

**COMMITTEE OF THE WHOLE – OCTOBER 7, 2002**

**DEVELOPMENT CHARGES – CALVARY BAPTIST CHURCH**

**Recommendation**

The Commissioner of Finance and Corporate Services in consultation with the Director of Reserves & Investments and the Director of Legal Services recommends:

That subject to confirmation that the school is registered with the Ministry of Education and confirmation of the school's non-profit status, a By-Law be enacted to authorize the execution of a deferral agreement under Section 27(1) of the Development Charges Act between the Calvary Baptist Church and the Corporation of the City of Vaughan;

That the agreement defer the payment of the City of Vaughan development charges for the school portion of the development, to a date later than the issuance of a building permit; and

That given the anticipated increase in the number of private schools, staff be directed to prepare and report back with respect to a policy.

**Purpose**

The Calvary Baptist Church, a non-profit organization, has requested the deferral of the City of Vaughan development charges for the school component of the development to a date later than the date of issuance of a building permit.

**Background - Analysis and Options**

The Calvary Baptist Church is proposing to develop their Kleinburg site as follows:

School	1,632.8 sq metres
Church	1,225.0 sq metres

The City of Vaughan has previously deferred the payment of the City of Vaughan development charges by agreement for other non-profit based schools. The Calvary Baptist Church is requesting that a similar agreement be permitted to allow the deferral of their payment of development charges for the school component (approximately \$21,977). Since this is a deferral of development charges, a subsequent change in use can trigger development charges.

**Conclusion**

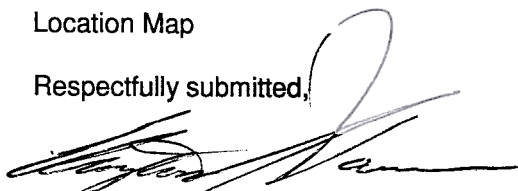
To ensure consistency with the Council's previous direction with respect to City of Vaughan development charges for non-profit based schools registered with the Ministry of Education, staff recommends deferral of the development charges for the school component only.

It should be noted that this deferral relates only to the City of Vaughan development charges. For any consideration covering the Region's development charges and the Educational development charges, the applicant must contact the Regional Municipality of York and the School Boards respectively.

**Attachments**

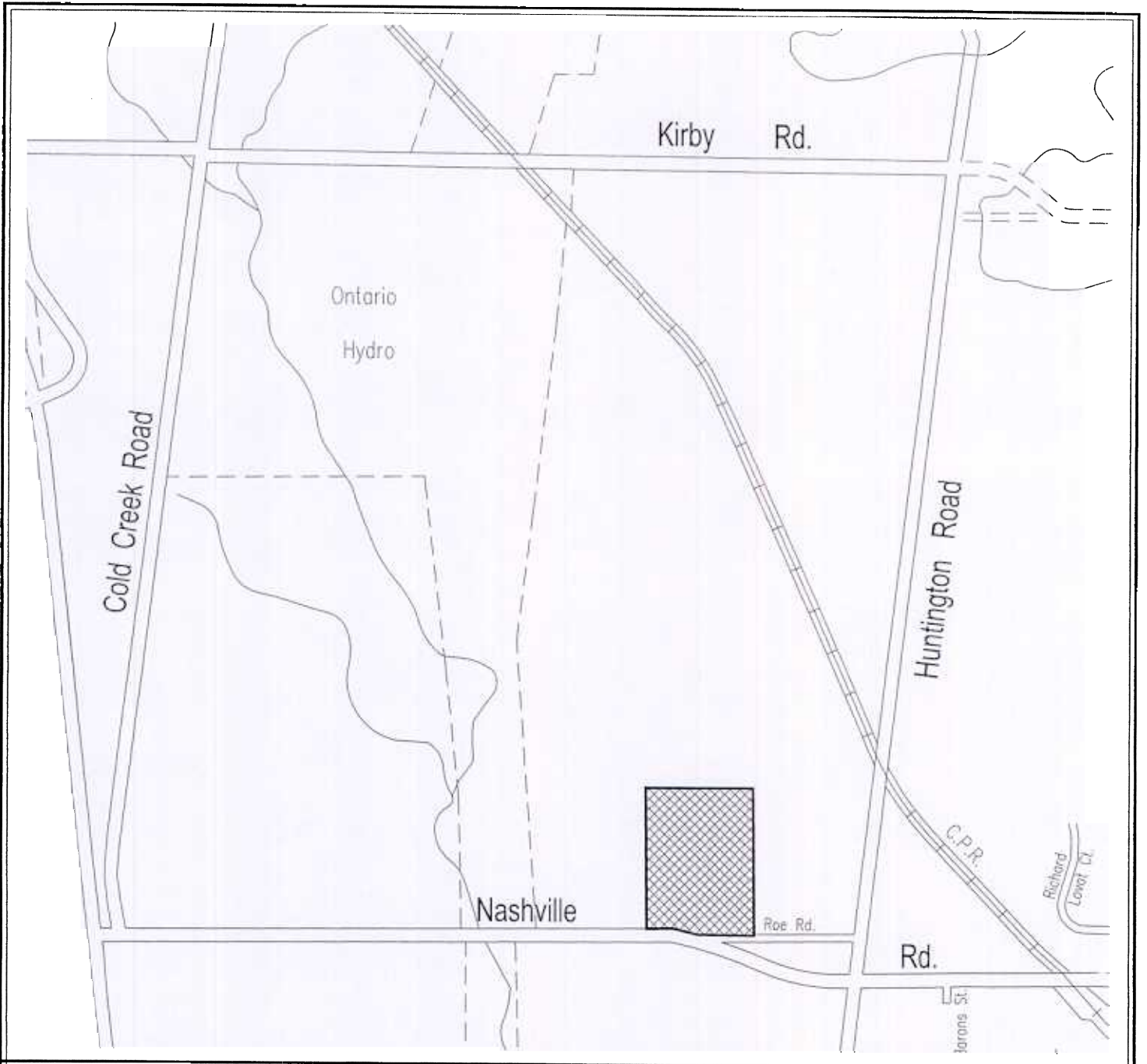
Location Map

Respectfully submitted,



Clayton D. Harris, CA  
Commissioner of Finance and Corporate Services

# ATTACHMENT No. 1



## CALVARY BAPTIST CHURCH

### LEGEND



SUBJECT LANDS



NOT TO SCALE