

## Purpose of Development Charges

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:

1. The Development Charge By-law applies to all lands in the City of Pickering, including Seaton, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
2. 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 development not resulting in an increase in gross floor area;
  - 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;
  - 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:

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

## Education Development Charges

These amounts are effective for 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

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Alternate versions available upon request.

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# Development Charges 2024/2025

## 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.

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## City of Pickering - Seaton Lands Development Charges and Financial Impacts Agreement (FIA) Charges

Development Charges (DC) By-law No. 7953/22 and FIA Article 5 for the period of July 1, 2024 - June 30, 2025

DC By-law No. 7953/22	Per Residential Dwelling Unit by Type				Non-Residential Charges	
	Single and Semi-Detached Dwelling	Apartments - 2 bedrooms +	Apartments Bachelor and 1 Bedroom	Other Multiples	Non-Residential per ft <sup>2</sup> of Total Floor Area <sup>5</sup>	(per net Ha of Prestige Employment Land in Seaton)
Other Services Related to a Highway	\$876	\$510	\$312	\$675	\$0.40	\$13,738
Fire Protection Services	1,381	803	493	1,064	0.62	21,722
Parks & Recreation Services	15,591	9,067	5,564	12,010	1.21	42,202
Library Services	2,871	1,669	1,024	2,212	0.22	7,868
Growth-Related Studies	276	161	99	213	0.04	1,272
Stormwater Management	540	315	193	416	0.25	8,497
By-law Enforcement Services	121	70	43	93	0.05	1,837
Transportation <sup>1</sup>	0	0	0	0	0.00	0
<b>Total DC By-law No. 7953/22</b>	<b>\$21,656</b>	<b>\$12,595</b>	<b>\$7,728</b>	<b>\$16,683</b>	<b>\$2.79</b>	<b>\$97,136</b>
						Per Sq. Ft. of Total Floor Area
Total Soft Services	1,236	564	564	978	0.144	0.144
Non-indexed: Municipal Buildings <sup>3</sup>	189	86	86	150	n/a	n/a
Community Uses <sup>4</sup>	300	137	137	238	n/a	n/a
<b>Total SLG FIA</b>	<b>\$1,725</b>	<b>\$787</b>	<b>\$787</b>	<b>\$1,366</b>	<b>\$0.144</b>	<b>0.144</b>
<b>Total Charges - Seaton Lands</b>	<b>\$23,381</b>	<b>\$13,382</b>	<b>\$8,515</b>	<b>\$18,049</b>	<b>\$2.934</b>	<b>\$97,136/ha &amp; \$0.144/sq. ft.</b>

<sup>1</sup> Does not apply to Seaton Lands. Seaton Lands are subject to a separate agreement outside of the *Development Charges Act* concerning provision of Transportation requirements in addition to other funding contributions.

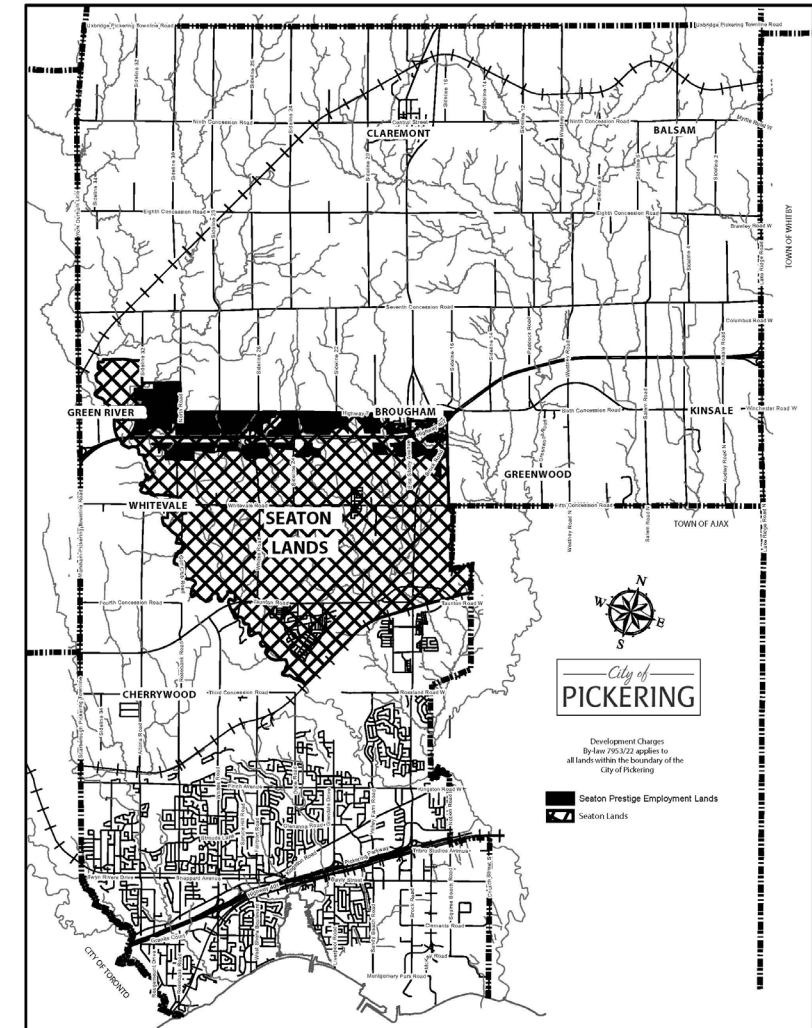
<sup>2</sup> Breakdown by service category is available upon request. Not applicable to lands owned by the Province. For residential development, payment is due at subdivision registration except for mixed-use or multi-use or multi-residential development blocks subject to site plan approval. For all other development, payment is due prior to building permit issuance. Subject to annual indexing.

<sup>3</sup> Applicable to the first 11,280 S.D.Es built on SPL Lands, due prior to building permit issuance. No indexing.

<sup>4</sup> Applicable to the first 11,280 S.D.Es built on SPL Lands to a maximum payment of \$3.3 million; due prior to building permit issuance. No indexing.

<sup>5</sup> Does not apply to prestige employment land in Seaton, as that development is subject to the per net Ha land area charge instead. Applies to non-residential development in the non-prestige employment land in Seaton.

## Development Charges Applicable to Seaton Lands



## Region of Durham Development Charges Related to Seaton Land

For further information, visit 605 Rossland Road East, Whitby, call 905.668.7711, or visit [durham.ca](http://durham.ca)