



REGIONAL MUNICIPALITY OF DURHAM

DEVELOPMENT CHARGE INFORMATION

The following 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.

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 (DCA)*.

BY-LAW # 28-2018, 39-2022 & 86-2001 DEVELOPMENT CHARGES FOR THE REGIONAL MUNICIPALITY OF DURHAM

On June 13, 2018, in accordance with the Development Charges Act, 1997, the Council of the Regional Municipality of Durham passed By-law #28-2018, effective July 1, 2018 and was subsequently amended on June 23, 2021 (By-law #21-2021) 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 #39-2022 on June 29, 2022, effective July 1, 2022 which imposes a Regional Transit residential and non-residential use development charge against all lands within the boundaries of the Region.

The Council of the Regional Municipality of Durham passed By-law #86-2001 on December 5, 2001 and was subsequently amended on November 23, 2011 (By-law #62-2011), on May 15, 2013 (By-law #24-2013), on June 13, 2018 (By-law #31-2018) and on June 23, 2021 (By-law #23-2021) which imposes a GO Transit residential development charge against all lands within the boundaries of the Region.

The Region's development charges are set out in the following schedules and are effective as of November 28, 2022. 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 for Water Supply, Sanitary Sewerage, Regional Roads and Regional Transit and applies to most types of new non-residential buildings and certain expansions.

All Regional development charges will be indexed annually in accordance with the annual change in the Statistics Canada Quarterly Construction Price Index. The Regional Transit development charges approved under by-law #39-2022 will be phased in over the 2022 to 2026 time period.

RESIDENTIAL DEVELOPMENT CHARGES ⁽¹⁾

Effective November 28, 2022

\$ PER DWELLING TYPE

SERVICE CATEGORY	Single and Semi Detached \$	Medium Density Multiples \$	Apartment Two Bedrooms and Larger \$	Apartment One Bedroom and Smaller \$
<u>Region-Wide Charges</u>				
Regional Roads	12,119	9,738	7,039	4,589
GO Transit	814	720	511	304
Regional Transit	1,747	1,376	977	600
Regional Police Services	936	753	545	354
Long Term Care	312	251	181	117
Paramedic Services	246	197	143	93
Total	16,174	13,035	9,396	6,057
<u>Regional Water Supply & Sanitary Sewer Charges</u>				
Water Supply ⁽²⁾ ⁽³⁾	12,342	9,917	7,171	4,672
Sanitary Sewerage ⁽²⁾ ⁽³⁾	12,013	9,651	6,979	4,549
Total of All Charges	\$40,529	\$32,603	\$23,546	\$15,278

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

⁽²⁾ 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.

⁽³⁾ The water and sewer component of the residential development charge is not applicable to lands developed within the Seaton Community.

COMMERCIAL USE DEVELOPMENT CHARGES

Effective November 28, 2022 ⁽³⁾
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	4.59
Sanitary Sewerage ⁽¹⁾⁽²⁾	7.71
Regional Roads	11.16
Regional Transit	0.79
Total	\$24.25

INSTITUTIONAL USE DEVELOPMENT CHARGES

Effective November 28, 2022 ⁽³⁾
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	1.11
Sanitary Sewerage ⁽¹⁾⁽²⁾	1.36
Regional Roads	9.40
Regional Transit	0.79
Total	\$12.66

INDUSTRIAL USE DEVELOPMENT CHARGES

Effective November 28, 2022 ⁽³⁾
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	3.66
Sanitary Sewerage ⁽¹⁾⁽²⁾	4.41
Regional Roads	4.24
Regional Transit	0.79
Total	\$13.10

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 July 1 on an annual basis.

OVERVIEW

- By-law #28-2018 became effective on July 1, 2018
- By-law #21-2021 became effective on July 1, 2021
- By-law #16-2013 expired on July 1, 2018
- By-law #39-2022 became effective on July 1, 2022
- By-law #81-2017 expired on July 1, 2022
- By-law #86-2001 became effective December 5, 2001
- By-law #62-2011, #24-2013, #31-2018 and #23-2021 became effective on November 23, 2011, July 1, 2013, July 1, 2018 and July 1, 2021 respectively
- 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

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 execution of the subdivision agreement and 50% upon the 1st 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.
- Charges for Long Term Care, Paramedic Services, GO Transit, Regional Transit and Regional Police Services are payable at building permit issuance.

With changes to the DCA 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.

Development Charges for certain residential and institutional development projects are deferred to occupancy and paid over five years. Development charges for any development project are fixed at the rates in effect at the time of site plan / zoning by-law amendment application. 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.

EXEMPTIONS

A number of exemptions are legislated under the *Development Charges Act, 1997. Bill 23, More Homes Built Faster Act, 2022* (effective November 28, 2022) provides additional DC exemptions (i.e. affordable, non-profit, attainable and inclusionary zoning residential units) and discounts for rental housing development. 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 #28-2018, #39-2022, 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, Water Supply and Sanitary Sewerage
- Regional Transit
- GO Transit
- Regional Police Services
- Paramedic Services
- Long Term Care

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 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 Dep't)
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 #28-2018, the Regional Transit Development Charge By-law #39-2022, the GO Transit Service Development Charge By-law #86-2001 and subsequent amendment by-laws, the DC Reports #2018-COW-108 and #2022-F-15, and the Regional DC Background Studies 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.