

# NOTICE OF PASSING OF A DEVELOPMENT CHARGES BY-LAW

Date of Decision: May 17, 2021 | Date of Notice: May 27, 2021 | Last Day to File an Appeal: June 28, 2021

**Take Notice** that the Council of the Town of Whitby passed **Development Charges By-law # 7748-21** on May 17, 2021, under Section 2 of the Development Charges Act, 1997. The development charges imposed under the By-law will come into effect on the 1st day of June 2021. The complete Development Charges By-law is available for examination at [whitby.ca/DevelopmentCharges](http://whitby.ca/DevelopmentCharges). Should you require a printed copy of the by-law, please contact the Office of the Town Clerk at [clerk@whitby.ca](mailto:clerk@whitby.ca) or 905.430.4315.

## Explanation of Development Charges By-law # 7748-21

Town-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such Town services as Libraries, Parks and Recreation, Fire Services, Waste Management, By-law Enforcement, Development Related Studies, Services Related to a Highway (Operations, Roads and Related Services – Town-wide Infrastructure, Roads and Related – Alternate Route and Related Infrastructure), and Stormwater Management Services. The development charges are calculated on a “per unit” basis for residential development and on a “square metre” basis for non-residential development. The Schedules included below sets out the development charge rates applicable throughout the Town of Whitby. A key map has not been provided as the Town-wide charges apply to all lands located within the boundaries of the Town of Whitby.

The charges in the by-law will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

### 1.1. Schedule of Residential Development Charges

Types of Residential Development Charges	Column A: Single/Semi	Column B: Large Townhome/Other	Column C: Small Townhome/ Large Apartment	Column D: Small Apartment	Column E: Special Needs
<b>Dwelling Unit Types</b>	<ul style="list-style-type: none"> <li>Duplex Dwelling Unit</li> <li>Semi-Detached Dwelling Unit</li> <li>Single Detached Dwelling Unit</li> </ul>	<ul style="list-style-type: none"> <li>Back-to-Back Townhouse Dwelling Unit (3 or more bedrooms)</li> <li>Four-Plex Dwelling Unit (3 or more bedrooms)</li> <li>Row Townhouse Dwelling Unit (3 or more bedrooms)</li> <li>Semi-Detached Duplex Dwelling Unit (3 or more bedrooms)</li> <li>Tri-Plex Dwelling Unit (3 or more bedrooms)</li> <li>All other residential dwelling unit types not included in Columns A, C, D, or E</li> </ul>	<ul style="list-style-type: none"> <li>Apartment Dwelling Unit (2 or more bedrooms)</li> <li>Back-to-Back Townhouse Dwelling Unit (2 or fewer bedrooms)</li> <li>Four-Plex Dwelling Unit (2 or fewer bedrooms)</li> <li>Mobile Home Dwelling Unit</li> <li>Retirement Home Dwelling Unit (2 or more bedrooms)</li> <li>Row Townhouse Dwelling Unit (2 or fewer bedrooms)</li> <li>Semi-Detached Duplex Dwelling Unit (2 or fewer bedrooms)</li> <li>Stacked Townhouse Dwelling Unit (2 or more bedrooms)</li> <li>Tri-Plex Dwelling Unit (2 or fewer bedrooms)</li> </ul>	<ul style="list-style-type: none"> <li>Apartment Dwelling Unit (1 or fewer bedrooms)</li> <li>Retirement Home Dwelling Unit (1 or fewer bedrooms)</li> <li>Stacked Townhouse Dwelling Unit (1 or fewer bedrooms)</li> </ul>	<ul style="list-style-type: none"> <li>Special Care/Special Needs Dwelling Unit</li> </ul>
<b>Total Town-wide Charge per Unit</b>	\$35,815	\$27,296	\$15,036	\$11,490	\$10,214

### 2.2. Schedule of Non-Residential Development Charges

Types of Non-Residential Development Charges	Commercial	Industrial	Institutional
<b>Total Town-wide Charge per Square Metre</b>	\$223.09	\$60.60	\$126.39

### Should You Wish to Appeal

**Take Notice** that any person or organization may appeal to the Local Planning Appeal Tribunal (LPAT) under Section 14 of the Act, in respect of the Development Charges By-law, by filing with the Clerk of The Corporation of the Town of Whitby, not later than 4:30 p.m. on Monday, June 28, 2021, a notice of appeal setting out the objection to the By-law and the reasons supporting the objection. An LPAT processing fee is payable to the Town of Whitby with the appeal application. The appellant is advised to contact LPAT to access the required appeal forms and applicable Provincial fees. The LPAT website is [olt.gov.on.ca/tribunals](http://olt.gov.on.ca/tribunals) and the email address is [LPATRegistrar@ontario.ca](mailto:LPATRegistrar@ontario.ca).

For further information, please contact the Financial Services Department at 905.430.4300 x1952 or [treasuryinternet@whitby.ca](mailto:treasuryinternet@whitby.ca). Dated at the Town of Whitby this 27th day of May, 2021.  
Christopher Harris, Town Clerk, Town of Whitby 575 Rossland Road East, Whitby, ON L1N 2M8.

Phone: 905.430.4300

Email: [clerk@whitby.ca](mailto:clerk@whitby.ca)

[whitby.ca/DevelopmentCharges](http://whitby.ca/DevelopmentCharges)

