

PURPOSE OF DEVELOPMENT CHARGES

New development generates capital costs which should be financed from this new development. Development charges are a viable capital funding source to recover the net cost of these capital expenditures. In arriving at the net cost, allowance is made for provincial and/or federal grants, where applicable, and other sources of funding as well as the other deductions required by the *Development Charges Act, 1997*.

**BY-LAW NO. 44-2008, 67-2007 & 86-2001
DEVELOPMENT CHARGES FOR THE
REGIONAL MUNICIPALITY OF DURHAM**

On June 18, 2008, in accordance with the *Development Charges Act, 1997*, the Council of the Regional Municipality of Durham passed By-law No. 44-2008 (effective July 1, 2008 and subsequently amended on June 24, 2009 with By-law No. 40-2009 and on June 23, 2010 with By-law No. 30-2010) for the imposition of uniform development charges against all lands within the boundaries of the Region that are developed for residential and non-residential uses (with the exception of the Seaton community for the water and sewer components).

The Council of the Regional Municipality of Durham passed By-law No. 67-2007 on November 21, 2007 (effective January 1, 2008 and subsequently amended on June 18, 2008 with By-law No. 39-2008) which imposes a Regional Transit Service residential and non-residential use development charge against all lands within the boundaries of the Region (with the exception of the Seaton community).

Additionally, the Council of the Regional Municipality of Durham passed By-law No. 86-2001 on December 5, 2001 which imposed a GO Transit Service residential development charge.

The Region's development charges are set out in the following schedules and are effective as of July 1, 2009. The Region's residential development charges will apply to most new residential buildings and certain expansions. The Region's commercial, industrial and institutional development charges will apply to Water Supply, Sanitary Sewerage, Regional Roads and Regional Transit.

All Regional development charges will be indexed on July 1st, 2011 and each subsequent year in accordance with the annual change in the Statistics Canada Quarterly Construction Price Index.

RESIDENTIAL DEVELOPMENT CHARGES Effective July 1, 2010 \$ PER DWELLING TYPE				
SERVICE CATEGORY	Single Detached \$	Low Density Multiples \$	Apartments	
			Two Bedrooms and Larger \$	One Bedroom and Smaller \$
<u>Region-Wide Charges</u>				
Regional Roads	6,252	5,239	3,645	2,294
GO Transit	610	540	383	227
Regional Transit ⁽²⁾	375	314	218	139
Regional Police Services	447	360	264	166
Long Term Care	33	27	20	12
Emergency Medical Services	109	88	64	40
Development Related Studies	25	20	14	9
Total	7,851	6,588	4,608	2,887
<u>Regional Water Supply & Sanitary Sewer Charges</u>				
Water Supply ⁽¹⁾⁽²⁾	5,923	4,768	3,453	2,174
Sanitary Sewerage ⁽¹⁾⁽²⁾	4,723	3,802	2,754	1,733
Total of All Charges	18,497	15,158	10,815	6,794
<p>(1) These charges are only payable in areas where the services are, or will be, available, or the lands to be developed are in an area designated for the particular service in the Region's Official Plan.</p> <p>(2) The water, sewer and transit component of the residential development charge is not applicable to lands developed within the Seaton Community.</p>				

COMMERCIAL USE DEVELOPMENT CHARGES \$ PER SQUARE FOOT OF GROSS FLOOR AREA		
SERVICE	EFFECTIVE DATE	
	July 1, 2010 ⁽³⁾	July 1, 2011 ⁽³⁾
Water Supply ⁽¹⁾⁽²⁾⁽⁴⁾	1.70	2.27
Sanitary Sewerage ⁽¹⁾⁽²⁾⁽⁴⁾	3.05	4.07
Regional Roads ⁽⁴⁾	8.06	10.74
Regional Transit ⁽²⁾	0.23	0.23
TOTAL	13.04	17.31

INSTITUTIONAL USE DEVELOPMENT CHARGES \$ PER SQUARE FOOT OF GROSS FLOOR AREA		
SERVICE	EFFECTIVE DATE	
	July 1, 2010 ⁽³⁾	July 1, 2011 ⁽³⁾
Water Supply ⁽¹⁾⁽²⁾	0.17	0.22
Sanitary Sewerage ⁽¹⁾⁽²⁾	0.76	1.01
Regional Roads	2.63	3.51
Regional Transit ⁽²⁾	0.23	0.23
TOTAL	3.79	4.97

INDUSTRIAL USE DEVELOPMENT CHARGES \$ PER SQUARE FOOT OF GROSS FLOOR AREA		
SERVICE	EFFECTIVE DATE	
	July 1, 2010 ⁽³⁾	July 1, 2011 ⁽³⁾
Water Supply ⁽¹⁾⁽²⁾	0.66	0.87
Sanitary Sewerage ⁽¹⁾⁽²⁾	1.21	1.61
Regional Roads	1.23	1.64
Regional Transit ⁽²⁾	0.23	0.23
TOTAL	3.33	4.35

Notes:

- (1) These charges are only payable in areas, where the services are, or will be, available or the lands to be developed are in an area designated for the particular service in the Region's Official Plan.
- (2) Not applicable to lands developed within the Seaton Community.
- (3) Will be further adjusted for indexing on an annual basis.
- (4) Office Buildings greater than 25,000 sq. ft. will be charged 25% of the commercial development charge in effect at the time of building permit issuance (Applicable for Roads, Water Supply and Sanitary Sewerage Services).

OVERVIEW

- By-law #44-2008 became effective July 1, 2008
- By-law #40-2009 became effective on June 24, 2009
- By-law #30-2010 became effective on June 23, 2010
- By-law #67-2007 became effective on January 1, 2008
- By-law #39-2008 became effective on June 18, 2008
- By-law #45-2003 expired on July 1, 2008
- By-law #86-2001 became effective December 5, 2001
- the residential charge varies by type of dwelling and Regional services available
- the commercial, industrial and institutional charge varies by building floor area and Regional services available
- there are additional area specific development charges for water supply and sanitary sewerage services in the Carruthers Creek area in the Town of Ajax - please refer to the relevant Information Pamphlets which are available from the Regional Clerk at the address shown on page 6.

COLLECTION POLICY

The Region's collection policy with respect to the payment of residential development charges for a plan of subdivision is as follows:

- Charges for water supply, sanitary sewerage and Regional roads are payable immediately upon signing of the subdivision agreement, or at the owner's election, 50% upon the 1st anniversary of the execution of the subdivision agreement and 50% upon the 2nd anniversary, or at building permit if sooner, with payment to be secured by a letter of credit in the amount of 55% of the original Regional Development Charges payable. The Region will maintain the Letter of Credit at no more than 110% of the amount of the outstanding charges.
- Charges for Long Term Care, Emergency Medical Services, GO Transit, Regional Transit, Regional Police Services and Development Related Studies are payable at building permit issuance.

Charges for other types of residential development and all non-residential development are payable at building permit issuance. Charges are calculated and payable at the rate in existence when payment is due. All Regional development charges payable at building permit issuance are collected by the area municipality and forwarded to the Region.

EXEMPTIONS

A number of exemptions are legislated under the *Development*

Charges Act, 1997. Further, the Region will provide a redevelopment credit for certain demolitions. Reference should be made to the Region's various development charge by-laws including #44-2008, #40-2009, #67-2007, #39-2008 and #86-2001 concerning these exemptions.

Please contact Development Approvals at 905-668-7711 if you have any questions regarding the exemptions and/or demolition credits.

SERVICES INCLUDED

- Regional Roads
- Regional Transit
- GO Transit
- Regional Police Services
- Emergency Medical Services
- Long Term Care
- Development Related Studies
- Water Supply System
- Sanitary Sewerage System

STATEMENT OF TREASURER

Each year the Regional Treasurer will document the continuity of each Development Charge Reserve Fund, inclusive of services covered, draws, interest earnings, development charge collections, borrowings and landowner credit transactions.

The annual statement by the Treasurer of the Region regarding the Development Charge Reserve Funds will be available by June 30th of the subsequent year and may be reviewed by the public in the offices of the Regional Clerk at the following address during regular business hours.

FURTHER INFORMATION

For further information please contact:

Development Approvals
Works Department
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3
(905) 668-7711

OR

The Regional Clerk
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3
(905) 668-7711

The Development Charge By-laws #44-2008 and amendments #40-2009 and #30-2010, the Regional Transit Development Charge By-law #67-2007 and amendment #39-2008, the GO Transit Service Development Charge By-law #86-2001, the Development Charges Reports #2008-J-15 and #2007-J-48, and the Regional Development Charge Background Studies are available from the Regional Clerk's office during regular business hours.

REGIONAL MUNICIPALITY OF DURHAM



DEVELOPMENT CHARGE INFORMATION PAMPHLET

This pamphlet summarizes
the Development Charge Policy
of the Regional Municipality of Durham

The information provided is intended only as a guide. Applicants should review the approved by-laws and consult with the Regional Works Department to determine the charges that may apply to specific development proposals.

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