THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BYLAW NUMBER 2025-0053 (AD-5)

BEING A BYLAW TO IMPOSE DEVELOPMENT CHARGES IN THE TOWN OF GEORGINA

WHEREAS subsection 2(1) of the Development Charges Act, 1997 (the Act) provides that the Council of a municipality may pass bylaws for the imposition of development charges against land to pay for increased capital costs because of increased need for services arising from the development of the area to which the bylaw applies;

AND WHEREAS the Council of the Town of Georgina has given notice in accordance with section 12 of the Act, of its intention to pass a bylaw under section 2 of the said Act;

AND WHEREAS a development charges background study has been prepared by Hemson Consulting Ltd. dated June 4, 2025 (“the Background Study”), wherein the background study indicated that the development of any land within the Town of Georgina will increase the need for services as defined herein;

AND WHEREAS copies of the background study were made available on June 4, 2025 and the proposed development charges bylaw was made available on June 4, 2025, to the public in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town of Georgina held a public meeting on June 18, 2025 to consider the enactment of a development charge bylaw, in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town of Georgina has heard all persons who applied to be heard and received written submissions whether in objection to, or in support of, the development charges proposal at a public meeting held on June 18, 2025;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 13 2025 Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 13 2025 Council expressed its intention that infrastructure related to post-2034 development shall be paid for by development charges;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 13 2025, Council has indicated its intent that the future excess capacity identified in the

Development Charges Background Study, dated June 4, 2025, prepared by Hemson Consulting Limited, shall be paid for by the development charges or other similar charges;

AND WHEREAS the Council of the Town has given consideration of the use of more than one development charge bylaw to reflect different needs for services in different areas, also known as area rating or area specific development charges, and has determined that for the services and associated infrastructure proposed to be funded by development charges under this bylaw, that it is fair and reasonable that the charges be calculated on a both a municipal-wide uniform basis and area-specific basis for certain services;

AND WHEREAS the Background Study includes a Cost of Growth Analysis that deals with all assets whose capital costs are intended to be funded under this bylaw, and that such assets are considered to be financially sustainable over their full life-cycle;

AND WHEREAS the Council of the Town approved the asset management plan outlined in the Background Study and gave consideration to incorporate the asset management plan identified in the Background Study within the Town's ongoing practices and corporate asset management strategy;

AND WHEREAS by resolution adopted by Council Town of Georgina on August 13 2025 2025, Council determined that no further public meetings were required under section 12(3) of the Act.

NOW THEREFORE the Council of the Town of Georgina enacts as follows:

DEFINITIONS

1. In this Bylaw,

    (1) "Act" means the *Development Charges Act, 1997*, as amended;

    (2) "accessory use" means a use, building or structure, that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use of the land, building or structure on the same lot;

    (3) "air-supported sport structure" means an air-supported sport structure as defined in O. Reg. 403/97 under the *Building Code Act, 1992*, S.O. 1992, c.23, as amended or successor legislation;

    (4) "apartment unit" means any residential dwelling unit with a building containing more than four dwelling units where the residential units are connected by an interior corridor;

    (5) "band" means a band of First Nations

        (a) for whose use and benefit in common, lands, the legal title to which is vested in Her Majesty, have been set apart before, on or after September 4, 1951,

(b) for whose use and benefit in common, moneys are held by Her Majesty, or
(c) declared by the Governor in Council to be band for the purposes of the Indian Act, R.S.C, 1985, C. I-5;

(6) “bedroom” means a habitable room larger than seven (7) square metres, and includes a den, study or other similar area, but does not include a living room, dining room or kitchen;

(7) “benefitting area” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

(8) “Board of Education” has the same meaning as that specified in sub-section 1(1) of the Education Act R.S.O. 1990, c.E.2, as amended;

(9) “building” means a structure occupying an area greater than ten square metres ($10m^2$) consisting of a wall, roof and floor or any of them or structural system serving the function thereof, including above grade storage tanks, air-supported sport structures and industrial tents;

(10) “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, a municipality or local board,

(a) to acquire land or an interest in land, including a leasehold interest;
(b) to improve land;
(c) to acquire, lease, construct or improve buildings and structures;
(d) to acquire, lease, construct or improve facilities including, but not limited to;

(i) rolling stock, with an estimated useful life of seven years or more;
(ii) furniture and equipment, other than computer equipment;
(iii) machinery; and
(iv) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*;

(e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d); or
(f) required for the provision of services designated in this Bylaw within or outside the municipality, including interest on borrowing to pay for costs under clauses (a), (b), (c) and (d) that are development-related;

(11) “Chief Building Official” means the chief building official appointed or constituted within the municipality under section 3 or 4 of the Ontario Building Code Act, 1992, S.O. 1992, c. 23

(12) “Council” means the Council of the municipality;

(13) “derelict building” means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that:

(a) is in a ruinous or dilapidated condition;

(b) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes;
(c) is an allurement to children who may play there to their danger;
(d) constitutes a hazard to the health or safety of the public;
(e) is unsightly in relation to neighbouring properties because the exterior finish of the building or structure is not maintained; or;
(f) is a fire hazard to itself or to surrounding lands or buildings.

(14) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

(15) “development charge” means a charge imposed under this Bylaw;

(16) “dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities which include, at a minimum, a kitchen sink, stove, fridge, a toilet and a sink for the exclusive use with the toilet;

(17) “farm building” means that part of a bona fide farming operation such as barns, silos or other ancillary development to an agricultural use, but excluding a residential use;

(18) “front-ending agreement” means an agreement made under Section 44 of the *Act* between the municipality and any or all owners within a benefitting area providing for the costs of services for which there will be an increased need for a service or services as a result of development to be borne by one or more of the parties to the agreement and providing for persons who, in the future, develop land within the area defined in the agreement to pay an amount to reimburse some part of the costs of the work;

(19) “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

(20) “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;

(21) “First Nation’s Land” mean a tract of land, the legal title to which is vested in Her Majesty, that has been set apart by Her Majesty for the use and benefit of a band;

(22) “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;

(23) “local board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof, other than a board as defined in subsection 1(1) of the *Education Act*.

(24) “local services” means those services, facilities or things which are intended to be under the jurisdiction of the Municipality and are within the boundaries of or related to or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 51 or 53 of the Planning Act, or any successor legislation;

(25) “mixed-use” means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;

(26) “multiple dwellings” means all dwellings other than single detached dwellings, semi-detached dwellings and apartment house dwellings;

(27) “municipality” means The Corporation of the Town of Georgina;

(28) “non-residential use” means a building or structure used for other than a residential use;

(29) “official plan” means the Official Plan of the Town of Georgina and any amendments thereto;

(30) “owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

(31) “place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*;

(32) “rate” means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;

(33) “redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from a residential use to a non-residential use or from a non-residential use to a residential use, or changing a building or structure from one form of residential use to another form of residential use or from one form of non-residential use to another form of non-residential use;

(34) “regulation” means any regulation made pursuant to the Act;

(35) “rental housing development” means development of a building or structure with four or more Dwelling Units all of which are intended for use as rented residential premises;

(36) “residential use” means land or building or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;

(37) “rural areas” means those areas within the municipality not connected to a municipal sanitary sewerage and/or water distribution system and/or to lands where such systems are not available for connection;

(38) “seasonal air-supported sport structure” means an air-supported structure that is raised and/or erected for a maximum of six months in any given year to allow for the use of an outdoor sports field or portion thereof during the winter season for sports-related activities;

(39) “semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;

(40) “services” (or “service”) means those services designated in Schedule “A” to this Bylaw or specified in an agreement made under Section 44 of the Act;

(41) “services in lieu” means those services specified in an agreement made under Section 8 of this Bylaw;

(42) “servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;

(43) “single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

(44) “subsidized housing units” means any residential use declared by resolution of Council to be subsidized housing;

(45) “temporary building or structure” means a building or structure used, designed or intended for a non-residential use that is constructed or placed upon lands and which must be demolished or removed from the lands within three years of building permit issuance, including but not limited to sales trailers, office trailers and industrial tents, provided that such a building or structure meets the aforementioned criteria, and includes an accessory building not exceeding 100 square metres of residential gross floor area that is inhabited by the parents of the homeowner who are over the age of 65 years;

(46) “urban areas” means those areas within the municipality connected to a municipal sanitary sewerage and/or water distribution system and/or to lands where such systems are available for connection;

SCHEDULE OF DEVELOPMENT CHARGES

2.

(1) Subject to the provisions of this Bylaw, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules "B" to "D", which relates to the services set out in Schedule "A".

(2) The development charge with respect to the use of any land, buildings or structures shall be calculated based upon the following:

(a) in the case of residential development, or the residential portion of a mixed-use development, the number and type of dwelling units;
(b) in the case of non-residential development, or the non-residential portion of a mixed-use development, the gross floor area of such development, excluding any enlargement of the gross floor area of an existing industrial building which enlargement is 50% or less than the gross floor area of the existing building.

(3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A" to this Bylaw.

(4) The rates set out in Schedule “C” of this Bylaw are applicable in addition to any rates and requirements as set out in Schedule “D”. Total rates are summarized in Schedule “B”.

APPLICABLE LAND

3.

(1) Subject to subsections (2) to (11) this Bylaw applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.

(2) This Bylaw shall not apply to land that is:

(a) owned by a board of education as defined under subsection 1(1) of the *Education Act*;

(b) owned by any municipality or local board thereof;

(c) First Nations’ lands;

(d) Long-term care home development as defined in subsection 2 (1) of the *Fixing Long-Term Care Home Act, 2021*;

(e) Affordable housing as defined by subsection 4.1 (1) of the Act;

(f) Attainable housing as defined by subsection 4.1 (1) of the Act; and

(g) Non-profit housing as defined by subsection 4.2 (1) of the Act.

(3) This Bylaw shall not apply to land that is used for the purpose of:

(a) the development of a non-residential farm building used for bona fide agricultural purposes;

(b) a place of worship and land used in connection therewith, which shall include only the grounds of the place of worship, a cemetery or burial grounds exempt from taxation under the *Assessment Act*.

(4) This Bylaw shall not apply to development creating or adding an accessory use not exceeding 10 square metres of non- residential gross floor area.

(5) Despite any other provision of this Bylaw, 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 lawfully 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 Schedules "B" to "D" of this Bylaw with 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 a 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 Schedules "B" to "D" of this Bylaw by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

(6) Notwithstanding subsection 3(5), where the Council of the municipality deems:
(a) property to contain a derelict building or structure; and
(b) that it is in the best interest of the community for the derelict building to be demolished;

the Council of the municipality may extend the reduction of development charges to a maximum of 120 months from the date of demolition permit to the date of the building permit to facilitate the redevelopment. All other provisions in section 3(5) shall apply.

(7) This bylaw does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only,
(a) of permitting the enlargement of an existing dwelling unit; or

(b) of creating additional dwelling units in existing rental residential buildings, existing houses, or new residential buildings pursuant to subsections 2 (3.1), 2 (3.2) and 2 (3.3) of the Act.

(8) For the purposes of the exemption for enlargement of *existing industrial buildings* set out in section 4 of the Act, the following provisions shall apply;

(a) For the purpose of this subsection, "gross floor area" and "existing industrial building" shall have the same meaning as those terms have in O. Reg. 82/98 under the Act, as amended;

(b) For the purposes of interpreting the definition of "existing industrial building" contained in the regulation, regard shall be had for the classification of the lands pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 or successor legislation, and in particular whether more than 50 percent of the gross floor area of the building or structure has an industrial tax class code for assessment purposes;

(c) Notwithstanding subsection 3(8)(b) above, distribution centres, warehouses other than retail warehouses, the bulk storage of goods and truck terminals shall be considered to be industrial uses or buildings;

(d) The gross floor area of an existing industrial building shall be defined as the gross floor area of the industrial building as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought or was obtained;

(e) The enlargement of the gross floor area of the existing building must be attached to the existing industrial building;

(f) The enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility;

(g) The enlargement shall be for a use for, or in connection with, an industrial purpose as set out in this Bylaw;

(h) If the enlargement complies with the provisions of this subsection 3(8) and is equal to 50 percent or less of the gross floor area of an existing industrial building, the amount of the development charge in respect of the enlargement is nil; and

(i) If the enlargement is more than 50 percent of the gross floor area of an existing industrial building, and it otherwise complies with the provisions of this subsection 3(8), the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:

(i) The amount by which the enlargement exceeds 50 percent of the gross floor area;

(ii) Divided by the amount of the enlargement.

(9) Development charges payable for Rental Housing Developments, where all of the Dwelling Units are intended to be used as rented residential premises, shall be reduced based on the number of bedrooms in each Dwelling Unit as follows:

(i) 3 or more bedrooms – 25% reduction;

(ii) 2 bedrooms – 20% reduction; and
(iii) all other quantities of bedrooms – 15% reduction.

(10) Notwithstanding any other provisions of this Bylaw, a temporary building or structure shall be exempt from the payment of development charges provided that:

(a) prior to the issuance of the building permit for the temporary building or structure, the owner shall provide to the municipality securities in the form of a certified cheque or bank draft or a letter of credit acceptable to the municipality's Treasurer in the full amount of the development charges otherwise payable;

(b) within three (3) years of building permit issuance or any extension permitted in writing by the municipality's Treasurer or his or her designate, the owner shall provide the municipality with evidence, to the municipality's satisfaction, that the temporary building or structure has been demolished or removed from the lands within three (3) years of building permit issuance or within the time period of any extension herein provided, whereupon the municipality shall return to the owner the securities provided pursuant to subsection (a), without interest;

(c) the timely provision of satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with subsection 3(10)(b) shall be solely the owner's responsibility; and

(d) in the event that the owner does not provide satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with subsection 3(10)(b), the temporary building or structure shall be deemed conclusively not to be a temporary building or structure for the purposes of this Bylaw and the municipality shall, without prior notification to the owner , transfer the funds or draw upon the letter(s) of credit provided pursuant to subsection 3(10)(a) and transfer the amount so drawn into the appropriate development charges reserve funds.

APPLICATION, CALCULATION AND COLLECTION OF CHARGE

4.

(1) Subject to subsection 4(2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this Bylaw on land to be developed for residential and non-residential use, where, the development requires:

(a) the passing of a zoning Bylaw or of an amendment to a zoning Bylaw under Section 34 of the *Planning Act*;
(b) the approval of a minor variance under Section 45 of the *Planning Act*;
(c) a conveyance of land to which a Bylaw passed under Section 50(7) of the *Planning Act* applies;

(d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
(e) a consent under Section 53 of the *Planning Act*;
(f) the approval of a description under Section 50 of the *Condominium Act*; or
(g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

(2) Subsection 4(1) shall not apply in respect of:
(a) local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for the owner as a condition of approval under Section 51 of the *Planning Act*;
(b) local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act.*

(3) Despite subsection 10 (a), a development charge in respect of any part of a development that consists of a type of development set out in subsection 26.1 (2) of the Act is payable in accordance with subsection 26.1 of the Act.

TRANSITIONAL PROVISIONS

5. An agreement with respect to charges related to development executed prior to passage of this Bylaw remains in effect after enactment of this Bylaw.

LOCAL SERVICE INSTALLATION

6. Nothing in this Bylaw prevents Council from requiring, as a condition of an agreement under the *Planning Act*, Sections 41, 51, or 53, that the owner, at his or her own expense, shall install or pay for such local services related to a plan of subdivision or within the area to which the plan of subdivision relates or any other area.

MULTIPLE CHARGES

7.

(1) Where two or more of the actions described in subsection 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this Bylaw.

(2) Notwithstanding subsection 7(1), more than one development charge Bylaw may apply to the same area and if two or more of the actions described in subsection 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or non-residential floor area, shall be calculated and collected in accordance with any other development charge Bylaw, if any, and the provisions of this Bylaw.

SERVICES IN LIEU

8. Council may, by way of a written agreement, authorize an owner to provide services in lieu of the whole or such part of the development charge applicable to the owner's development, where such services to be provided by the owner relate to services to which this Bylaw applies. Such services to be provided by the owner shall be provided at his or her sole expense. Such written agreement shall specify that where the owner provides services in lieu of the payment of development charges, Council shall give to the owner a credit against the development charge otherwise applicable to the development, which credit shall be equal to the reasonable cost of doing the work as agreed by the municipality and the person who is to be given the credit, provided such credit shall not exceed the total development charge payable by an owner to the municipality for that particular service.

FRONT-ENDING AGREEMENTS

9.

(1) Where a development charge Bylaw is in force, Council may enter into a written front-ending agreement with any or all of the owners within the benefitting area for the installation of services by any or all of the owners in the benefitting area. The cost of the work that will benefit a defined benefitting area is to be borne by one or more of the parties to the agreement. Any owner in the benefitting area who did not contribute its full share of the front-ending costs shall, in accordance with the terms of the written front-ending agreement, reimburse some or all of the costs incurred by the owner or owners who font-ended the cost of the installation of services which benefited the benefitting area.

(2) An owner is entitled to be given a credit towards a development charge for the amount of his or her non-reimbursable share of the costs of work under a front-ending agreement.

(3) No credit given pursuant to subsection 9(2) shall exceed the total development charge payable by the owner for that service, or the level of service underlying Schedules "B" to "D".

(4) The front-end payment required to be made by any benefitting owner within the benefiting area under a front-ending agreement may be adjusted annually, without amendment to this Bylaw, each October, while this Bylaw is in force, in accordance with the average Bank of Canada rate applied annually.

DEVELOPMENT CHARGE CREDITS

10.

(1) The development charges payable under Section 2 shall be adjusted to account for the full amount of any development charge paid or services provided in lieu thereof in relation to the land in question, pursuant to the terms of a written agreement with the municipality under the *Planning Act*, Section 51 or 53

(2) The Town may determine, by Council resolution or policy external to this Bylaw, a framework for credits.

TIMING OF CALCULATION AND PAYMENT

11.

(1) The total amount of development charges shall be calculated and be payable pursuant to this Bylaw, in accordance with Section 26, Section 26.1, and Section 26.2 of the Act.

(2) Where Section 26.1 and Section 26.2 of the Act do not apply, the total amount of development charges shall be calculated and be payable pursuant to this Bylaw as of the date the first building permit is issued.

(3) Development charges set out in Schedules "B" to "D" shall be calculated and payable in full in cash, by certified cheque, or by provision of services as may be agreed upon in writing by the municipality, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise agreed upon with the municipality.

(4) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charges has been paid in full.

(5) Notwithstanding subsections 11(3) and (4), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

The charges, referenced in Schedule "B" to “D” are payable the date this Bylaw comes into force.

BYLAW REGISTRATION

12. A certified copy of this Bylaw may be registered on title to any land to which this Bylaw applies.

RESERVE FUND

13.

(1) Monies received from payment of development charges shall be maintained in separate reserve funds, and shall be used only to meet the capital costs for which the development charge was levied under this Bylaw.

(2) Council directs the Municipal Treasurer to establish a separate reserve fund for each of the services set out in Schedule "A", to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.

(3) The amounts contained in the reserve funds established under this Section shall be invested, with any income received credited to the development charge reserve funds in relation to which the investment income applies.
(4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
(5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
(6) The Treasurer of the Municipality shall, in each year on or before May 1, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O. Reg. 82/98.

BYLAW AMENDMENT OR REPEAL

14.

(1) Where this Bylaw or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Municipal Treasurer shall forthwith calculate the amount of any overpayment to be refunded as a result of said amendment or repeal.
(2) Refunds that are required to be paid under subsection 14(1) shall be paid to the registered owner of the land on the date on which the refund is paid.
(3) Refunds that are required to be paid under subsection 14(1) shall be paid with interest to be calculated as follows:
    (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
    (b) The refund shall include the interest owed under this section;
    (c) Interest shall be paid at the Bank of Canada rate in effect on the later of:
        (i) the date of enactment of this Bylaw, or
        (ii) the date of the last quarterly adjustment, in accordance with the provisions of subsection 14(4).

(4) The Bank of Canada interest rate in effect on the date of enactment of this Bylaw shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarterly thereafter on the first business day of every January, April, July and October to the rate established by the Bank of Canada on the day of the adjustment.

Interest Payments

15.

(1) The Town may charge interest on the installments required by subsection 26.1(3) of the Act from the date the development charge would have been payable in accordance with Section 26 of the Act to the date the installment is paid.

(2) Where subsections 26.2(1) (a) or (b) of the Act applies, the Town may charge interest on the development charge from the date of the application referred to in

the applicable clause to the date the development charge is payable under subsection 26.2(3) of the Act.

(3) The Town may determine, by Council resolution or policy external to this Bylaw, interest rates in relation to subsections 15(1) and (2) of this Bylaw but will not exceed the maximum permissible rate outlined in the *DCA.*

DEVELOPMENT CHARGE SCHEDULE INDEXING

16. The development charges referred to in Schedules "B" to "D" shall be adjusted annually, without amendment to this Bylaw, commencing on July 1st 2026, and annually thereafter on each July 1st while this Bylaw is in force, in accordance with the most recent twelve month change in the Statistics Canada Non-residential Building Construction Price Index.

BYLAW ADMINISTRATION

17. This Bylaw shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BYLAW

18. The following schedules to this Bylaw form an integral part of this By- law:

    Schedule “A” – Designated Municipal Services

    Schedule “B” – Schedule of Total Development Charges

    Schedule “C” – Schedule of Town-Wide Development Charges

    Schedule “D” – Schedule of Area-Specific Development Charges

    Schedule “E” – Areas within which the Area-Specific Development Charges for Keswick are to be imposed.

    Schedule “F” – Areas within which the Area-Specific Development Charges for Sutton are to be imposed.

    Schedule “G” – Areas within which the Area-Specific Development Charges for Sutton High Street are to be imposed.

    Schedule “H” – Areas within which the Area-Specific Development Charges for Queensway East and West are to be imposed.

DATE BYLAW EFFECTIVE

19. This Bylaw shall come into force and effect on September 1, 2025.

Severability

20. If, for any reason, any provision, section, subsection or paragraph of this bylaw is held invalid, it is hereby declared to be the intention of Council that all the remainder

of this bylaw shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

SHORT TITLE

21. This Bylaw may be cited as the Development Charges Bylaw.

REPEAL

22. Bylaw No. 2021-0041 (AD-5) is hereby repealed, effective on the date this bylaw comes into force and effect.

READ AND ENACTED this 13TH day of August 2025.

Margaret Quirk, Mayor

Rachel Dillabough, Town Clerk

SCHEDULE "A"

TOWN OF GEORGINA

DESIGNATED MUNICIPAL SERVICES

Town-wide Services

- Library Services
- Fire and Rescue Services
- Parks and Recreation
- Development Related Studies
- Services Related to a Highway:
    - Public Works (Road Operations)
    - Roads and Related
- Storm Water Drainage and Control Services

Area Specific

1) **Keswick Service Area**
- Services Related to a Highway
- Water
- Wastewater
- Development Related Studies

2) **Sutton Service Area**
- Services Related to a Highway
- Water
- Wastewater
- Development Related Studies

3) **Sutton High Street Sewer**
- Wastewater

4) **Queensway East and West**
- Water
- Development Related Studies

Note: the rate tables for the area-specific service areas include the cumulative rate associated with service categories identified.

SCHEDULE "B"

TOWN OF GEORGINA

SUMMARY OF TOTAL DEVELOPMENT CHARGES

Service	Residential Charge By Unit Type				Non-Residential Charge ($/ sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥ 700 sq.ft.	< 700 sq.ft.	
Town-Wide Charge	$33,255	$31,826	$23,279	$16,073	$ 32.23
Keswick Service Area	$36,729	$35,150	$25,711	$17,752	$ 49.52
Sutton Service Area	$35,849	$34,308	$25,095	$17,327	$ 45.01
Sutton High Street Sewer	$36,088	$34,537	$25,263	$17,443	$ 45.01
Queenway East and West	$40,496	$38,755	$28,348	$19,573	$ 80.92

SCHEDULE "C"

TOWN OF GEORGINA

SUMMARY OF TOWN-WIDE DEVELOPMENT CHARGES

Service	Residential Charge By Unit Type				Non-Residential Charge ($/ sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥ 700 sq.ft.	< 700 sq.ft.	
Library Services	$1,287	$1,232	$901	$622	$0.00
Fire And Rescue Services	$3,505	$3,354	$2,453	$1,694	$18.03
Parks And Recreation	$25,676	$24,572	$17,973	$12,410	$0.00
Development-Related Studies	$477	$456	$334	$230	$2.45
Services Related to a Highway:					
Public Works	$1,363	$1,305	$954	$659	$7.00
Roads And Related	$825	$790	$578	$399	$4.14
Storm Water Drainage And Control	$122	$117	$86	$59	$0.61
TOTAL TOWN-WIDE CHARGE	**$33,255**	**$31,826**	**$23,279**	**$16,073**	**$32.23**

SCHEDULE "D"

TOWN OF GEORGINA

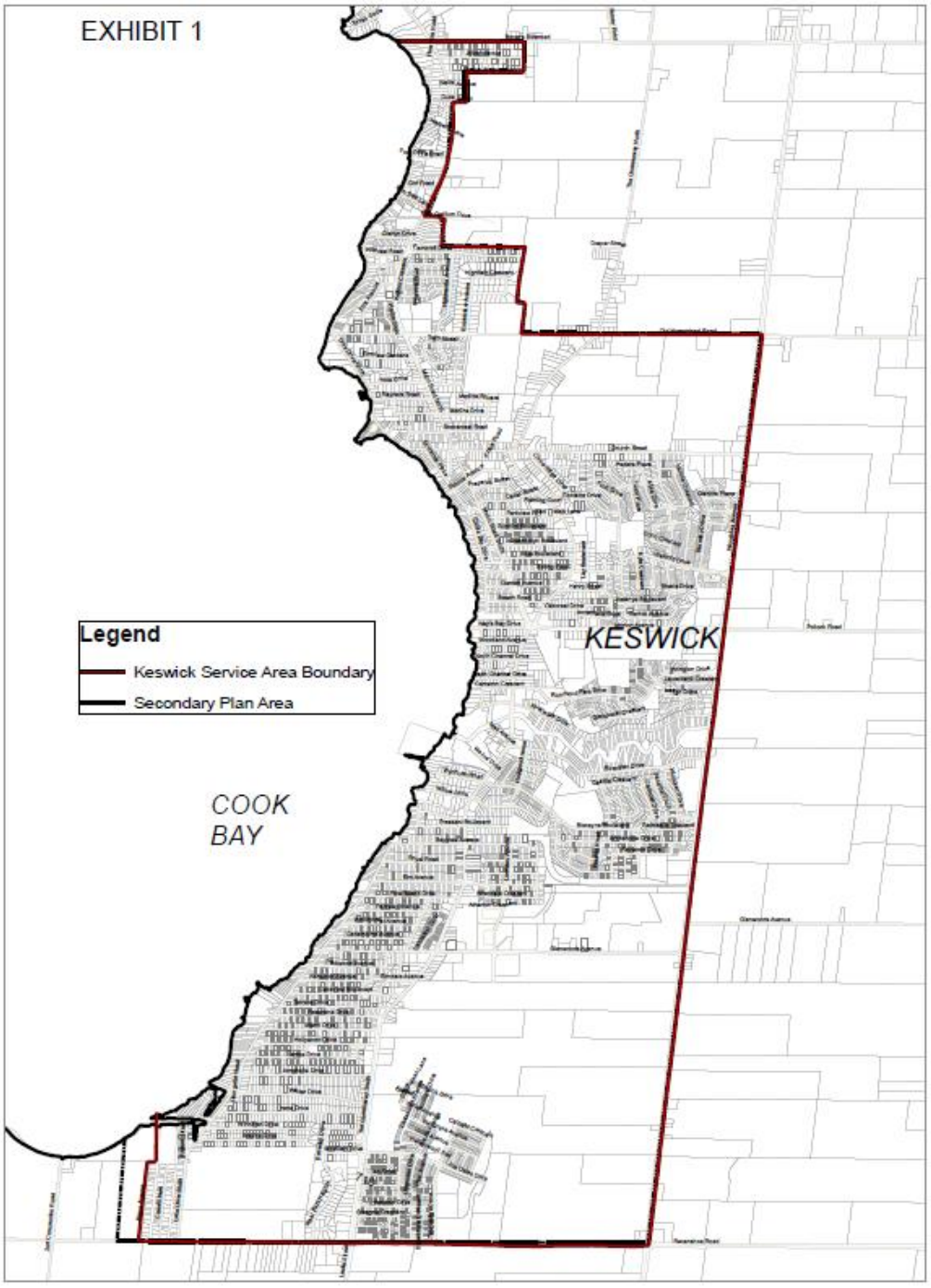
SUMMARY OF AREA-SPECIFIC DEVELOPMENT CHARGES

Service	Residential Charge By Unit Type				Non-Residential Charge ($/ sq.m)
	Single & Semi-Detached	Rows & Other Multiples	Apartments		
			≥ 700 sq.ft.	< 700 sq.ft.	
Keswick Service Area (includes: Services Related to a Highway, Water, Wastewater and Development-Related Studies)	$3,474	$3,324	$2,432	$1,679	$17.29
Sutton Service Area (includes: Services Related to a Highway, Water, Wastewater and Development-Related Studies)	$2,594	$2,482	$1,816	$1,254	$12.78
Sutton Service Area (includes Sewer)	$239	$229	$168	$116	$0.00
Queenway East and West (includes: Water and Development-Related Studies)	$3,767	$3,605	$2,637	$1,821	$31.40

SCHEDULE "E"

TOWN OF GEORGINA

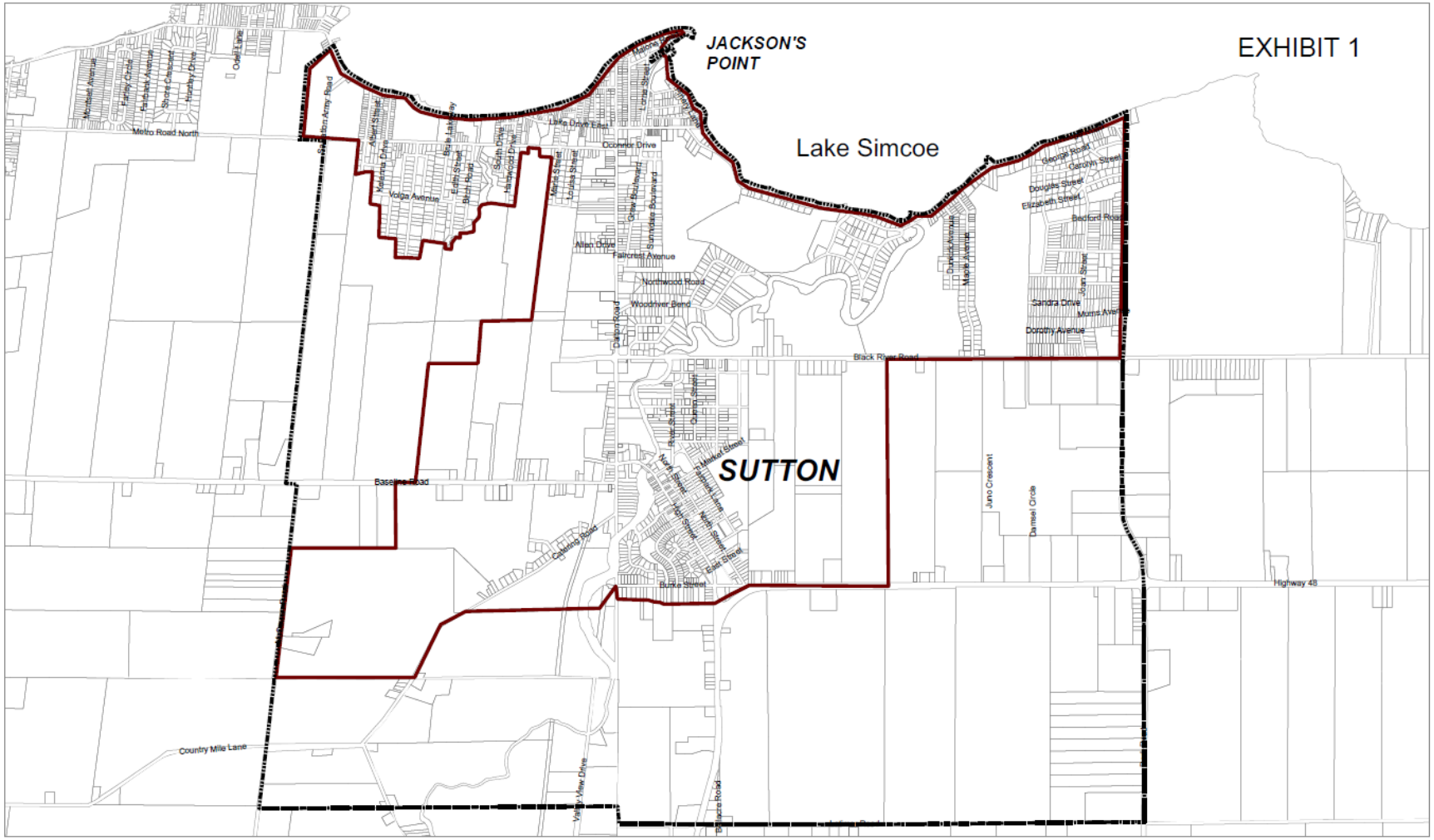
KESWICK URBAN SERVICE AREA MAP



SCHEDULE "F"

TOWN OF GEORGINA

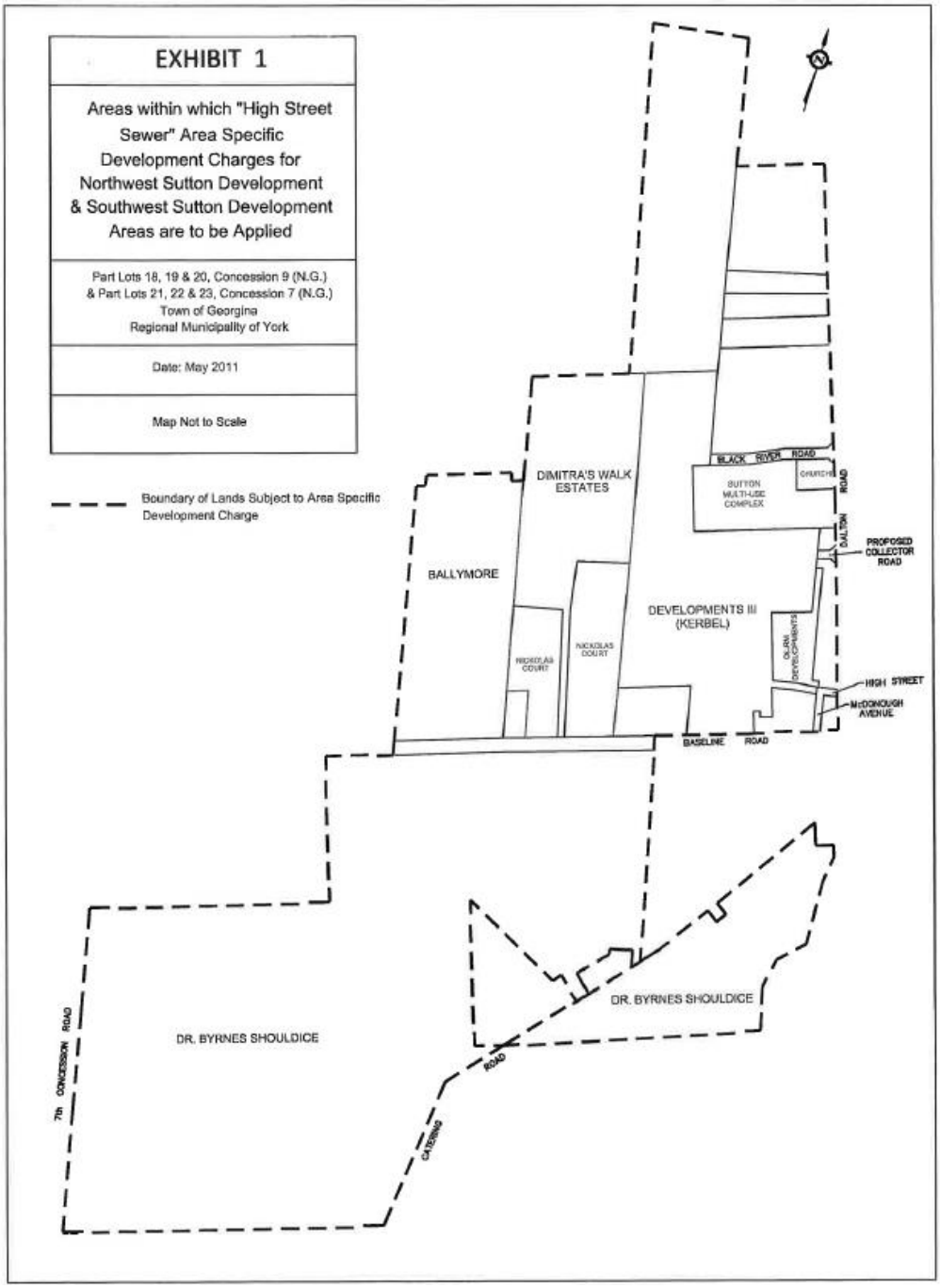
SUTTON URBAN SERVICE AREA MAP



SCHEDULE "G"

TOWN OF GEORGINA

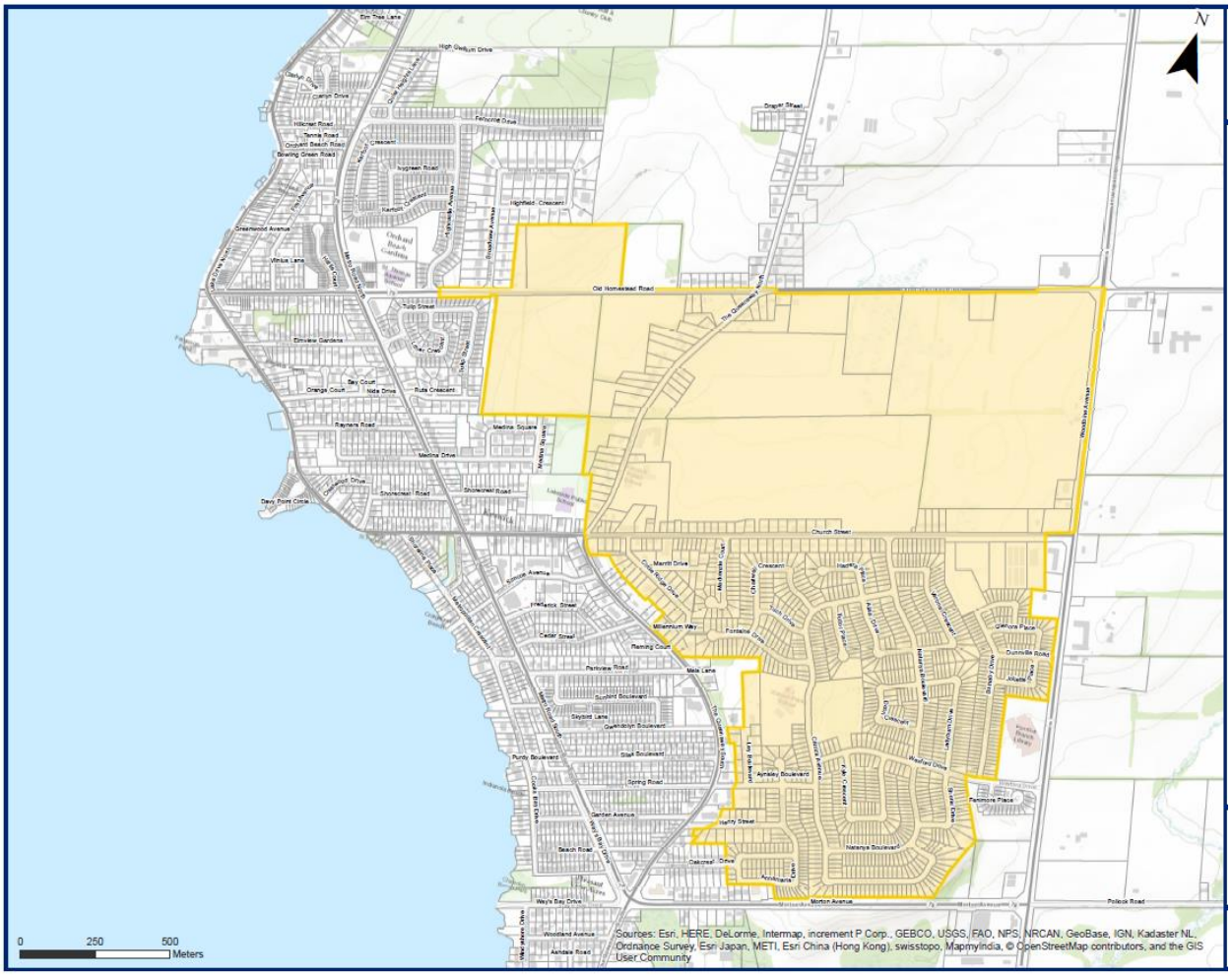
MAP OF AREAS WITHIN WHICH "SUTTON HIGH STREET SEWER" AREA SPECIFIC DEVELOPMENT CHARGES FOR NORTHWEST SUTTON DEVELOPMENT & SOUTHWEST SUTTON DEVELOPEMNT AREAS ARE TO BE APPLIED



SCHEDULE "H"

TOWN OF GEORGINA

QUEENSWAY EAST AND WEST SERVICE AREA MAP



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