

Town of Whitby Development Charges as of February 1, 2026

Timing of Calculation, Determination of Development Charge Rate and Payment of Development Charges:

Please refer to Section 18 of the Development Charges By-law located on the Town's website as noted below, and sections 26, 26.1 and 26.2 of the Development Charges Act, 1997.

Questions regarding calculation and payment of Town of Whitby Development Charges: please email developmentcharges@whitby.ca

Rates are as of February 1, 2026, and are subject to change. The Town of Whitby indexes the development charge rates annually on February 1st. Please refer to the Town's website for more information at: <https://whitby.ca/en/townhall/developmentcharges.asp>

Please Note: Development Charges for the Region of Durham and the school boards (DDSB, DCDSB) may also be applicable.

Residential Development Charges

Calculated per residential dwelling unit

Service Category	Rate A	Rate B	Rate C	Rate D	Rate E
Libraries	\$1,689.18	\$1,287.40	\$709.16	\$541.92	\$481.73
Parks and Recreation	\$12,095.20	\$9,218.23	\$5,077.86	\$3,880.32	\$3,449.40
Fire Services	\$1,052.60	\$802.22	\$441.90	\$337.68	\$300.19
Waste Management	\$156.93	\$119.60	\$65.88	\$50.34	\$44.75
By-law Enforcement	\$60.69	\$46.26	\$25.48	\$19.48	\$17.31
Development Related Studies	\$330.14	\$251.61	\$138.60	\$105.92	\$94.15
Sub-total General Services	\$15,384.74	\$11,725.32	\$6,458.88	\$4,935.66	\$4,387.53
Services Related to a Highway					
Operations	\$1,040.75	\$793.20	\$436.92	\$333.89	\$296.81
Roads & Related – Town-wide	\$31,379.44	\$23,915.49	\$13,173.85	\$10,066.99	\$8,949.03
Roads & Related – Alternate Route	\$4,284.40	\$3,265.31	\$1,798.69	\$1,374.51	\$1,221.86
Stormwater Management	\$932.67	\$710.83	\$391.57	\$299.21	\$265.99
Subtotal Engineering Services	\$37,637.26	\$28,684.83	\$15,801.03	\$12,074.60	\$10,733.69
Total Charge Per Unit	\$53,022.00	\$40,410.15	\$22,259.91	\$17,010.26	\$15,121.22

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)
RATE D	Mobile Home Dwelling Unit
	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 Development Charges

Calculated per square metre of gross floor area

Service Category	Commercial	Industrial	Institutional
Fire Services	\$8.87	\$2.43	\$5.01
By-law Enforcement	\$0.51	\$0.13	\$0.30
Development Related Studies	\$2.82	\$0.77	\$1.58
Sub-total General Services	\$12.20	\$3.33	\$6.89
Services Related to a Highway			
Operations	\$8.72	\$2.32	\$5.00
Roads & Related - Town-wide Infrastructure	\$265.22	\$72.11	\$150.34
Roads & Related - Alternate Route	\$36.32	\$9.87	\$20.41
Stormwater Management	\$7.82	\$2.06	\$4.47
Subtotal Engineering Services	\$318.08	\$86.36	\$180.22
Total Charge Per Square Metre	\$330.28	\$89.69	\$187.11