

Development Charges 2026/2027

City-wide (Excludes Seaton Lands)

This pamphlet provides an overview of development charges in the City of Pickering for the period July 1, 2026 - June 30, 2027.

The information contained herein is intended only as a guide. Applicants should review By-law No. 8190/25 and consult with the Chief Building Official to determine the applicable charges that may apply to specific development proposals.

Development Charges By-law No. 8190/25 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.

Purpose of Development Charges

The Council of the City of Pickering passed By-law No. 8190/25 (passed on June 23, 2025) 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.

When DC's are payable

In most cases, DC's are calculated and payable on the date a building permit is issued. Development Charges are payable in equal annual installments for rental and non-profit housing, and institutional developments. The installments begin on the earlier of building permit issuance and first occupancy, and continue for five years for rental housing and institutional development.

Calculation of the charge

Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment, the charges would be determined based on the rates in effect on day of :

- a) completed planning application for site plan control, or, if not applicable;
- b) completed planning application for rezoning; or, if both not applicable;
- c) the day set out in the by-law
- d) where both planning applications apply, Development Charges shall be calculated on the rates applicable on the date of the later planning application.

Exemptions

The following uses are wholly exempt from development charges under this by-law:

- (a) a board of education as defined under subsection 1 (1) of the Education Act;
- (b) any municipality or local board thereof;

- (c) the development of a non-residential farm building used for bona fide agricultural purposes (excluding Transportation Services, Fire Protection Services, and Other Transportation Services);
- (d) a building or structure that is used in connection with a place of worship and is exempt from taxation under the Assessment Act as a result;
- (e) development where:
 - i) no additional dwelling units are being created; or
 - ii) no additional non-residential gross floor area is being added;
- (f) nursing homes and hospitals;
- (g) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
- (h) non-profit housing development;
- (i) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning)
- (j) affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act; and
- (k) attainable residential units as of the date on which subsection 4.1 (4) of the Act is proclaimed into force, that meet the criteria set out in subsection 4.1 (4) of the Act.
- (l) An owner who has obtained a demolition permit and demolished an existing dwelling unit or a non-residential building in accordance with the provisions of the Building Code Act shall not be subject to the development charge under subsection (1) with respect to the development being replaced, provided that:
 - the building permit for the replacement residential units or non-residential area is issued not more than 5 years from the date of issuance of the first demolition permit;
 - 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 10-years from the issuance of the first demolition permit;
 - 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; and
- (m) Purpose built rentals are eligible for development charge discounts ranging from 15~25% based on the size of the unit.

Incentives – DC Deferral Program

The timing of development charges payable for high-rise residential development and commercial or industrial development will be deferred until occupancy or up to three years after building permit issuance subject to the following:

- (i) The development project must be located within the City of Pickering;
- (ii) The applicant must submit a completed Development Charge Deferral Application Form along with all required supporting documentation;
- (iii) The development project must comply with all applicable zoning, planning, and building regulations;
- (iv) For a high-rise to qualify as an affordable development (for Phase 2 of the deferral program), a minimum of 5 percent of the total number of residential units or 5% of the total gross floor area of all residential units within the development, must be designated as affordable housing. Compliance is subject any additional arrangements or conditions as deemed acceptable to the Director, City Development & Chief Building Official
- (v) The program will be back dated retroactively to April 1, 2025

Please contact Building Division at **905.420.4631** for additional details.

Services to which DC charges relate

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

- Fire Protection Services;
- By-law Enforcement Services;
- Other Transportation;
- Parks and Recreation Services;
- Library Services;
- Stormwater Management Services; and
- Growth-Related Studies.
- Transportation Services (Area Specific)

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.

Reference should be made to the City’s Development Charge By-law No. 8190/25, Report to Council FIN 08-25 for complete details.

Please contact Finance Department at **905.420.4634** for more information.

Indexing of Development Charges

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.

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 only as a guide , 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. If there is a discrepancy between the information in this pamphlet and the DC by-law, the by-law prevails. 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.

Education Development Charges

These amounts are effective for the period of May 1, 2026 to April 30, 2027.

Category	Public	Catholic	Total
Residential (per dwelling unit)	\$4,349	\$3,186	\$7,535
Non-Residential (per sq.ft. of gross area)	\$0.30	\$0.30	\$0.60

For further information, please contact:

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

Pamela Becker, Accommodation Coordinator & Senior Planner - DDSB **905.666.6434**

City of Pickering City-Wide Development Charges (Excludes Seaton Lands)

Development Charges (DC) By-law No. 8190/25

Effective July 1, 2026 - June 30, 2027

Service Category	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 ² of Total Floor Area
Other Services Related to a Highway	\$1,265	\$784	\$492	\$976	\$0.64
Fire Protection Services	\$1,134	\$703	\$441	\$876	\$0.57
Parks and Recreation Services	\$19,280	\$11,953	\$7,508	\$14,883	\$1.45
Library Services	\$2,917	\$1,809	\$1,136	\$2,253	\$0.22
Growth-Related Studies	\$186	\$116	\$73	\$145	\$0.03
Stormwater Services	\$545	\$338	\$212	\$421	\$0.28
By-Law Enforcement Services	\$202	\$126	\$78	\$155	\$0.10
Transportation Services*	\$18,526	\$11,485	\$7,214	\$14,301	\$7.66
Total	\$44,055	\$27,314	\$17,154	\$34,010	\$10.95

Applicable to Building Permit Applications Received Prior to July 1, 2025 as per Section 6(5) and 12(5) of this By-law

Service Category	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 ² of Total Floor Area
Other Services Related to a Highway	\$901	\$525	\$321	\$695	\$0.41
Fire Protection Services	\$1,421	\$826	\$507	\$1,095	\$0.64
Parks and Recreation Services	\$16,044	\$995	\$5,726	\$12,359	\$1.25
Library Services	\$2,954	\$1,717	\$1,054	\$2,276	\$0.23
Growth-Related Studies	\$284	\$166	\$102	\$219	\$0.04
Stormwater Services	\$556	\$324	\$199	\$428	\$0.26
By-Law Enforcement Services	\$125	\$72	\$44	\$96	\$0.05
Transportation Services*	\$16,271	\$9,463	\$5,808	\$12,534	\$5.72
Total	\$38,556	\$14,088	\$13,761	\$29,702	\$8.60

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