

Town of Whitby Development Charges Pamphlet

By-law No. 7319-17 & 7255-17

This pamphlet summarizes the Town of Whitby's policy with respect to development charges (DCs). By-law No. 7319-17 and 7255-17 imposes Municipal-wide development charges for municipal services.

The information contained within is intended only as a guide. Interested parties should review the approved by-law and consult with the municipal staff to determine the charges that may apply to specific development proposals.

Pamphlet updated December 19, 2017

To reflect rates effective January 1, 2018

Background

The Council for the Town of Whitby enacted a new development charges By-law 7255-17 on March 20, 2017 and By-law 7319-17 on September 18, 2017.

This by-law imposes a charge on all lands developed within the Town of Whitby except for those exemptions as provided under the Development Charge Act, 1997 and those outlined in the By-law 7255-17 / 7319-17. Copies of the by-laws are available on the town's website and/or from the Clerk's Department.

Purpose of Development Charges

Development charges are collected by the Town for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Town of Whitby.

Indexing of Development Charges

The development charges will be indexed annually commencing January 1, 2018 without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007 CANSIM Table 327-0043).

Services Included

DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

- General Government;
- Non-Administrative Operational Facilities
- Fire Services
- Operations
- Parks & Recreation
- Libraries;
- Parking & By-law
- Waste Management
- Roads & Related – Town-wide Infrastructure
- Roads & Related – Alternate Route and Related Infrastructure

Treasurer's Statement

The Treasurer for the Town of Whitby shall present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the treasurer's statement can be viewed by the public at the Town's office upon request during regular office hours, Monday to Friday, between 8:30 to 4:30.

Residential Development Charge Rates

Residential Dwelling Unit	Total Town-Wide Charge per Unit
A) Single – Detached or Semi – Detached	\$21,962
B) Row Townhouse with 3 or more bedrooms or residential types not included in A, C or D.	\$17,537
C) Apartment or Row Townhouse with 2 or less bedrooms or Mobile Home	\$12,946
D) Apartment with 1 or less bedrooms or garden suites or special care/special needs	\$8,421

Non-Residential Development Charge Rates

Non-Residential Type	Total Town-Wide Charge per Square Metre
Retail Commercial	\$98.98
Other Non-Residential	\$51.97

Timing and Calculation of Payment

A development charge shall be calculated and payable in full on the date a building permit is issued. A building permit will not be issued until all development charges have been paid.

Payment of a development charge may be deferred subject to terms and conditions set out by By-law 7255-17 / 7319-17.

Exemptions and Incentives

DCs are payable on all new residential and non-residential development unless the By-law or the Act provides an exemption. Exemptions provided in the By-law and/or the Act include:

Full Exemptions

- a local board;
- a non-residential farm building;
- a place of worship;
- a hospital;
- a charitable / non-profit special care/special needs dwelling unit;
- a temporary building;
- a parking garage / structure;
- public post-secondary institutions.

Partial Exemptions

- expansion of retail commercial or office buildings within the Downtown CIP area;
- high density residential within the Downtown CIP area;
- new office development;
- expansion of existing industrial buildings;
- new industrial development.

For a complete list of exemptions and specific incentives, please review the DC by-law or contact Town staff.

Further Information

Please visit our website at Town of Whitby to obtain the most current development charges information as it is subject to change.

For further information, please contact:

Corporate Services Department

Town of Whitby
575 Rossland Road East
Whitby, ON L1N 2M9

Email: treasury@whitby.ca

Website: www.whitby.ca

Phone: 905.430.4300 x2232

TTY: 905.430.1942

Toronto Line: 905.686.2621

Fax: 905.686.7005