



## The Corporation of The Township of King

### By-Law Number 2026-050

#### A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

**WHEREAS** the Corporation of the Township of King will experience growth through development and redevelopment; and

**WHEREAS** development and redevelopment require the provision of physical and social services by the Township of King; and

**WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of King or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services; and

**WHEREAS** the *Development Charge Act, 1997* (the "Act") provides that the Council of a municipality may by by-law impose Development Charges against land to pay for increased capital costs required because of increased needs for services; and

**WHEREAS** a Development Charge Background Study has been completed in accordance with the Act; and

**WHEREAS** the Council of The Corporation of the Township of King has given notice of and held a public meeting on the 8th day of December 2025 in accordance with the Act and the regulations thereto;

**Now therefore** the Council of the Corporation of the Township of King enacts as follows:

#### 1. DEFINITIONS

1.1 In this By-law, the following items shall have the corresponding meanings:

1.1.1 "Act" means the *Development Charge Act, 1997* as amended, or any successor thereof;

1.1.2 "Accessory" use means that the use, 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;

1.1.3 "Affordable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

1.1.4 "Agricultural Use" means lands or Buildings, 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 operated by a Bona Fide Farmer, 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 agriculture, but does not include a Building, Structure or greenhouse or part thereof solely designed, used or intended to be used for the growing, cultivation, harvesting, drying, processing, testing, trimming, storage, or sale of Cannabis and does not include producing, packaging or processing, or commercial activities;

1.1.5 "Ancillary" means a use, building, and/or structure that is incidental and/or subordinate to a main use, and is located on the same lot as a main use;

1.1.6 "Ancillary residential building" means a residential building that would be accessory to a detached dwelling, semi-detached dwelling or row dwelling;

1.1.7 "Apartment dwelling" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor but does not include a special care/special need dwelling unit. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans approved under section 41 of the Planning Act;

1.1.8 "Attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

1.1.9 "Back-to-back townhouse dwelling" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

1.1.10 "Board of Education" has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

1.1.11 "Bona Fide Farmer" means an individual currently actively engaged in a farm operation with a valid Province of Ontario Farm Business Registration number within the Township of King;

1.1.12 "Building" means a building or structure occupying an area greater than 10 square meters consisting of a wall, roof, and floor, or a structural system serving the function thereof, including an air supported Structure or mezzanine;

1.1.13 "Building Code Act" means the Building Code Act, S.O. 1992, c.23, as amended and any successor legislation;

1.1.14 "Capital cost" shall have the same meaning as set out in subsection 5(3) of the Act;

1.1.15 "Cannabis" means":

1.1.15.1 A plant that belongs to the genus cannabis;

1.1.15.2 Any part of such a plant, including the phytocannabinoids produced by, or found in such a plant, regardless of whether that part has been processed or not;

1.1.15.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and

- 1.1.15.4 Any substance that is identical to any phytocannabinoid produced by, or found in such a plant, regardless of how the substance was obtained or produced.
- 1.1.16 "Class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act. Also referred to as class of service or classes of services;
- 1.1.17 "Commercial" means any Non-Residential Development other than "Institutional" or "Industrial";
- 1.1.18 "Council" means the Council of the Corporation of the Township of King;
- 1.1.19 "Development" means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size of usability thereof, and includes redevelopment;
- 1.1.20 "Development Charge" means a charge imposed with respect to this By-law;
- 1.1.21 "Dwelling Unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- 1.1.22 "Existing" means the number, use and size that existed as of the date this by-law was passed;
- 1.1.23 "Garden suite" means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on a residential lot and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite;
- 1.1.24 "Grade" means the average level of finished ground adjoining a Building at all exterior walls;
- 1.1.25 "Gross Floor Area" means:
- 1.1.25.1 in the case of a Residential Building, the total area of all floors above Grade of a Dwelling Unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the Dwelling Unit from any other Dwelling Unit or other portion of a Building; and
- 1.1.25.2 in the case of a Non-Residential Building, or the Non-Residential portion of a mixed-use Building, 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 from the centre line of a common wall separating a Non-Residential and a Residential use, excluding, in the case of a Building 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, in the case of a Building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the Building is a parking Structure, and, for the purposes of this definition, notwithstanding any other section of this by-law, 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. Notwithstanding any other section of this by-law, Gross Floor Area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas and basketball courts, or, in the case of Industrial, office or Institutional

Buildings, a part of such Building above or below Grade or a stand-alone Building above or below Grade that is used for the parking of motor vehicles which is associated with but Accessory to such Industrial, office or Institutional Building;

1.1.25.3 The measures determined in subsection (b) above shall be expressed or converted to metric square meters and rounded to two decimal places for application to the non-residential development charge rates set out in Schedule "B". For clarity, the conversion rate to be used is 1 sq. ft. = 0.09290304 m<sup>2</sup>.

1.1.26 "Group Home" means a Residential Building or the Residential portion of a mixed use Building containing a single housekeeping unit supervised on a 24 hours a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under any general or special act, for the accommodation of not fewer than 3 and not more than 8 residents, exclusive of staff;

1.1.27 "Industrial" means lands or Buildings 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 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 or a self-storage building;

1.1.28 "Institutional" means lands or Buildings 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, and Special Care Facilities;

1.1.29 "Interest rate" means the annual rate of interest as set out in section 26.3 of the Act;

1.1.30 "Large Apartment" means a Dwelling Unit in an Apartment Building that is 700 square feet or larger in size;

1.1.31 "Live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a

common wall or floor with direct access between the residential and non-residential areas;

- 1.1.32 "Local Board" means a local board as defined in the *Development Charge Act*;
- 1.1.33 "Long-term care home" means development as defined in subsection 2(1) of the *Fixing Long-Term Care Home Act, 2021*;
- 1.1.34 "Mobile Home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 1.1.35 "Multiple dwelling" means all dwellings other than single detached dwellings, semidetached dwellings, apartment unit dwellings, and special care/special need dwellings and includes, but is not limited to, back-to-back townhouse dwellings and the residential component of live/work units;
- 1.1.36 "Municipality" means the Corporation of the Township of King;
- 1.1.37 "Non-profit housing development" means Development of a building or structure that meets the criteria set out in section 4.2 of the Act;
- 1.1.38 "Non-Residential" use means a Building of any kind whatsoever used, designed or intended to be used for other than a Residential use and includes all Commercial, Industrial and Institutional uses;
- 1.1.39 "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';
- 1.1.40 "Place of Worship" means a Building that is used primarily for worship and religious practices and purposes, including related administrative, teaching, assembly and associated spaces including a gymnasium, but does not include portions of such Building used for any continuous Commercial uses, including but not limited to daycare facilities or office spaces for the administration of a regional district of such places of worship;
- 1.1.41 "Planning Act" means the *Planning Act, R.S.O. 1990, c.13*, as amended and any successor legislation;
- 1.1.42 "Redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has previously been demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of nonresidential development;
- 1.1.43 "Rental Housing" means a Building with four or more Dwelling Units all of which are

intended for use as rented Residential premises;

1.1.44 "Residential" use means lands or Buildings used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, a Single Detached Dwelling, a Semi-detached Dwelling Unit, a Multiple Unit Dwelling, a Small Apartment, a Large Apartment, a Group Home, a Mobile Home and a Residential Dwelling Unit Accessory to a Non-Residential use but shall not include a motel or hotel or lodging house;

1.1.45 "Semi-detached Dwelling Unit" means a Dwelling Unit in a Residential Building consisting of two Dwelling Units having one vertical wall or one horizontal wall, but not other parts, attached or another Dwelling Unit where the Residential unit are not connected by an interior corridor;

1.1.46 "Service" (or "Services") means a service designated in Schedule "A" to this By-law;

1.1.47 "Single Detached Dwelling Unit" means a Residential Building consisting of one Dwelling Unit and not attached to another Structure and includes Mobile Homes. For greater certainty, a Residential Building consisting of one Dwelling Unit that is attached to another Structure by footings only shall be considered a single family dwelling for purposes of this by-law;

1.1.48 "Small Apartment" means a Dwelling Unit in an Apartment Building that is less than 700 square feet in size;

1.1.49 "Special Care Facilities" means lands or Buildings without dwelling units, which are used or designed or intended for use for the purpose of providing supervision, nursing care or medical treatment, that are licensed, approved or supervised under any special or general Act;

1.1.50 "Special Care/Special Dwelling" means the residential portion of Special Care Facilities, including Group Homes, containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodations that have a common entrance from street level:

1.1.50.1 Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.1.50.2 Which may or may not have exclusive sanitary and/or culinary facilities;

1.1.50.3 That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and

1.1.50.4 Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care, and attendant services may be provided at various levels.

1.1.51 "Stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally from another dwelling unit by a common wall or floor;

1.1.52 "Temporary Structure" means a temporary building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a period of not more than eight months.

## 2. DESIGNATION OF SERVICES

2.1 The categories of services and classes of services for which Development Charges are imposed under this By-law are as follows:

- (a) Water and Wastewater Studies;
- (b) Water Distribution;
- (c) Wastewater Services – King City;
- (d) Wastewater Services - Nobleton;
- (e) Services Related to a Highway;
- (f) Fire protection services;
- (g) Library Services;
- (h) Parks and Recreation Services;
- (i) Growth Studies;
- (j) Land – 10 Year;
- (k) Land – 2051;
- (l) Land – Urban 2051;
- (m) Land – Urban 2051 (King City); and
- (n) Land–Urban 2051 (Nobleton).

2.2 The components of the services and classes of services designated in section 2.1 are described in Schedule A.

## 3. APPLICATION OF BY-LAW RULES

3.1 Development Charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the Development of the lands requires any of the approvals set out in subsection 3.3(a).

### Area to Which By-law Applies

3.2 Subject to sections 3.4, 3.5, and 3.6, this By-law applies to all lands in the Township of King whether or not the land or use thereof is exempt from taxation under subsection 3(1) or the Assessment Act.

### Approvals for Development

3.3 (a) Development Charges shall be imposed on all lands or Buildings that are developed for Residential or Non-Residential uses if the Development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a Building.
- (b) No more than one Development Charge for each service or class of services designated in subsection 2.1 shall be imposed upon any lands or Buildings to which this By-law applies, even though two or more of the actions described in subsection 3.3(a) are required before the lands or Buildings can be developed.
- (i) Despite subsection 3.3 (b), if two or more of the actions described in subsection 3.3 (a) occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for services.

#### Exemptions

3.4 Notwithstanding the provisions of this By-law, Development Charges shall not be imposed with respect to:

- (a) the enlargement of an existing residential dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (c) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units...
- (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure

ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units..

(f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.

(g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semidetached house or rowhouse contains any residential units.

(h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or other multiple contains no more than two residential units and no other building or structure ancillary to the new detached house, semidetached house or rowhouse contains any residential units.

3.5 (a) Notwithstanding the provisions of this B-law, development charges shall not be imposed or may be deferred, on terms and conditions satisfactory to the Township, with respect to:

- (i) the Municipality or a Local Board thereof;
- (ii) a Board of Education;
- (iii) the Region of York or a Local Board thereof;
- (iv) lands or Buildings used or to be used for a Place of Worship as defined above;
- (v) for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
- (vi) the Development of Agricultural Use Buildings constructed for bona fide farm uses, for a bona fide farmer, who owns the Agricultural Use Building and the land on which the building will be constructed;
- (vii) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Act if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
- (viii) Non-profit Housing Residential Development;
- (ix) Affordable housing units required pursuant to Section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
- (x) Affordable Residential Units;
- (xi) Attainable Residential Units (when proclaimed as per section 4.1 of the Act);
- (xii) Temporary Structures;

(b) The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (i) Three (3) or more bedrooms – 25% reduction;
- (ii) Two (2) bedrooms – 20% reduction; and
- (iii) Fewer than two (2) bedrooms – 15% reduction.

Exemption for Industrial Enlargement

3.6 As set out in Section 4 of the Act, if a Development includes the enlargement of the Gross Floor Area of an Existing Industrial Building, the amount of the Development Charge that is payable in respect of the enlargement is determined in accordance with this section. For the purposes of this subsection, the term “Existing Industrial Building” shall have the same meaning as defined in O. Reg. 82/98 under the Act, as amended, or successor thereto.

- (a) The exemption for Industrial enlargement provided for in this subsection shall apply only to the enlargement of the Gross Floor Area of an Existing Industrial Building which at the time of application for a Building permit, shall have fifty (50) per cent or more of its Gross Floor Area occupied by Industrial uses;
- (b) Such enlargement must be attached to, or within, the Existing Industrial Building, but shall not be attached by means only of a tunnel, bridge, passageway, shared below Grade connection, foundation, footing, shared connected roof, or parking facility;
- (c) Both the enlargement and Existing Industrial Building must be constructed on lands owned by the same beneficial Owner;
- (d) The enlargement shall be for use for, or in connection with, an Industrial purpose as set out in this By-law on lands owned by the same beneficial Owner;
- (e) The enlargement shall be for the exclusive use of the occupant in occupation at the time of the application for a Building permit, whose occupancy equals fifty (50) percent or more of the total Gross Floor Area of the existing Structure immediately prior to the issuance of the subject expansion Building permit;
- (f) The Building permit for the construction of the enlargement is to be issued no earlier than five (5) years from most recent occupancy or Building permit issued for the Building;
- (g) For the purposes of the calculation of the applicable Development Charge, the Gross Floor Area of an existing Industrial Building shall be calculated 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;

(h) For the purposes of the calculation of the applicable Development Charge, the enlargement shall be measured to also include all prior enlargements from the Existing Industrial Building as determined in clause 3.6 (g) above;

(i) If the area of the enlargement, as determined in clause 3.6 (h) above, is fifty (50) percent or less of the Gross Floor Area determined in clause 3.6 (g) above, the amount of the Development Charge in respect of the enlargement is zero (0) dollars; and

(j) If the area of the enlargement as determined in clause 3.6 (h) above is more than fifty (50) percent of the Gross Floor Area determined in clause 3.6 (g) above, the amount of the Development Charge in respect of the enlargement is the amount of the Development Charge that would otherwise be payable less that portion related to any Gross Floor Area of the enlargement which brings the cumulative amount of enlargements to the fifty (50) percent limit, as determined in accordance with clause 3.6 (g) above.

#### Amount of Charges - Residential

3.7 The Development Charges set out in Schedule B shall be imposed on Residential uses of lands or Buildings, including a Dwelling Unit Accessory to a Non-Residential use and, in the case of a mixed use Building, on the Residential uses in the mixed use Building, according to the type and number of Residential units, and calculated with respect to each of the services and classes of services according to the type of Residential use.

#### Amount of Charges - Non-Residential

3.8 The Development Charges described in Schedule B to this by-law shall be imposed on Non-Residential uses of lands or Buildings, and, in the case of a mixed use Building, on the Non-Residential uses in the mixed use Building, and calculated with respect to each of the services and classes of services according to the Gross Floor Area of the Non-Residential use.

#### Reduction of Development Charge for Redevelopment

3.9 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a Building existing on the same land within 48 months prior to the date of payment of Development Charge in regard to such redevelopment was, or is to be: (i) demolished, in whole or in part; or (ii) converted from one principal use to another principal use on the same land, then the Development Charge otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

(a) in the case of a Residential Building, or in the case of a mixed-use Building, the Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable Development Charge under subsection 3.7 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, in the case of mixed-use Building, the Non-Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable Development Charge under subsection 3.8, 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 Charge otherwise payable with respect to the redevelopment.

3.10 For the purposes of subsection 3.9, a demolition is deemed to have occurred on the date of issuance of a demolition permit, or in the case of accidental or natural destruction of the structure, or relocation of the structure from the lands, the date of such occurrence.

3.11 For purposes of section 3.9, the onus is on the applicant to produce evidence to the satisfaction of the Township, acting reasonably, to establish the following:

a) The number of dwelling units that have been or will be demolished, relocated from the lands or converted to another principal use; or

b) The non-residential Gross Floor Area that has been or will be demolished, relocated from the lands or converted to another principal use; and

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.

3.12 Any Building that is determined to be derelict, and ordered to be demolished by the Council of the Township of King, or any duly appointed officer of the municipality with appropriate authority, shall be eligible for development charge credits if a building permit is issued for a Building on the lands previously occupied by the deemed derelict Building within one hundred and twenty (120) months or less of the issuance of the demolition permit for the deemed derelict Building. 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 "C" to this By-law. For redevelopment to which this section applies, the development charge otherwise payable with respect to such redevelopment shall be reduced by the amount of the credit calculated in this subsection. Should the calculated credit exceed the amount of development charge otherwise payable, no development charge shall be payable, and any excess credit shall have no cash or credit value for any purpose.

Timing of Payment of Development Charge

- 3.13 A Development Charge imposed under this By-law is payable upon the issuance of the first Building permit with respect to each Building. Where applicable, Development Charge in respect of engineered services shall be payable upon execution of a vacant land condominium agreement, a Development agreement, or a subdivision agreement, with the remaining applicable portions of the Development Charge to be payable at issuance of the Building permit as above.
- 3.14 Notwithstanding subsection 3.13, Development Charge for Rental Housing and Institutional Developments are due and payable in six (6) instalments commencing with the first instalment payable on the date of first occupancy certificate issued, and each subsequent instalment, including interest calculated at the Interest Rate, payable on the anniversary date each year thereafter;
- 3.15 Notwithstanding section 3.13, Development Charge for Non-Profit Housing Developments are due and payable in twenty-one (21) installments commencing with the first instalment payable on the date of first occupancy certificate issued, and each subsequent instalment, including interest calculated at the Interest Rate, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding section 3.13, Development Charge for Small Office may be deferred based on the Township's Development Charge Deferral for Office Buildings Policy.
- 3.17 Where the Development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 18 months of Building permit issuance, the Development Charge under subsections 3.13, 3.14, and 3.15 shall be calculated on the Development Charge rates effective on the date of the complete planning application, including interest. Where both planning applications apply, Development Charge under subsections 3.13, 3.14, and 3.15 shall be calculated on the Development Charge rates on the date of the later planning application, including interest.
- 3.18 Despite subsections 3.13, 3.14, 3.15, or 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a Development Charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the *Act*.
- 3.19 Despite the payment required under subsections 3.7 and 3.8, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge is imposed under this By-law.

#### **4. TRANSITION PROVISION – PERMITS IN PROCESS AT COMMENCEMENT**

- 4.1 For any Residential Building permit which was issued prior to the effective date of this Bylaw, and for which the Chief Building Official of the Township has determined that

construction has not commenced within six (6) months of the permit issuance, such Building permit may be revoked until such time as any increase in Development Charge owing when calculated in accordance with this By-law are paid.

- 4.2 Any complete Residential Building permit application which was received prior to the date which is ten (10) days prior to the effective date of this By-law, but for which a Building permit had not been issued by the effective date, shall be subject to the Development Charge rates which were in effect at the time the complete application was received by the Township.

## 5. INDEXING

- 5.1 Development Charges imposed pursuant to this By-law shall be adjusted semi-annually, without amendment to this By-law, on the first day of January and July of each year, commencing on January 2027, in accordance with the index prescribed in the Act.
- 5.2 The transition rules set out in Section 4 above apply with necessary modifications for the effective date of each rate change made on account of indexing pursuant to Section 5.1.

## 6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

Schedule A - Components of Services/Classes of Services Designated in section 2.1

Schedule B - Residential and Non-Residential Development Charges

Schedule C - Calculation of Development Charge Credits provided to Derelict Buildings

## 7. CONFLICTS

- 7.1 Where the Township and an Owner or former Owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a Development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional Development Charge in respect of the Development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the Development has the effect of increasing the need for services, unless such agreement provides otherwise.

## 8. SEVERABILITY

- 8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full

force and effect until repealed, re-enacted, amended or modified.

## 9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on **June 15, 2026**.

## 10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on **June 15, 2036**, unless it is repealed by Council at an earlier date.

## 11. EXISTING BY-LAW REPEALED

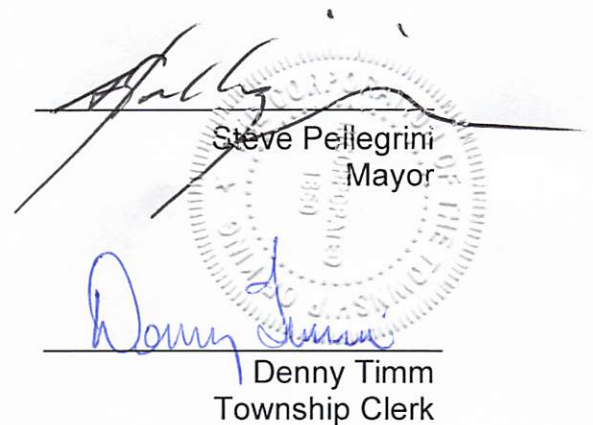
11.1 By-law Number 2021-002 is hereby repealed as of the date and time of this By-law coming into effect.

## 12. SHORT TITLE

12.1 This By-law may be referred to as the "Development Charge By-law".

**READ a FIRST and SECOND** time this 15th day of June 2026.

**READ a THIRD** time and **FINALLY PASSED** this 15th day of June 2026.



The image shows two signatures and two official seals. The top signature is in black ink and is written over a circular seal. The bottom signature is in blue ink and is written over another circular seal. The text below the signatures identifies the individuals as Steve Pellegrini, Mayor, and Denny Timm, Township Clerk.

Steve Pellegrini  
Mayor

Denny Timm  
Township Clerk

By signing this by-law on June 15, 2026, Mayor Pellegrini will not exercise the power to veto this by-law.

**SCHEDULE "A"**  
**TO BY-LAW NO. 2026-050**

**DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS BY-LAW**

**Engineered Services/Classes of Services:**

Wastewater Services – King City  
Collection System

Wastewater Services – Nobleton  
Collection System

Water and Wastewater Studies  
Water Services  
Wastewater Services

Water Services – Urban Service Areas  
Distribution System

Stormwater Drainage and Control Services  
Drainage and Control  
Studies

Roads and Related  
Roads  
Facilities  
Rolling Stock

**Other Services/Classes of Services:**

Fire Protection  
Facilities  
Vehicles  
Firefighter Equipment and Gear

Parks and Recreation Services  
Parkland Development  
Amenities  
Trails  
Vehicles  
Facilities

Library Services  
Facilities  
Materials

Growth Studies  
Services Related to a Highway  
Fire Protection Services  
Parks and Recreation Services  
Library Services

Land

**SCHEDULE "B"**  
**TO BY-LAW NO. 2026-050**  
**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township Wide Services/Class of Service:</b>						
Services Related to a Highway	12,819	10,413	7,915	5,683	4,065	4.87
Fire Protection Services	2,085	1,694	1,287	924	661	0.89
Parks and Recreation Services	22,538	18,308	13,917	9,992	7,147	2.88
Library Services	1,995	1,621	1,232	884	633	0.25
Growth Studies	1,230	999	759	545	390	0.51
Land - 10-Year	570	463	352	253	181	0.07
Land - 2051	1,833	1,489	1,132	813	581	0.70
<b>Total Township Wide Services (A)</b>	<b>43,070</b>	<b>34,987</b>	<b>26,594</b>	<b>19,094</b>	<b>13,658</b>	<b>10.17</b>
<b>Urban Services</b>						
Stormwater Services	362	294	224	160	115	0.14
Water Services	3,433	2,789	2,120	1,522	1,089	1.34
Water & Wastewater Studies	136	110	84	60	43	0.06
Land - Urban 2051	31	25	19	14	31	0.01
<b>Total Urban Services (B)</b>	<b>3,962</b>	<b>3,218</b>	<b>2,447</b>	<b>1,756</b>	<b>1,278</b>	<b>1.55</b>
<b>Area Specific Services</b>						
Wastewater-King City ( C )	4,219	3,427	2,605	1,871	1,338	0.71
Land - Urban 2051 (King City) ( C )	37	30	23	16	12	0.01
Wastewater-Nobleton ( D )	6,714	5,454	4,146	2,977	2,129	0.57
Land - Urban 2051 (Nobleton) ( D )	37	30	23	16	12	0.01
<b>Total King City (A + B + C)</b>	<b>51,288</b>	<b>41,662</b>	<b>31,669</b>	<b>22,737</b>	<b>16,286</b>	<b>12.44</b>
<b>Total Nobleton (A + B + D)</b>	<b>53,783</b>	<b>43,689</b>	<b>33,210</b>	<b>23,843</b>	<b>17,077</b>	<b>12.30</b>
<b>Total Schomberg (A + B)</b>	<b>47,032</b>	<b>38,205</b>	<b>29,041</b>	<b>20,850</b>	<b>14,936</b>	<b>11.72</b>

**SCHEDULE "C"**  
**TO BY-LAW NO. 2026-050**

**Township of King**  
**Calculation of Development Charge Credits Provided to Derelict Buildings**  
**Demolished Under Clause 3.12**

<b>Demolition Permit Timing</b>	<b>Credit Provided</b>
Demolition permit issued, and immediate demolition, within 3 months after a building is deemed derelict by the municipality	100% redevelopment credit with no expiration
Demolition permit issued, and immediate demolition, between 3 to 6 months after a building is deemed derelict by the municipality	100% redevelopment credit for building permits issued within 10 years of the demolition permit, after which no credits
Demolition permit issued more than 6 months after a building is deemed derelict by the municipality	<p><b>Declining scale of redevelopment credits based on the timing of building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• Within 84 months: 100% redevelopment credit</li> <li>• 84 to 96 months: 75% redevelopment credit</li> <li>• 96 to 108 months: 50% redevelopment credit</li> <li>• 108 to 120 months: 25% redevelopment credit</li> <li>• Over 120 months: 0% redevelopment credit</li> </ul>

**Credits are calculated as a percentage of the development charge rates prevailing at the time of building permit issuance for the type of structure demolished.**