)



Note: The Vaughan DC Rate (City-Wide) illustrated reflects the reduced rate as recently approved by Council.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

**Delivering service excellence**

Ensure continued financial sustainability and accountability.

**6. FINANCIAL AND BUDGETARY IMPACT:**

There are no direct financial or budgetary impacts associated with the recommendations contained in this report.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

No public consultation is required at this time.

The timeline for the Development Charges Background Study and bylaw is outlined below:

- Release of the Development Charges Study  
On or before June 4, 2025
- Council Meeting: Statutory Public Meeting  
Wednesday, June 18, 2025
- Council Meeting: Proposed Passage of the Development Charges bylaw  
Wednesday, August 13, 2025

The Town is required to hold a Statutory Public Meeting and to provide sufficient notice of the meeting as mandated in the *Development Charges Act*.

In addition to these meetings, Town staff have organized and met with members of the development community on February 25, 2025, to introduce the study process, study approach and timelines. It is the Town of Georgina's intention to continue to engage with the development community through the remainder of this process via consultation.

**8. CONCLUSION:**

This report provides information regarding the draft rates for the Development Charge Study 2025 and seeks direction from Council regarding any specific concerns.

The direction received from this report will feed into the preparation of the DC Background Study which will be made public in early May 2025 and will be used to support a new DC bylaw that will be presented to Council for passage on August 13, 2025.

**APPROVALS**

Prepared By:	Becky Ridding, CPA, CA, Senior Financial Analyst
Reviewed By:	Dina Havkin, CPA, CMA, Manager of Financial Strategy and Planning/Deputy Treasurer
Recommended By:	Rob Wheeler, CPA, CA, Deputy Chief Administrative Officer & Treasurer
Approved By:	Ryan Cronsberry, Chief Administrative Officer