

Town of Whitby Development Charges

Residential Development Charges - January 1, 2021

Service Category	Column A	Column B	Column C	Column D
	Single-Detached Dwelling Units, Semi-Detached Dwelling Units	Residential Dwelling Types Not Included in Columns A, C or D, Row Townhouse Dwelling Units with Three (3) or More Bedrooms	Apartment Dwelling Units with Two (2) or More Bedrooms, Row Townhouse Dwelling Units with Two (2) or Less Bedrooms, Mobile Home Dwelling Units	Apartment Dwelling Unit with One (1) or Less Bedrooms, Garden Suite Dwelling Units, Special Care/Special Needs Dwelling Unit
General Government	\$ 1,139	909	\$ 671	\$ 436
Non-Administrative Operational Facilities	184	147	108	71
Fire Services	1,055	842	621	405
Operations	735	585	432	281
Parks and Recreation	7,069	5,644	4,167	2,711
Libraries	1,253	1,000	739	482
Parking and By-law	194	155	115	74
Waste Management	178	142	104	68
Roads & Related - Town Wide Infrastructure	9,497	7,583	5,598	3,641
Roads & Related - Alternate Route and Related Infrastructure	2,687	2,145	1,586	1,030
Stormwater Management	427	341	252	164
Total	\$ 24,418	\$ 19,493	\$ 14,393	\$ 9,363

Non-Residential Development Charges

Calculated per square metre of gross floor area

Service Component	Retail Commercial (January 1, 2021)	Other Non-Residential (January 1, 2021)
General Government	\$ 8.15	\$ 4.20
Non-Administrative Operational Facilities	1.33	0.69
Fire Services	7.56	3.91
Operations	5.27	2.71
Parking & By-Law	1.40	0.74
Roads and Related - Town-Wide Infrastructure	64.03	33.78
Roads and Related - Alternate Route and Related Infrastructure	19.28	10.19
Storm Water Management	3.06	1.67
Total (All Services)	\$ 110.08	\$ 57.89

See Page 2 for Region of Durham & Education Development Charges

Timing of Calculation and Payment of Development Charges

Please refer to Section 20 of the Development Charges By-law located on the Town's website as noted below. Subject to Provincial legislation (ie. Section 8(1) of Schedule 3 of Bill 108 the More Homes, More Choice Act, 2019)

Questions regarding calculation and payment of:

Town of Whitby development charges - Denise Smith: 905.444.2897, developmentcharges@whitby.ca

Region of Durham residential development charges - Rob Goddard: 905.668.7711 x3469, rob.goddard@durham.ca

Region of Durham non-residential development charges - Josh Hughey: 905.668.4113 x2262, josh.hughey@durham.ca

Education development charges - Jody Dale: 905.576.6150 x2211, jody.dale@ddsb.ca

Rates as of January 1, 2021, and are subject to change. Please refer to the Town's website for up to date rates and Development Charge By-law at <https://whitby.ca/en/townhall/developmentcharges.asp>

Region of Durham Development Charges

Residential Development Charges - July 1, 2020

Service Category	Single and Semi Detached	Medium Density Multiples	2 Bedroom Apartments & Larger	1 Bedroom apartments and smaller
Region Wide Charges				
Regional Roads	\$ 10,013	\$ 8,045	\$ 5,816	\$ 3,791
GO Transit	767	679	482	286
Regional Transit	1,237	995	719	466
Regional Police Services	774	623	451	293
Long Term Care	21	16	12	7
Paramedic Services	184	148	107	69
Health and Social Services	133	107	78	50
Housing Services	419	336	244	159
Development Related Studies	21	16	12	7
Water Supply	10,197	8,194	5,924	3,860
Sanitary Sewerage	9,927	7,976	5,767	3,759
Total of All Charges	\$ 33,693	\$ 27,135	\$ 19,612	\$ 12,747

Commercial Use Development Charges

Per Square Foot of Gross Floor Area

Service Component	July 1, 2020
Regional Roads	9.24
Water Supply	3.79
Sanitary Sewerage	6.37
Regional Transit	0.59
Total (All Services)	\$ 19.99

Industrial Use Development Charges

Per Square Foot of Gross Floor Area

Service Component	July 1, 2020
Regional Roads	3.51
Water Supply	3.03
Sanitary Sewerage	3.65
Regional Transit	0.59
Total (All Services)	\$ 10.78

Institutional Use Development Charges

Per Square Foot of Gross Floor Area

Service Component	July 1, 2020
Regional Roads	7.77
Water Supply	0.92
Sanitary Sewerage	1.13
Regional Transit	0.59
Total (All Services)	10.41

Education Development Charges

Effective May 1, 2021

Durham District School Board	Residential	\$2,849/dwelling unit
	Non Residential	No Charge
Durham Catholic District School Board	Residential	\$1,686/dwelling unit
	Non Residential	No Charge
Total Residential		\$4,535

Rates as of May 1, 2021, and are subject to change. Please refer to the Town's website for up to date rates and Development Charge By-law at <https://whitby.ca/en/townhall/developmentcharges.asp>