

## 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 in the Finance Department.

## Payment of Development Charges

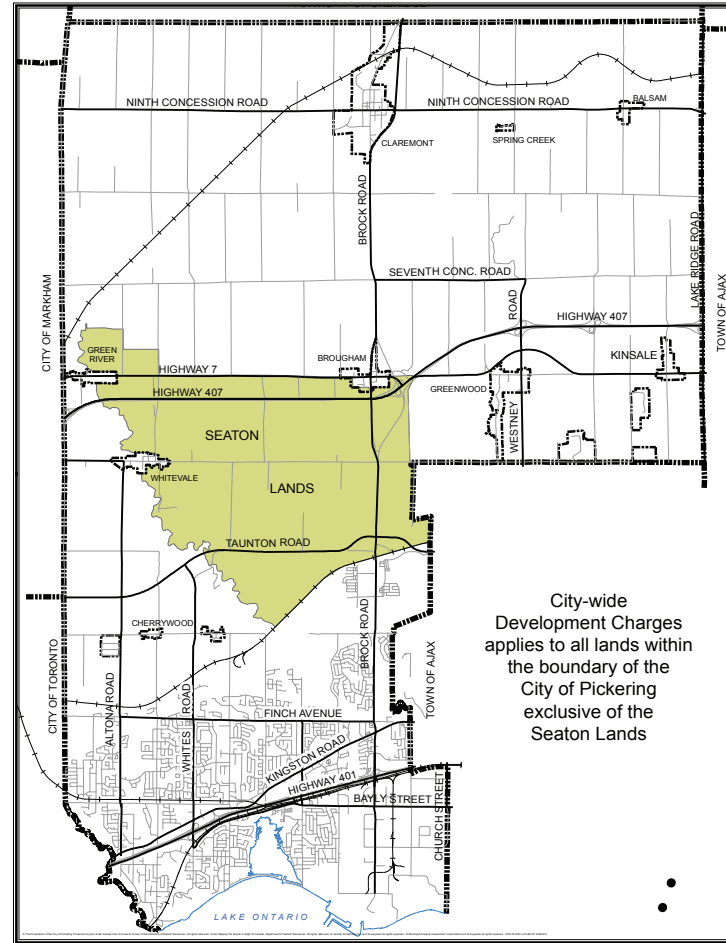
Development charges are payable in full on the date that the building permit is issued in relation to a building or structure on land to which a development charge applies.

## 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. For City, Education, and some Regional charges, the applicable rate is determined by the date of permit issuance, and payment required at that time. 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](http://durham.ca)



# Development Charges 2019/2020

## City-wide (Excludes Seaton Lands)

This pamphlet provides an overview of development charges in the City of Pickering for the period Dec. 17, 2019 - June 30, 2020.

The information contained herein is intended only as a guide. Applicants should review By-law No. 7595/17 amended by By-law No. 7727/19 and consult with the Chief Building Official to determine the applicable charges that may apply to specific development proposals.

Development Charges By-law No. 7595/17 amended by By-law No. 7727/19 can be viewed in the Finance Department, Monday to Friday, 8:30 am to 4:30 pm.

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

## Education Development Charges

These amounts are effective May 1, 2020 and apply until further notice.

	Public	Catholic	Total
Residential (per dwelling unit)	\$2,549	\$1,386	\$3,935
Non Residential (per sq.ft. of gross area)	\$0	\$0	\$0

For further information, please contact:

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**Coordinator & Senior Planner**

Durham District School Board

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Alternate versions available upon request. Please call 905.683.7575 or email [customer-care@pickering.ca](mailto:customer-care@pickering.ca)

City of  
**PICKERING**

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

Development Charges By-law No. 7595/17 (as amended)- Effective December 17, 2019

Service Category	Per Residential Dwelling Unit by Type				Non-Residential Charges Non-Residential per Sq. Ft. of Total Floor Area
	Singles or Semi-Detached	Apt Dwellings with 2 or more bedrooms	Apt Dwellings with less than 2 bedrooms	Other Dwellings	
Other Services Related to a Highway	\$470	\$298	\$210	\$380	\$0.16
Protection Services	955	604	427	772	0.35
Parks & Recreation Services	6,451	4,074	2,887	5,207	0.51
Library Services	1,069	676	479	864	0.07
Administration Studies	306	194	137	246	0.12
Stormwater Management	307	195	138	248	0.11
Transportation <sup>1</sup>	6,957	4,395	3,113	5,617	1.96
<b>Total</b>	<b>\$16,515</b>	<b>\$10,436</b>	<b>\$7,391</b>	<b>\$13,334</b>	<b>\$3.28</b>

<sup>1</sup>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. 7727/19 on December 16, 2019 amending By-law No. 7595/17 (passed on December 11, 2017) 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;
- the creation of a garden suite;

- 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;
- an additional dwelling unit in an existing residential building;
- 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;
- 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;
- administration, including development-related capital studies and services related thereto; and
- stormwater management, including storm drainage and management works, equipment and services related thereto.

Reference should be made to the City's Development Charge By-laws No. 7595/17 and No. 7727/19, Reports to Council FIN 28-17 and FIN 24-19 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.

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

Development Charges By-law No. 7595/17 (as amended) Schedule "D" - Effective December 17, 2019

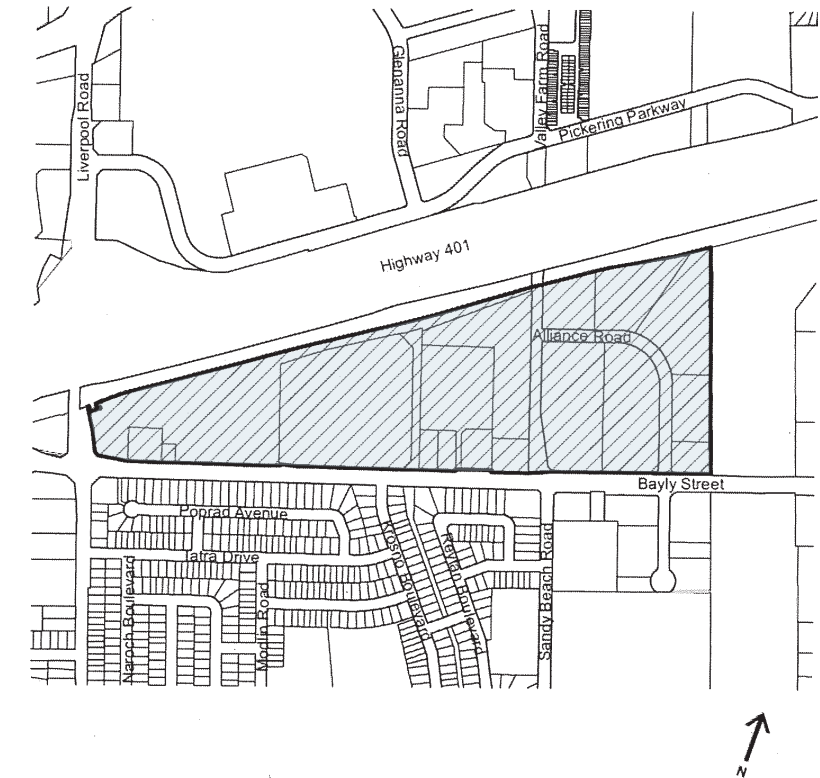
Service Category	Per Residential Dwelling Unit by Type	
	Apt Dwellings with 2 or more bedrooms	Apt Dwellings with less than 2 bedrooms
Other Services Related to a Highway	\$242	\$177
Protection Services	487	357
Parks & Recreation Services	2,658	1,950
Library Services	595	437
Administration Studies	153	112
Stormwater Management	158	117
Transportation <sup>1</sup>	3,570	2,621
<b>Total</b>	<b>\$7,863</b>	<b>\$5,771</b>

<sup>1</sup>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.

## Schedule "E"

City of Pickering

Area to which the Charges in Schedule "D" Apply



Reference should be made to the City's Development Charge By-law No. 7595/17 amended by By-law No. 7727/19, and Reports to Council FIN 28-17 and FIN 24-19 for complete details.

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

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