

## Purpose of the Treasurer's Statement

The general purpose of this statement is to document annually the continuity of each development charge reserve fund, inclusive of services covered, draws, interest earnings, development charge collections, borrowings and landowners credit transactions. This statement is available for reviewing by the public on the City's website.

## Payment of Development Charges

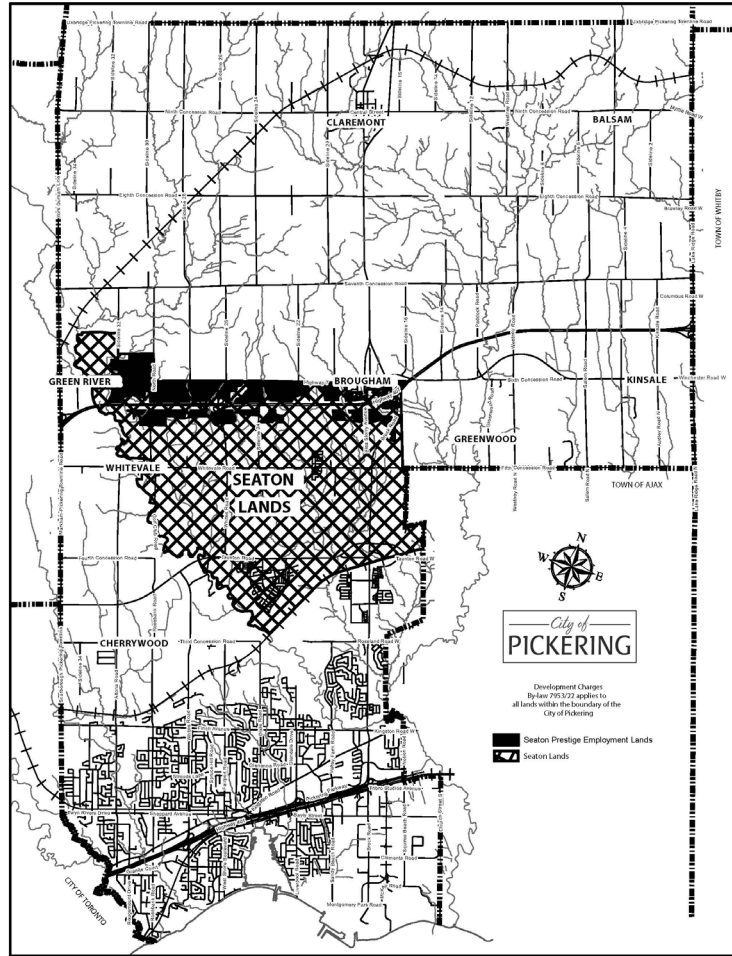
Please contact Building Services at 905.420.4631 regarding timing and payment of Development Charges fees.

## Development Charges

This summary is intended as a guide only, and is not a guarantee of the total development charges applicable by all agencies on any building. Final confirmation of amounts will be determined following review of plans in support of a building permit application. There are other payment options for Regional charges on plans of subdivisions. For more information please contact the agencies indicated.

## Region of Durham Development Charges

Please refer to Region of Durham pamphlet. For further information, visit 605 Rossland Road East, Whitby, call 905.668.7711, or visit durham.ca.



# Development Charges 2024/2025

City-wide (Excludes Seaton Lands)

This pamphlet provides an overview of development charges in the City of Pickering for the period July 1, 2024 - June 30, 2025.

The information contained herein is intended only as a guide. Applicants should review By-law No. 7953/22, and consult with the Chief Building Official to determine the applicable charges that may apply to specific development proposals.

Development Charges By-law No. 7953/22, can be viewed on the City's website.

Development charges listed in this pamphlet are for City-wide area exclusive of Seaton Lands. See separate pamphlet for Seaton Lands.

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Reference should be made to the City's Development Charge By-law No. 7953/22, and Report to Council FIN 13-23, for complete details.

For more information on City Development Charges, please contact: Building Permits, Building Services 905.420.4631.

The schedule of development charges shall be adjusted annually as of July 1 each year, in accordance with the change in the index for the annual period ending March 31 for the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

## Education Development Charges

These amounts are effective for the period of May 1, 2024 to April 30, 2025.

	Public	Catholic	Total
Residential (per dwelling unit)	\$3,749	\$2,586	\$6,335
Non Residential (per sq.ft. of gross area)	\$0.10	\$0.10	\$0.20

For further information, please contact:

**Jody Dale, Assistant Planner**  
Durham Catholic District School Board  
1.877.482.0722 ext 2211

**Jessica Peake, Accommodation Coordinator & Senior Planner**  
DDSB 905.666.6430

City of  
**PICKERING**

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## City of Pickering - City-wide Development Charges (excludes Seaton Lands)

Development Charges (DC) By-law No. 7953/22 for the period of July 1, 2024 - June 30, 2025

Service Category	Per Residential Dwelling Unit by Type				Non-Residential Charges Non-Residential per ft <sup>2</sup> of Total Floor Area
	Single and Semi-Detached Dwelling	Apartments - 2 bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
Other Services Related to a Highway	\$876	\$510	\$312	\$675	\$0.40
Fire Protection Services	1,381	803	493	1,064	0.62
Parks & Recreation Services	15,591	9,067	5,564	12,010	1.21
Library Services	2,871	1,669	1,024	2,212	0.22
Growth-Related Studies	276	161	99	213	0.04
Stormwater Management	540	315	193	416	0.25
By-law Enforcement Services	121	70	43	93	0.05
Transportation	15,812	9,196	5,644	12,180	5.56
<b>Total</b>	<b>\$37,468</b>	<b>\$21,791</b>	<b>\$13,372</b>	<b>\$28,863</b>	<b>\$8.35</b>

\*Does not apply to Seaton Lands. Seaton Lands subject to a separate agreement outside of the *Development Charges Act* concerning provision of Transportation requirements in addition to other funding contributions.

### Purpose of Development Charges

The Council of the City of Pickering passed By-law No. 7953/22 (passed on July 11, 2022) under subsection 2(1) of the *Development Charges Act, 1997*.

Development charges are designed to assist in providing the infrastructure required for future development in the City, by establishing a viable capital funding source to meet the City's financial requirement.

### Development Charges Rules

The rules for determining if a development charge is payable in a particular case and for determining the amount of the charge, are as follows:

- The Development Charge By-law applies to all lands in the City of Pickering, including Seaton (see pamphlet on "Seaton Lands"), whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act.
- The following uses are wholly exempt from development charges under this by-law:
  - a building or structure used in connection with a place of worship which is exempt from taxation under the Assessment Act;
  - a non-residential farm building used for bona fide agricultural purposes provided that this subsection 2(c) exemption does not apply to the development charges calculated with respect to Transportation Services,

Protection Services, and Other Services Related to a Highway;

- the building permit for the replacement residential units or non-residential area is issued not more than 5 years after the date of demolition;
- the building permit for those properties that do not have municipal services that include sanitary sewer, storm sewer and watermain for the replacement residential units or non-residential area is issued not more than 10 years after the demolition;
- the applicant has provided proof that the building being demolished was subject to, and paid a development charge under a prior by-law or a lot levy under by-law 3322/89;
- any dwelling units or additional non-residential floor area created in excess of what was demolished shall be subject to the development charge calculated under Section 6 and 11, respectively;
- all building permits not resulting in the creation of an additional residential unit or additional non-residential gross floor area in the previous ten years;
- garden suites;
- lands owned by and used for purpose of a municipality, local board or board of education;

- the addition of one or two additional dwelling units to an existing structure, or ancillary structure thereto;
- an additional dwelling unit in an existing residential building, or ancillary structure thereto;
- the enlargement of the gross floor area of an existing industrial building by 50% or less; and
- a nursing home and hospital.

### Services

The services for which residential and non-residential development charges are imposed in Pickering are as follows:

- transportation services, including roads, structures, sidewalks, streetlights, traffic signals and services related thereto;
- other services related to a highway, including facilities, vehicles, and equipment;
- Fire protection services, including facilities, vehicles, equipment and services related thereto;
- parks and recreation services, including parkland development, trail development, facilities, vehicles, equipment and services related thereto;
- library services, including facilities, furnishings, equipment and services related thereto, including circulating and non-circulating materials generally provided to library users by public libraries;
- a class of service pertaining to growth-related studies, including development-related capital studies and services related thereto; and
- stormwater management, including storm drainage and management works, equipment and services related thereto.
- by-law enforcement services includes by-law vehicles, facilities and animal services.

Reference should be made to the City's Development Charge By-law No. 7953/22, Report to Council FIN 13-23 for complete details. For more information on City Development Charges, please contact: Building Permits, Building Services at 905.420.4631.

The schedule of development charges shall be adjusted annually as of July 1 each year, in accordance with the change in the index for the annual period ending March 31 for the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.