

Development Charges Key Information Pamphlet

This pamphlet provides an overview of the Town of Whitby's development charges ("DCs"), which are established by by-law [#7748-21](#) ("DC by-law"). The information provided is intended only as a guide. Applicants are encouraged to review the DC by-law and consult with Town staff to determine the DCs that apply to specific development proposals.

Purpose of Development Charges

DCs are collected to pay for the capital costs of infrastructure needed to service new developments. The Town's DCs are calculated in accordance with the [Development Charges Act, 1997, S.O.](#) ("DCA") and are imposed on a town-wide basis.

Background

Town of Whitby Council approved the 2021 Development Charges Background Study and passed the DC by-law on May 17th, 2021. The 2021 DC by-law is effective June 1, 2021 and will remain in effect for the next 5 years, unless a by-law amendment is passed. The DC by-law establishes DCs on all lands in the Town except for those that are exempt under the DCA, and through Sections 10, 11 and 12 of the DC by-law. The following is a list of services for which DCs are imposed:

- Libraries
- Parks & Recreation
- Fire Services
- Waste Management
- By-Law Enforcement
- Development Related Studies
- Services Related to a Highway – Operations
- Services Related to a Highway – Roads & Related
- Storm Water Management

A notice of the 2021 DC by-law passage, the 2021 DC by-law, and general information about DCs is available on the [Town of Whitby Development Charge webpage](#).

Statement of the Treasurer

Each year, the Treasurer of the Town will present a financial statement to the Council regarding the DC by-law and its reserve funds. This statement will include:

- A description of the service for each reserve fund;
- Opening and closing balances;
- Details of any credit transactions;
- Information on any borrowing from the reserve fund;
- Amounts spent on growth-related projects; and
- The portion of each project funded by the reserve fund and other financing sources

A copy of the Treasurer's statement can be viewed online in the minutes to the Town's Council meetings and on the [Town of Whitby Development Charge webpage](#).

Applicable Developments/Redevelopments

Payment of DCs may be required for residential and non-residential development/redevelopment when:

- Constructing a new building;

- Adding to or altering an existing building, which increases the floor area or number of units; and/or
- Redeveloping a property or properties, resulting in a change of use.

DCs are not required when expanding an existing residential home, and no additional dwelling units are being added.

Legislated Development Charge Exemptions

The DCA provides exemptions from DCs as follows:

- City, Regional, and School Board lands and buildings
- Up to one percent of existing units within an existing rental residential building
- Up to two additional residential units in existing houses or new residential buildings
- Up to one additional residential unit on a property with a residential building
- Enlargement up to 50 percent of an existing industrial building
- Affordable and Attainable Residential Units
- Non-Profit Housing Development
- Inclusionary Zoning Residential Units

Non-statutory Development Charge Exemptions

In addition to the legislated exemptions as prescribed by the DCA, the Town's DC by-law provides for certain non-statutory exemptions. Section 12 of the DC by-law provides exemptions from DCs as follows:

- the development of a non-residential farm building used for a bona fide farm use;
- an area of worship within a building or structure owned by and used for a place of worship;
- land, buildings, or structures owned by and used for a hospital;
- land, buildings, or structures owned by and used for a hospice;
- land, buildings, or structures used for a temporary use permitted under a Zoning By-law amendment enacted under section 39 of the Planning Act;
- the temporary erection of a building without foundation as defined in the Building Code Act for a period not exceeding six (6) consecutive months and not more than six (6) months in any one calendar year on a site for which development charges or lot levies have previously been paid;
- the temporary erection of a building without foundation as defined in the Building Code Act for the primary use as a temporary sales trailer on land undergoing development, provided that such building is removed or demolished from the site no later than six (6) months after sales are completed; or
- a parking structure/garage that is primarily for the use of the public within the Town's Downtown Whitby Community Improvement Plan area or Downtown Brooklin Community Improvement Plan area.

Town of Whitby Development Charge Rates

For residential development, the charge is based on the number and type of dwelling units. For non-residential development, the charge is based on the floor area of the building. Non-residential development includes commercial, industrial and institutional. Current development charge rates are available on the [Town of Whitby Development Charge webpage](#).

Indexing of Development Charges

The Town of Whitby's development charge rates are subject to annual indexing on February 1st and is based on the most recent twelve-month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto.

Residential DC Rates

Service Category	Rate A	Rate B	Rate C	Rate D	Rate E
Libraries	\$1,569.15	\$1,195.91	\$658.77	\$503.41	\$447.50
Parks and Recreation	\$11,235.73	\$8,563.19	\$4,717.03	\$3,604.59	\$3,204.29
Fire Services	\$977.80	\$745.22	\$410.50	\$313.69	\$278.86
Waste Management	\$145.78	\$111.10	\$61.20	\$46.77	\$41.57
By-law Enforcement	\$56.38	\$42.97	\$23.67	\$18.09	\$16.08
Development Related Studies	\$306.68	\$233.73	\$128.75	\$98.39	\$87.46
Sub-total General Services	\$14,291.52	\$10,892.12	\$5,999.92	\$4,584.94	\$4,075.76
Services Related to a Highway					
Operations	\$966.80	\$736.83	\$405.88	\$310.16	\$275.72
Roads & Related – Town-wide	\$29,149.64	\$22,216.08	\$12,237.72	\$9,351.65	\$8,313.12
Roads & Related – Alternate Route	\$3,979.95	\$3,033.28	\$1,670.88	\$1,276.83	\$1,135.03
Stormwater Management	\$866.40	\$660.32	\$363.75	\$277.95	\$247.09
Subtotal Engineering Services	\$34,962.79	\$26,646.51	\$14,678.23	\$11,216.59	\$9,970.96
Total Charge Per Unit	\$49,254.31	\$37,538.63	\$20,678.15	\$15,801.53	\$14,046.72

RATE A Single/Semi-Detached Dwelling Unit
Duplex Dwelling Unit

RATE B All other residential dwelling unit types not included in Columns A, C, D, or E
Semi-Detached Duplex Dwelling Unit (3 or bedrooms)
Tri-Plex Dwelling Unit (3 or more bedrooms)
Four-Plex Dwelling Unit (3 or more bedrooms)
Back-to-Back Townhouse Dwelling Unit (3 or more bedrooms)
Row Townhouse Dwelling Unit (3 or more bedrooms)

RATE C Apartment Dwelling Unit (2 or more bedrooms)
Stacked Townhouse Dwelling Unit (2 or more bedrooms)
Retirement Home Dwelling Unit (2 or more bedrooms)
Semi-Detached Duplex Dwelling Unit (2 or fewer bedrooms)
Tri-Plex Dwelling Unit (2 or fewer bedrooms)
Four-Plex Dwelling Unit (2 or fewer bedrooms)
Back-to-Back Townhouse Dwelling Unit (2 or fewer bedrooms)
Row Townhouse Dwelling Unit (2 or fewer bedrooms)
Mobile Home Dwelling Unit

RATE D Apartment Dwelling Unit (1 or fewer bedrooms)
Stacked Townhouse Dwelling Unit (1 or fewer bedrooms)
Retirement Home Dwelling Unit (1 or fewer bedrooms)

RATE E Special Care/Special Needs Dwelling Unit

Non-residential DC Rates

Service Category	Commercial	Industrial	Institutional
Fire Services	\$8.24	\$2.26	\$4.66
By-law Enforcement	\$0.47	\$0.12	\$0.28
Development Related Studies	\$2.62	\$0.72	\$1.47
Sub-total General Services	\$11.33	\$3.10	\$6.41
Services Related to a Highway			
Operations	\$8.10	\$2.16	\$4.65
Roads & Related – Town-wide Infrastructure	\$246.38	\$66.99	\$139.64
Roads & Related – Alternate Route	\$33.74	\$9.17	\$18.96
Stormwater Management	\$7.26	\$1.92	\$4.15
Subtotal Engineering Services	\$295.48	\$80.24	\$167.40
Total Charge Per Square Metre	\$306.81	\$83.34	\$173.81

Charge Calculations & Timing of Payment

Calculation of Charge

DCs are “locked-in” at the rate in effect on: The day of an accepted application for a site plan agreement. If there is no such application, then the day of an accepted application for a zoning by-law amendment. If a building permit is not issued within 18 months of the site plan agreement or zoning by-law amendment approval, or if neither of these applications have been made, then the DCs will be determined using the prevailing rates at the time of first building permit issuance.

Redevelopment Credits

A credit will be provided against the applicable Town of Whitby DCs where buildings or structures have been demolished to permit the redevelopment of the property. This credit will expire five years from the issuance date of the demolition permit. The credit is based on the number and type of residential units demolished and/or the total floor area and type of non-residential building or structures demolished.

Legislated Development Charge Reductions

The DCs payable for rental housing development are discounted based on the number of bedrooms in each unit, as follows:

- 3 or more bedrooms – 25% discount
- 2 bedrooms – 20% discount
- Up to 1 bedroom – 15% discount

Timing of Payment

DCs are payable at the issuance of the first building permit except for rental housing and institutional developments. DCs for rental housing and institutional developments are to be paid over six equal installments, plus interest, where the first payment is due upon occupancy, and the remaining five payments each due on the anniversary of that date for the following five years. Alternatively, rental housing and institutional developers have the option to not pay through installments by entering into an early payment agreement.

Regional Development Charges and Education Development Charges

The Town of Whitby also collects development charges on behalf of the Region of Durham and the Durham District School Boards (DDSB and DCDSB). Both the Region of Durham and the Durham District School Boards have their own development charge legislation, by-laws and policies.

The Region of Durham rates are indexed annually on July 1st and the Durham District School Boards rates are indexed annually on May 1st.

Region of Durham

- Residential Developments: (905) 668-7711 ext. 3469
- Non-residential Developments: (905) 668-4113 ext. 3486
- Information is available on the [Region of Durham Development Charges Webpage](#)

School Boards

- Durham District and Durham Catholic District School Boards: (905) 576-6150 ext. 2211
- Information is available on the [DDSB Webpage](#) and the [DCDSB Webpage](#)

Contact Us

Please visit our [development charge webpage](#) to obtain the most current development charges information, as it is subject to change. If you have any questions or require more information, please contact our Development Finance Team at developmentcharges@whitby.ca.