



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, 81-2017 & 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 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 # 81-2017 on December 13, 2017, effective January 1, 2018 and was subsequently amended on June 13, 2018 (By-law # 30-2018) 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) and on June 13, 2018 (By-law #31-2018) 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 July 1, 2019. 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.

RESIDENTIAL DEVELOPMENT CHARGES ⁽¹⁾

Effective July 1, 2019
\$ 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	9,731	7,818	5,652	3,684
GO Transit	745	660	468	278
Regional Transit	1,202	967	699	453
Regional Police Services	752	605	438	285
Long Term Care	20	16	12	7
Paramedic Services	179	144	104	67
Health and Social Services	129	104	76	49
Housing Services	407	327	237	155
Development Related Studies	20	16	12	7
Total	13,185	10,657	7,698	4,985
<u>Regional Water Supply & Sanitary Sewer Charges</u>				
Water Supply ^{(2) (3)}	9,910	7,963	5,757	3,751
Sanitary Sewerage ⁽²⁾⁽³⁾	9,647	7,751	5,604	3,653
Total of All Charges	\$32,742	\$26,371	\$19,059	\$12,389

⁽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 July 1, 2019 ⁽³⁾
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	3.69
Sanitary Sewerage ⁽¹⁾⁽²⁾	6.19
Regional Roads	8.98
Regional Transit	0.57
Total	\$19.43

INSTITUTIONAL USE DEVELOPMENT CHARGES

Effective July 1, 2019 ⁽³⁾
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	0.90
Sanitary Sewerage ⁽¹⁾⁽²⁾	1.10
Regional Roads	7.55
Regional Transit	0.57
Total	\$10.12

INDUSTRIAL USE DEVELOPMENT CHARGES

Effective July 1, 2019 ⁽³⁾
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	2.95
Sanitary Sewerage ⁽¹⁾⁽²⁾	3.55
Regional Roads	3.41
Regional Transit	0.57
Total	\$10.48

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 #16-2013 expired on July 1, 2018
- By-law #81-2017 became effective on January 1, 2018
- By-law #30-2018 became effective on July 1, 2018
- By-law #47-2012 expired on January 1, 2018
- By-law #86-2001 became effective December 5, 2001
- By-law #62-2011 became effective on November 23, 2011
- By-law #24-2013 became effective on July 1, 2013
- By-law #31-2018 became effective on July 1, 2018
- 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
- Additional sanitary sewerage area specific development charges apply in the Carruthers Creek area, Town of Ajax (until August 31, 2019). Please refer to the Information Pamphlet available from the Regional Clerk at the address shown page 5.

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, Regional Police Services, Health and Social Services, Housing Services and Development Related Studies are payable at building permit issuance.

Currently, 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.

Bill 108, *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019, is intended to, among other matters, amend the DCA to change the timing of collection of development charges and to alter the list of eligible development charge services.

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 #28-2018, #81-2017, 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
- Paramedic Services
- Long Term Care
- Health and Social Services
- Housing Services
- Development Related Studies
- Water Supply and Sanitary Sewerage

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 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 #81-2017, the GO Transit Service Development Charge By-law #86-2001 and subsequent amendment by-laws, the DC Reports #2018-COW-108 and #2017-COW-262, and the Regional DC Background Studies are available from the Regional Clerk's office during regular business hours.