



# REGIONAL MUNICIPALITY OF DURHAM

## SEATON WATER SUPPLY AND SANITARY SEWERAGE SERVICE AREA SPECIFIC DEVELOPMENT CHARGE INFORMATION

The information provided is intended only as a guide. Additional charges may apply in accordance with the Seaton Front Ending Agreement (e.g. prepayment of the Attributions Development Charge to ensure the Region recovers its capital costs by the end of Phase 1 development of Seaton). Applicants should review the approved by-law and consult with the Regional Works Department to determine the charges that may apply to specific development proposals.

### **PURPOSE**

Each new residential and non-residential unit and the corresponding occupancy of that unit generate capital costs which should be financed from this new development. Area Specific development charges are a viable capital funding source to recover the net cost of these capital expenditures which are specific to the Seaton Service Area.

### **BY-LAW No. 2024-029**

On May 29, 2024, in accordance with the *Development Charges Act, 1997*, the Council of the Regional Municipality of Durham passed By-law No. 2024-029 (effective July 1, 2024) for the imposition of Water Supply and Sanitary Sewerage Area Specific Development Charges against all lands within the Seaton Service Area in the City of Pickering (refer to the map on page 5) that are developed for residential and non-residential uses.

The Seaton Water Supply and Sanitary Sewerage Area Specific Development Charges are set out in the following schedules shown on pages 2 and 3 (effective July 1, 2025). They will be indexed annually in accordance with the annual change in the Statistics Canada Building Construction Price Index (BCPI). The term of the by-law is ten years.

The Prestige Employment Land Area Development Charges are only applicable on the prestige employment lands along Highways 407 and 7 as designated on the map on page 5. The Residential, Non-Institutional and Institutional Development Charges are applicable to lands outside of the prestige employment land area.

**SEATON RESIDENTIAL AREA SPECIFIC DEVELOPMENT CHARGES (1)(2)**

EFFECTIVE JULY 1, 2025  
\$ PER DWELLING TYPE

Service Category	Single / Semi Detached \$	Medium Density Multiples \$	Apartments \$
<b><u>Sanitary Sewerage</u></b>			
Seaton Landowners Constructed DCs	\$ 7,999	\$ 6,319	\$ 3,680
Regional Seaton-Specific DCs	2,377	1,878	1,093
Regional Attributions DCs	<u>2,751</u>	<u>2,174</u>	<u>1,265</u>
<b>Subtotal – Sanitary Sewerage</b>	<b><u>13,127</u></b>	<b><u>10,371</u></b>	<b><u>6,038</u></b>
<b><u>Water Supply</u></b>			
Seaton Landowners Constructed DCs	2,762	2,182	1,271
Regional Seaton-Specific DCs	7,174	5,667	3,300
Regional Attributions DCs	<u>5,581</u>	<u>4,409</u>	<u>2,567</u>
<b>Subtotal – Water Supply</b>	<b><u>15,517</u></b>	<b><u>12,258</u></b>	<b><u>7,138</u></b>
<b>TOTAL</b>	<b><u>\$28,644</u></b>	<b><u>\$22,629</u></b>	<b><u>\$13,176</u></b>

**NON-INSTITUTIONAL USE DEVELOPMENT CHARGES (1)(3)**

\$ PER SQUARE FOOT OF GROSS FLOOR AREA

<b><u>Sanitary Sewerage</u></b>	<b><u>Effective July 1, 2025</u></b>
Seaton Landowners Constructed DCs	\$ 2.66
Regional Seaton-Specific DCs	0.85
Regional Attributions DCs (4)	<u>2.28</u>
<b>Subtotal – Sanitary Sewerage</b>	<b><u>5.79</u></b>
<b><u>Water Supply</u></b>	
Seaton Landowners Constructed DCs	0.34
Regional Seaton-Specific DCs	0.83
Regional Attributions DCs (4)	<u>2.13</u>
<b>Subtotal – Water Supply</b>	<b><u>3.30</u></b>
<b>TOTAL</b>	<b><u>9.09</u></b>

Notes:

(1) Will be further adjusted for indexing on July 1 on an annual basis.

(2) Region-wide residential development charges for Regional Roads, Regional Transit, Regional Police Services, Long Term Care, Paramedic Services, and Waste Diversion are also payable.

(3) Region-wide non-residential development charges for Regional Roads and Regional Transit are also payable.

(4) An additional payment applies as an early payment of the Regional Attributions Development Charge, equal to \$1.65 / sq. ft. for non-institutional, \$0.37 / sq. ft. for institutional and \$ 264,641 per net hectare for the prestige employment land

**INSTITUTIONAL USE DEVELOPMENT CHARGES <sup>(1)(3)</sup>**

\$ PER SQUARE FOOT OF GROSS FLOOR AREA

<b><u>Sanitary Sewerage</u></b>	<b><u>Effective July 1, 2025</u></b>
Seaton Landowners Constructed DCs	\$ 0.88
Regional Seaton-Specific DCs	0.28
Regional Attributions DCs <sup>(4)</sup>	<u>0.76</u>
<b>Subtotal – Sanitary Sewerage</b>	<b>1.92</b>
<b><u>Water Supply</u></b>	
Seaton Landowners Constructed DCs	0.11
Regional Seaton-Specific DCs	0.28
Regional Attributions DCs <sup>(4)</sup>	<u>0.71</u>
<b>Subtotal – Water Supply</b>	<b>1.10</b>
<b>TOTAL</b>	<b><u>\$3.02</u></b>

**PRESTIGE EMPLOYMENT LAND AREA**

**DEVELOPMENT CHARGES <sup>(1)(3)</sup>**

\$ PER NET HECTARE

<b><u>Sanitary Sewerage</u></b>	<b><u>Effective July 1, 2025</u></b>
Seaton Landowners Constructed DCs	\$ 140,041
Regional Seaton-Specific DCs	44,316
Regional Attributions DCs <sup>(4)</sup>	<u>115,752</u>
<b>Subtotal – Sanitary Sewerage</b>	<b>300,109</b>
<b><u>Water Supply</u></b>	
Seaton Landowners Constructed DCs	17,164
Regional Seaton-Specific DCs	42,513
Regional Attributions DCs <sup>(4)</sup>	<u>112,437</u>
<b>Subtotal – Water Supply</b>	<b>172,114</b>
<b>TOTAL</b>	<b><u>\$472,223</u></b>

Notes:

(1) Will be further adjusted for indexing on July 1 on an annual basis.

(2) Region-wide residential development charges for Regional Roads, Regional Transit, Regional Police Services, Long Term Care, Paramedic Services, and Waste Diversion are also payable.

(3) Region-wide non-residential development charges for Regional Roads and Regional Transit are also payable.

(4) An additional payment applies as an early payment of the Regional Attributions Development Charge, equal to \$1.71 / sq. ft. for non-institutional, \$0.38 / sq. ft. for institutional and \$ 274,697 per net hectare for the prestige employment land

## **REGION-WIDE DEVELOPMENT CHARGES**

Residential Development Charges for Regional Roads, Regional Transit, Regional Police Services, Paramedic Services, Waste Diversion and Long Term Care are also payable for development in Seaton under Development Charge By-law No. 42-2023 and No. 39-2022.

Non-residential Development Charges for Regional Roads and Regional Transit are also payable for development in Seaton under Development Charge By-law No. 42-2023 and No. 39-2022.

## **COLLECTION POLICY**

With changes to the Development Charges Act, 1997 under Bill 108, More Homes, More Choice Act, 2019 and Regulation 454/19 (effective January 1, 2020), the collection of development charges (timing, process and determination of rate) has changed and may impact development projects in Seaton. Please contact Development Approvals at 905-668-7711 to confirm the applicable development charges for your specific project.

All Regional development charges payable are collected by the area municipality and forwarded to the Region.

## **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 Regional Treasurer regarding the Development Charge Reserve Funds will be available by June 30th of the subsequent year and is available upon request from the offices of the Regional Clerk at 905-668-7711.

## **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-law No. 2024-029, the Seaton Water Supply and Sanitary Sewerage Service Area Specific Development Charge Report #2024-F-09, and the Seaton Water Supply and Sanitary Sewerage Service Area Specific Development Charge Background Study are available upon request from the offices of the Regional Clerk at 905-668-7711 and are also posted on the Regional website at [durham.ca](http://durham.ca).

