

Notice of Passing of a Development Charges By-law by The Corporation of the City of Pickering

Take Notice that the Council of The Corporation of the City of Pickering passed Development Charges By-law [8190/25](#) on June 23, 2025 under section 2(1) of the *Development Charges Act, 1997, S.O. 1997, c. 27*

Development Charges are levied against new development and are a primary source of funding growth-related capital expenditures.

The Schedule of Development Charges imposed by the By-law is as follows:

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non-Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	1,229	948	762	478	16,354	0.62
Fire Protection Services	1,102	851	683	429	14,686	0.55
Parks and Recreation Services	18,736	14,463	11,616	7,296	36,793	1.41
Library Services	2,835	2,189	1,758	1,104	5,560	0.21
By-Law Enforcement Services	196	151	122	76	2,555	0.10
Stormwater Services	530	409	328	206	6,938	0.27
Growth-Related Studies	182	141	113	71	881	0.03
Total City Wide Services/Class of Services	24,810	19,152	15,382	9,660	83,767	3.19
Outside of Seaton Lands ¹						
Transportation Services	18,003	13,897	11,161	7,010		7.44
Total Outside of Seaton Services	18,003	13,897	11,161	7,010	-	7.44
GRAND TOTAL SEATON	24,810	19,152	15,382	9,660	83,767	3.19
GRAND TOTAL REST OF PICKERING	42,812	33,049	26,543	16,670		10.63

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions

2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.

This By-law applies to all lands within the City of Pickering, including Seaton. Key maps outlining the applicable area are attached to this notice.

And Take Notice that a any person or organization may appeal to the Ontario Land Tribunal (OLT) in respect of the Development Charges By-law [8190/25](#) by filing a Notice of Appeal, no later than 4:30 pm on August 2, 2025. The filing of an appeal after 4:30 pm will be deemed to have been received the next business day.

Statutory Notice ***Development Charges Act***

A Notice of Appeal can be filed using the OLT e-File Service, along with any applicable appeal fees, by visiting olt.gov.on.ca/e-file-service/.

In the event the OLT e-File portal is not available, a Notice of Appeal may be submitted to:

Susan Cassel
City Clerk, City of Pickering
One The Esplanade
Pickering, ON L1V 6K7
clerks@pickering.ca

The Notice of Appeal must:

- be on the prescribed form as provided by the OLT;
- set out the objection to the by-law and the reasons in support of the objection; and,
- be accompanied by the fees required by the OLT. If paying by certified cheque or money order, it must be payable to the “Minister of Finance, Province of Ontario”.

Additional information regarding the appeal process, including appeal forms and the required appeal fees is available at olt.gov.on.ca.

A copy of the complete Development Charges By-law, including the detailed schedules of charges, are available for examination at the Clerk’s Office, Pickering Civic Complex, One The Esplanade, Pickering, Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m. A copy is also available for inspection on the [City’s website](#).

Further information regarding this matter may be obtained by contacting the City’s Finance Department at 905.420.4634 or toll free at 1.866.683.2760.

Dated at the City of Pickering this 3rd day of July, 2025.

Rumali Perera
Deputy Clerk, City of Pickering
One The Esplanade
Pickering, ON L1V 6K7

Schedule "B"

City of Pickering Seaton Lands

