

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 161-2021

**A By-law to impose Area Specific Development Charges – Edgeley Pond and Park and Black Creek Channel Works.**

**WHEREAS** subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (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 arising from development of the area to which the by-law applies;

**AND WHEREAS** at the direction of Council of The Corporation of the City of Vaughan (“**Council**”), Hemson Consulting Ltd. has prepared an Area Specific Development Charge Background Study entitled “Development Charges Background Study for the Edgeley Pond and Black Creek Channel Works”, November 22, 2021 updated from the August 25, 2021 Version and Updated from May 25, 2021 (the “**Background Study**”), which identifies the development related net capital costs attributable to land to be developed within the three areas to which the works identified in the Background Study relate;

**AND WHEREAS** as of April 7, 2021, Council made the Background Study and draft version of this By-law available to the public in accordance with the Act;

**AND WHEREAS** on May 12, 2021 and September 14, 2021 Council held public meetings at which all persons in attendance were provided with an opportunity to make representations relating to the draft version of this by-law and the Background Study in accordance with the Act;

**AND WHEREAS** notice of the public meeting was given on April 15, 2021 and August 12, 2021 respectively in accordance with the Act and Ontario Regulation 82/98 made under the Act;

**AND WHEREAS** on December 10, 2021, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-law;

**AND WHEREAS** on December 10, 2021, Council passed a By-law to impose and provide for payment of area specific development charges for the Edgeley Pond and Black Creek Channel Works.

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan enacts as follows:

### **DEFINITIONS**

1. For the following words and phrases if used in this By-law:

- (1) **“accessory use”** means the use of any building or structure that is naturally and normally:
  - (a) incidental;
  - (b) subordinate to; and
  - (c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area;
- (2) **“agreement”** means a contract between the City of Vaughan and an owner and any amendment thereto;
- (3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a medical marijuana operation;
- (4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards;
- (6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-law;

- (7) “**atrium**” means a large open space extending through several floors in a building that is open to the ceiling;
- (8) “**basement**” means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade;
- (9) “**building or structure**” means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges;
- (10) “**building permit**” means a permit issued under the *Building Code Act, 1992, S.O. 1992, c. 23* which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure;
- (11) “**canopy**” means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage;
- (12) “**capital cost**” means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-law within or outside the City of Vaughan:
- (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:
    - (i) rolling stock with an estimated useful life of seven (7) or more years;
    - (ii) furniture and equipment, other than computer equipment; and
    - (iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, c. P.44*;
  - (e) to undertake studies in connection with any of the matters in clauses (a) to (d);

- (f) of the development charge background study required before enactment of this By-law; and
- (g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d);
- (13) “**cellar**” means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade;
- (14) “**City**” means The Corporation of the City of Vaughan;
- (15) “**commercial parking garage**” means a building or structure, or any part thereof, which use is for the parking of motor vehicles for remuneration, or in the case where parking is provided as an accessory to a principal use on the lands, where such parking is provided in a building or structure, or part thereof, whether or not there is remuneration paid by the owner or user for the motor vehicle, the portion of parking as required by the Zoning By-law shall not attract development charges for the purpose of this By-law;
- (16) “**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 substantially increasing the size or usability thereof, and includes redevelopment;
- (17) “**development charge**” means a charge imposed with respect to growth-related net capital costs against land under this By-law;
- (18) “**duplex**” means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- (19) “**dwelling unit**” means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment;
- (20) “**engineering services**” means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services;
- (21) “**existing industrial building**” means an existing building or structure to be used, or designed or intended for:
- (a) manufacturing, producing, processing, storing, or distributing something;

- (b) research or development in connection with manufacturing, producing, or processing something;
  - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
  - (d) office or administrative purposes, if they are:
    - (i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and
    - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- (22) “**funeral home**” means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;
- (23) “**future development**” means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium;
- (24) “**grade finished**” means the average elevation of the finished ground level at the wall(s);
- (25) “**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, and:
- (a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions;
  - (b) excludes 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;
  - (c) excludes the area of any self-contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission;
  - (d) includes any part of a building or structure above or below grade used as a commercial parking garage; and

- (e) for the purposes of this definition, 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;
- (26) **“growth-related net capital cost”** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City;
- (27) **“heritage property”** means a property that contains cultural heritage value as defined under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18;
- (28) **“home occupation”** means an occupation permitted in a dwelling unit and which:
- (a) is clearly secondary to the use of the dwelling unit;
  - (b) does not change the external character of the dwelling unit; and
  - (c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking;
- (29) **“household”** means one or more persons occupying or sharing all areas of the dwelling unit;
- (30) **“large apartment”** means a dwelling unit in an apartment building or plex that is 700 square feet or larger in size;
- (31) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently;
- (32) **“local board”** means a local board as defined in section 1 of the *Municipal Affairs Act*, R.S.O. 1990, c. M.46, other than a board as defined in subsection 1(1) of the *Education Act*, R.S.O. 1990, c. E.2;
- (33) **“lot”** means a parcel of land fronting on a street separate from any abutting land to the extent that a subdivision or a consent contemplated by the *Planning Act* would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of a street;
- (34) **“medical marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus *Cannabis* (marijuana) as lawfully permitted and authorized under the Government of Canada’s Marijuana for Medical Purposes Regulations;

- (35) **“mid-high density mixed-use”** means a building or structure used, designed, or intended for residential and non-residential uses, where:
- (a) the non-residential uses comprise not more than fifty percent (50%) of the gross floor area of the building;
  - (b) the non-residential uses comprise a minimum of five percent (5%) of the gross floor area of the building; and
  - (c) the residential portion of the building or structure is over five (5) storeys in height;
- (36) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation;
- (37) **“mezzanine”** means a mezzanine as defined in the *Building Code Act 1992, S.O. 1992, c.23*;
- (38) **“multiple unit dwelling”** includes stacked townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling;
- (39) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City;
- (40) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the *Planning Act R.S.O 1990, c. P. 13* in respect of the capital cost;
- (41) **“non-commercial parking garage”** means a building or structure, or any part thereof, that is not a commercial parking garage;
- (42) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed;
- (43) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex;
- (44) **“re-development”** 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 from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use;
- (45) “**semi-detached duplex**” means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
  - (46) “**semi-detached dwelling**” means a building divided vertically into two dwelling units;
  - (47) “**semi-detached triplex**” means one of a pair of triplexes divided vertically one from the other by a party wall;
  - (48) “**services**” means services designated in this By-law;
  - (49) “**single detached dwelling**” and “**single detached**” means a residential building consisting of one dwelling unit that is not attached to another structure above grade. 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 the purposes of this By-law;
  - (50) “**small apartment**” means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;
  - (51) “**stacked townhouse**” means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units;
  - (52) “**storey**” means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres;
  - (53) “**subdivision**” includes condominium;
  - (54) “**temporary sales centre**” means a building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an Office or presentation centre, or both, for new building sales;
  - (55) “**triplex**” means a building comprising 3 dwelling units, each of which has a separate entrance to grade;



- (56) **“use, commercial”** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction;
- (57) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products;
- (58) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds;
- (59) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use;
- (60) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit;

## **RULES – APPLICATION, EXEMPTIONS, AND EXCEPTIONS**

2.

- (1) This By-law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31;
- (2) Despite subsection 2(1), this By-law does not apply to any land, building or structure within the City owned by and used for the purposes of:
  - (a) a local board;
  - (b) a board of education as defined in section 1(1) of the *Education Act*, R.S.O 1990, c.E.2;
  - (c) the City or any local board thereof and, without limiting the generality of the foregoing, including land leased from the Crown in right of Canada or Ontario located within the Parkway Belt Planning Area as defined in Regulation 744, paragraph 16 of the Revised Regulations of Ontario, 1990, provided the same is used for institutional use purposes of a not-for-profit nature;
  - (d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

- (e) any area municipality within the Regional Municipality of York;
  - (f) the Regional Municipality of York or any local board thereof; and
  - (g) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40;
- (3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-law on development for residential use or non-residential use purposes;
- (4) Development charges provided for in subsection 2(3) apply where the development requires:
- (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13 applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (e) a consent under Section 53 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (f) the approval of a description under Section 50 of the *Condominium Act*, 1998, S.O. 1998, c.19; or
  - (g) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992 c.23 in relation to a building or structure;
- (5) The City shall not apply this by-law on more than one occasion even though two or more of the actions described in subsections 2(4)(a) to (g) are required before the land can be developed;
- (6) Despite subsection 2(5), if two or more of the actions described in subsections 2(4)(a) to (g) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection 2(3) limited to the increase;

- (7) Notwithstanding any other provisions of this By-law, a building or structure shall be exempt from the payment of development charges provided that it is for:
- (a) a temporary use permitted under a zoning by-law enacted under Section 39 of the *Planning Act*, R.S.O. 1990, c.P.13;
  - (b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;
  - (c) a home occupation;
  - (d) an agricultural use;
  - (e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;
  - (f) a temporary sales centre;
  - (g) the relocation of a built heritage structure that is listed under Section 27 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 or designated under Part IV or V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18; or
  - (h) land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*, R.S.O 1990, c.A.31 or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or
  - (i) buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.
- (8) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

## **ADMINISTRATION**

### **Payment of Development Charges**

- 3.
- (1) All development charges payable shall be paid by certified funds to the City Treasurer;

- (2) Subject to subsections 3(3), 3(4) and 3(5) of this By-law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;
- (3) Notwithstanding subsection 3(2) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-law:
  - (a) In respect of an approval of subdivision pursuant to section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, immediately upon entering into the subdivision agreement; and
  - (b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act*, R.S.O. 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;
- (4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-law, including subsections 3(2), 3(3) and 3(5) of this By-law;
- (5) Notwithstanding subsections 3(2) and 3(3) of this By-law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Section 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;
- (6) If a use of any land, building or structure that constitutes development but does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(4)(a) to (g) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(4)(a) to (g) required, or on a date set by agreement;
- (7) Nothing in this By-law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act*, R.S.O. 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

## **Credits**

4.
  - (1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;
  - (2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Act;

## **Semi-Annual Adjustment**

5. The development charges established pursuant to Section 2 of this By-law shall be adjusted semi-annually, without amendment to this By-law, as of the 1<sup>st</sup> day of January and the 1<sup>st</sup> day of July in each year, commencing on January 1, 2022, in accordance with the most recent change in the Statistics Canada Quarterly, Building Construction Price Statistics (Table 18-10-0135-01);

## **GENERAL**

### **Term**

6.
  - (1) This By-law shall come into force and effect on December 10, 2021;
  - (2) This By-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-law;
  - (3) Nothing in this By-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

### **Transitional Provisions**

7. If before the coming into force of this By-law an owner or previous owner has made a payment for services described in this By-law, or provided services in lieu thereof, no payment as required under this By-law and no credits or refunds shall apply;

### **Schedules**

8. Schedules A and B are attached hereto and form part of this By-law;

### **Repeal**

9. By-Law 106-2021 shall be and is hereby repealed effective on the date that this By-law comes into force and effect;

### **Registration**

10. A certified copy of this By-law may be registered in the By-law register in York Region Land Registry Office and/or against the title to any land to which this By-law applies;

### **Severability**

11. In the event that any provision of this By-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-law shall remain in full force and effect;

### **Headings**

12. The headings inserted in this By-law are for convenience of reference only and shall not affect the interpretation of this By-law;

**Short Title**

13. This By-law may be cited as the Area Specific Development Charges By-law - Edgeley Pond and Park and Black Creek Channel Works, 2021.

Enacted by City of Vaughan Council this 10<sup>th</sup> day of December, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 58  
of the Committee of the Whole  
Adopted by Vaughan City Council on December 10, 2021

**Schedule A  
To By-law No. XXX-2021  
Area Specific Development Charge  
Edgeley Pond and Black Creek Channel Works**

<b>Service</b>	<b>Lands to which Area Specific Development Charges Apply</b>	<b>Net Project Cost</b>	<b>Net Benefitting Area</b>	<b>Charge Per Hectare</b>
Edgeley Pond and Black Creek Channel Works	Immediately Affected Landowners – Map 1	\$38,758,981	5.78	\$6,685,033 <sup>1</sup>
	Vaughan Metropolitan Centre Draining to Edgeley Pond – Map 2	\$9,773,972	18.98	\$494,653 <sup>2</sup>
	Undeveloped Lands in the Black Creek Drainage Shed – Map 3	\$8,862,572	150.97	\$64,758 <sup>2</sup>

Lands that fall in more than one map area as designated in Schedule B shall be required to pay the development charges designated in Schedule A, applying to each map that the lands are included. For greater clarity, should a parcel of land be located on more than one map, the development charge associated with each map will be applied as a sum total charge per hectare.

*Note 1:* The charge per hectare for the Immediately Affected Landowners (Map 1) is based on the number of hectares of developable land which will be removed from the regulatory floodplain. This land area is inclusive of park.

*Note 2:* The charge per hectare for the Vaughan Metropolitan Centre Draining to Edgeley Pond (Map 2) and the Undeveloped Lands in the Black Creek Drainage Shed (Map 3) is based on the net developable land area of the site.