



Development Charges Key Information Pamphlet

Purpose of Development Charges

Development charges are imposed to assist in providing infrastructure required by future development in the Town of Whitby by establishing a viable capital funding source to meet the Town's financial requirements. These charges are imposed in accordance with the [Development Charges Act, 1997, S.O. 1997, c. 27](#).

The Act provides for certain mandated exemptions, such as:

- a board of education;
- any municipality or local board thereof;
- the enlargement of an existing dwelling unit;
- the creation of up to two additional dwelling units, as prescribed, subject to the restrictions in Sec. 2 of O. Reg. 82/98, and
- the enlargement of an industrial building up to a maximum of 50% of the gross floor area of the structure that existed before the original enlargement

Background

On May 17, 2021 the Town of Whitby passed by-law [#7748-21](#) under section 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 (the Act). This by-law establishes development charges for the town on residential and non-residential development. It is applicable to all lands within the boundaries of the Town of Whitby.

Development charges are calculated and payable as per the by-law, in accordance with Section 26, Section 26.1 and Section 26.2 of the Act. For most buildings this is prior to the issuance of the first building permit.

In addition to the mandated exemptions under the Act, the Town's by-law provides for certain non-statutory exemptions.

These include but are not limited to, non-residential farm buildings, areas of worship, hospitals, hospices, temporary buildings, and parking structures within the Town's downtown community improvement plan areas. Non-statutory exemptions are required to meet applicable criteria as specified in the by-law.

Demolition Credits

A credit will be provided against applicable Town of Whitby development charges 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.

Determining if Development Charges are payable

Payment of development charges may be required for residential and non-residential development when:

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

Please refer to the [Development Charges By-law #7748-21](#) for more information.

Development charges are not required for the expansion of an existing residential home, where no additional dwelling units are being added.

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](#).

Development charges are calculated once the building permit application has been submitted.

The payable amount is based on the current posted development charge rate in effect as of the date of building permit issuance date, unless the building has an applicable site plan or zoning by-law amendment application submitted after January 1, 2020. In that case, the development charge amount payable is calculated as per Section 26.2 of the Act.

The building permit must be issued within 60 days of the development charges being paid, otherwise additional development charges will be due (if applicable) for:

- Any change in the posted development charge rates(s) as a result of the annual indexing, or any other approved development charge posted rate increase; or
- Any additional incremental interest due for those buildings that are calculated under Section 26.2 of the Act.

Services for which the Town of Whitby imposes development charges

- 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 (Town-Wide Infrastructure)
- Services Related to a Highway – Roads & Related (Alternate Route)
- Storm Water Management

Annual Indexing

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

Statement of the Treasurer

As required by the Development Charges Act, 1997, the Treasurer for the Town of Whitby shall prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Town of Whitby for their review and may be reviewed by the Public in the Clerk's Department during regular business hours at 575 Rossland Road East, Whitby, ON, L1N2M8, or online on the [Town of Whitby Development Charge webpage](#).

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. For information on the Regional and Durham District School Board Development Charges, please contact.

- Region of Durham
 - Region of Durham (residential) 905.668.7711 x3469;
 - Region of Durham (non-residential) 905.668.7711 x2262; or
 - Information is available on the [Region of Durham website](#)
- Durham District School Boards 905.576.6150 x2211 or information is available on the [DDSB Website](#) and the [DCDSB Website](#).

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

Contact Us

Additional inquires can be emailed to developmentcharges@whitby.ca.