



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 No. 42-2023, 39-2022 & 86-2001 DEVELOPMENT CHARGES FOR THE REGIONAL MUNICIPALITY OF DURHAM

On June 14, 2023, in accordance with the Development Charges Act, 1997, the Council of the Regional Municipality of Durham passed By-law No. 42-2023, effective July 1, 2023 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). On June 26, 2024, By-law No. 42-2023 was amended (By-law No. 2024-037) to remove the mandatory 5-year phase in of new Development Charge rates in accordance with Bill 185, 2024. On January 31, 2025, By-law 42-2023 was amended by the Ontario Land Tribunal to amend the rates (OLT-23-000888). On January 31, 2025, By-law 42-2023 was amended by the Ontario Land Tribunal to amend the rates (OLT-23-000888).

The Council of the Regional Municipality of Durham passed By-law No.39-2022 on June 29, 2022, effective July 1, 2022 and was subsequently amended on June 14, 2023 (By-law No. 44-2023) 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 No. 86-2001 on December 5, 2001 and was subsequently amended on November 23, 2011 (By-law No. 62-2011), on May 15, 2013 (By-law No. 24-2013), on June 13, 2018 (By-law No. 31-2018), on June 23, 2021 (By-law No. 23-2021) and on June 14, 2023 (By-law No. 43-2023) which imposes a GO Transit residential development charge against all lands within the boundaries of the Region.

On June 25, 2025, Durham Regional Council approved the deferral of DC indexing for By-law Nos. 42-2023 and 39-2022 until November 1, 2025 (Report #2025-F-13).

The Region's development charges are set out in the following schedules and are current as of July 1, 2025. 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 Building Construction Price Index (BCPI).

RESIDENTIAL DEVELOPMENT CHARGES ⁽¹⁾

Current as of July 1, 2025 (and subject to change on November 1, 2025)
\$ 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	26,831	21,369	15,621	9,595
GO Transit	889	787	558	332
Regional Transit	2,565	2,020	1,434	881
Regional Police Services	1,022	814	595	365
Long Term Care	573	456	334	205
Paramedic Services	461	367	269	165
Waste Diversion	98	78	58	36
Total	32,439	25,891	18,869	11,579
<u>Regional Water Supply & Sanitary Sewer Charges</u>				
Water Supply ^{(2) (3)}	21,820	17,377	12,703	7,803
Sanitary Sewerage ^{(2) (3)}	20,708	16,492	12,056	7,406
Total of All Charges	\$74,967	\$59,760	\$43,628	\$26,788

(1) Will be further adjusted for indexing on November 1, 2025 at 3.8 per cent (excluding GO Transit Service).

(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 WITH PHASE IN

Current as of July 1, 2025⁽³⁾ (and subject to change November 1, 2025)
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	6.76
Sanitary Sewerage ^{(1) (2)}	10.79
Regional Roads	21.77
Regional Transit	1.16
Total	\$40.48

INSTITUTIONAL USE DEVELOPMENT CHARGES WITH PHASE IN

Current as of July 1, 2025⁽³⁾ (and subject to change November 1, 2025)
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	1.88
Sanitary Sewerage ^{(1) (2)}	2.64
Regional Roads	16.58
Regional Transit	1.16
Total	\$22.26

INDUSTRIAL USE DEVELOPMENT CHARGES WITH PHASE IN

Current as of July 1, 2025⁽³⁾ (and subject to change November 1, 2025)
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE	\$ per square foot
Water Supply ^{(1) (2)}	4.35
Sanitary Sewerage ^{(1) (2)}	6.18
Regional Roads	7.55
Regional Transit	1.16
Total	\$19.24

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 November 1, 2025 at 3.8 per cent.

OVERVIEW

- OLT-23-000888 became effective on January 31, 2025
- By-law No. 2024-037 became effective on July 1, 2024
- By-law No. 42-2023 became effective on July 1, 2023
- By-law No. 28-2018 expired on July 1, 2023
- By-law No. 39-2022 became effective on July 1, 2022
- By-law No. 81-2017 expired on July 1, 2022
- By-law No. 44-2023 became effective on July 1, 2023
- By-law No. 86-2001 became effective December 5, 2001
- By-law No. 62-2011, No. 24-2013, No. 31-2018, No. 23-2021 and No. 43-2023 became effective on November 23, 2011, July 1, 2013, July 1, 2018, July 1, 2021 and July 1, 2023 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, Waste Diversion and Regional Police Services are payable at building permit issuance.

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.

On May 28, 2025, Regional Council approved a Residential DC Deferral Program for medium and high-density housing, retroactive to January 1, 2025 (Report #2025-F-7). Developers of eligible high-rise, townhouse, or plex projects may defer DCs to first occupancy, while those building freehold townhouses through a subdivision plan may defer DCs to building permit issuance.

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

EXEMPTIONS

Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* (effective June 5, 2025) introduced legislation that exempts long-term care homes from paying DCs. Bill 23, *More Homes Built Faster Act, 2022* (effective November 28, 2022) provides additional DC exemptions (i.e. non-profit housing, affordable residential units and secondary units) and discounts for rental housing development. Further, the Region will provide a redevelopment credit for certain demolitions. Please contact Development Approvals at 905-668-7711 if you have any questions regarding the payment timing, 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
- Waste Diversion

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 No. 42-2023, the Regional Transit Development Charge By-law No. 39-2022, the GO Transit Service Development Charge By-law No. 86-2001 and subsequent amendment by-laws, the DC Reports No. 2024-F-10 and No. 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.