



## 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 # 38-2019**

On June 26, 2019, in accordance with the Development Charges Act, 1997, the Council of the Regional Municipality of Durham passed By-law # 38-2019 (effective July 1, 2019) 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, 2019). They will be indexed annually in accordance with the annual change in the Statistics Canada Quarterly Construction Price Index. The term of the by-law is five 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** <sup>(1)(2)</sup>

EFFECTIVE JULY 1, 2019

Service Category	Single / Semi Detached \$	Medium Density Multiples \$	Apartments \$
<b><u>Sanitary Sewerage</u></b>			
Seaton Landowners Constructed DCs	\$ 5,125	\$ 4,049	\$ 2,358
Regional Seaton-Specific DCs	1,863	1,472	857
Regional Attributions DCs	2,751	2,174	1,266
<b>Subtotal – Sanitary Sewerage</b>	<b><u>9,739</u></b>	<b><u>7,695</u></b>	<b><u>4,481</u></b>
<b><u>Water Supply</u></b>			
Seaton Landowners Constructed DCs	2,452	1,937	1,128
Regional Seaton-Specific DCs	5,752	4,544	2,646
Regional Attributions DCs	4,064	3,210	1,869
<b>Subtotal – Water Supply</b>	<b><u>12,268</u></b>	<b><u>9,691</u></b>	<b><u>5,643</u></b>
<b>TOTAL</b>	<b><u>\$22,007</u></b>	<b><u>\$17,386</u></b>	<b><u>\$10,124</u></b>

See notes on following page

**NON-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, 2019</u></b>
Seaton Landowners Constructed DCs	\$ 1.49
Regional Seaton-Specific DCs	0.55
Regional Attributions DCs <sup>(4)</sup>	<u>1.84</u>
<b>Subtotal – Sanitary Sewerage</b>	<b><u>3.88</u></b>
<b><u>Water Supply</u></b>	
Seaton Landowners Constructed DCs	0.25
Regional Seaton-Specific DCs	0.57
Regional Attributions DCs <sup>(4)</sup>	<u>1.26</u>
<b>Subtotal – Water Supply</b>	<b><u>2.08</u></b>
<b>TOTAL</b>	<b><u>\$5.96</u></b>

See notes on following page

**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, 2019</u></b>
Seaton Landowners Constructed DCs	\$ 0.52
Regional Seaton-Specific DCs	0.19
Regional Attributions DCs <sup>(4)</sup>	<u>0.63</u>
<b>Subtotal – Sanitary Sewerage</b>	<b><u>1.34</u></b>
<b><u>Water Supply</u></b>	
Seaton Landowners Constructed DCs	0.09
Regional Seaton-Specific DCs	0.20
Regional Attributions DCs <sup>(4)</sup>	<u>0.44</u>
<b>Subtotal – Water Supply</b>	<b><u>0.73</u></b>
<b>TOTAL</b>	<b><u>\$2.07</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, 2019</u></b>
Seaton Landowners Constructed DCs	\$ 72,380
Regional Seaton-Specific DCs	26,489
Regional Attributions DCs <sup>(4)</sup>	<u>87,796</u>
<b>Subtotal – Sanitary Sewerage</b>	<b><u>186,665</u></b>
<b><u>Water Supply</u></b>	
Seaton Landowners Constructed DCs	12,114
Regional Seaton-Specific DCs	27,474
Regional Attributions DCs <sup>(4)</sup>	<u>60,559</u>
<b>Subtotal – Water Supply</b>	<b><u>100,147</u></b>
<b>TOTAL</b>	<b><u>\$286,812</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, GO Transit, Regional Police Services, Long Term Care, Paramedic Services, Housing Services, Health and Social Services and Development Related Studies 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 \$2.42 / sq. ft. for non-institutional, \$0.52 / sq. ft. for institutional and \$181,040 per net hectare for the prestige employment lands.

## **REGION-WIDE DEVELOPMENT CHARGES**

Residential Development Charges for Regional Roads, Regional Transit, GO Transit, Regional Police Services, Paramedic Services, Housing Services, Health and Social Services, Long Term Care and Development Related Studies are also payable for development in Seaton under Development Charge By-law #28-2018, #81-2017 and #86-2001.

Non-residential Development Charges for Regional Roads and Regional Transit are also payable for development in Seaton under Development Charge By-law #28-2018 and #81-2017.

## **COLLECTION POLICY**

The Region's collection policy with respect to the payment of Seaton residential development charges for a plan of subdivision is payable upon approval of a residential plan of subdivision. Charges for other types of residential development and all Seaton 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.

## **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 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-law #38-2019, the Seaton Water Supply and Sanitary Sewerage Service Area Specific Development Charge Report #2019-F-23, and the Seaton Water Supply and Sanitary Sewerage Service Area Specific Development Charge Background Study are available for review in the Regional Clerk's office during regular business hours

# Seaton Service Area

