



DEVELOPMENT CHARGES AND CASH-IN-LIEU OF PARKLAND DEDICATION AS OF JANUARY 1, 2012

(payable in full to Building Permit Services on or before the date a building permit is issued)

Development Services Department
Building Permit Services

| RESIDENTIAL DEVELOPMENT | SINGLE DETACHED (per unit) | SEMI DETACHED (per unit) | DUPLEX (for two units) | Lodging House (per unit) see Note 4 | GROUP DWELLINGS (per unit) see Note 6 | | APARTMENT see Note 6 | | NON-RESIDENTIAL (per square foot of gross floor area) | | |
|--|-------------------------------|-----------------------------|---------------------------|---|---|---|----------------------------------|------------------------------------|--|---------------------|--------------------------------|
| | | | | | TOWNHOUSE (per unit) | BACK TO BACK OR STACKED TOWNHOUSE 2 Bedrooms or less (per unit) | 2 OR MORE BEDROOMS (per unit) | BACHELOR & 1 BEDROOM (per unit) | Commercial | Industrial | Institutional |
| City of Oshawa <i>(Valid until July 1, 2012)+</i> <i>By-law 37-2009 amended by By-law 66-2010</i> | \$ 7,128 | \$ 7,128 | \$ 10,275 | \$ 2,262 | \$ 5,498 | \$ 5,136 | \$ 5,136 | \$ 2,806 | \$ 2.97 <i>(see Note 1)</i> | N/A | \$ 2.97 <i>(see Note 1)</i> |
| Region of Durham <i>(Valid until July 1, 20012)+</i> <i>By-law 44-2008 amended by By-law 33-2011; 67-2007 (Transit) and 86-2001 (GO)</i> | \$ 20,163 | \$ 16,508 | \$ *Varies | \$ *Varies | \$ 16,508 | \$ 16,508 | \$ 11,785 | \$ 7,405 | \$ 18.50 <i>(see Note 2)</i> | \$ 4.75 | \$ 5.28 |
| Public School <i>(Valid until May 4, 2014)+</i> <i>Education Dev. Charges By-law, 2009</i> | \$ 1,423 | \$ 1,423 | \$ 2,846 | \$ 1,423 | \$ 1,423 | \$ 1,423 | \$ 1,423 | \$ 1,423 | N/A | N/A | N/A |
| Separate School <i>(Valid until May 4, 2014)+</i> <i>Education Dev. Charges By-law, 2009</i> | \$ 541 | \$ 541 | \$ 1,082 | \$ 541 | \$ 541 | \$ 541 | \$ 541 | \$ 541 | N/A | N/A | N/A |
| Cash-in-Lieu of Parkland Dedication (CIL) <i>City of Oshawa By-law 91-2007 - see Note 3</i> | \$ 3,660 | \$ 3,020 | \$ 3,775 | \$ 400 | \$ 2,560 | \$ 2,560 | \$ 900 | \$ 900 | <i>(see Note 5)</i> | <i>(see Note 5)</i> | <i>(see Note 5)</i> |
| TOTAL for each dwelling unit | \$ 32,915 | \$ 28,620 | TBD | TBD | \$ 26,530 | \$ 26,168 | \$ 19,785 | \$ 13,075 | | | |

* Please inquire with Region of Durham staff regarding the rates for Duplex and Lodging units at 905-668-7711 ext. 3457 (Jayne Hill).

+Validation dates and rates provided are intended only as a guide. Refer to the appropriate By-laws for accuracy.

Note 1: City of Oshawa Development Charge By-law No. 37-2009 provides for a downtown exemption area for Residential and Non-Residential Development Charges and specifies a number of specific use exemptions for Non-Residential Development Charges. Development charges will be adjusted semi-annually on January 1 and July 1 each year. By-law 37-2009 introduces exemptions for all industrial development, and for medical clinics over 16,000 square feet in gross floor area; and a reduced 25% City development charge for office development over 25,000 square feet in gross floor area. Reference should be made to By-law 37-2009 for further details.

Note 2: Office buildings greater than 25,000 sq. ft. will be charged 25% of the commercial development charge. Development charges will be adjusted annually on July 1 each year as per Region of Durham By-law 44-2008 amended by By-law 40-2009.

Note 3: There is a downtown exemption area for CIL that is similar to the downtown exemption area for City's Development Charges. For mixed use and other exemptions, refer to By-law 91-2007. CIL applies to areas outside of subdivisions only.

Note 4: When converting a single detached dwelling to a lodging house, there will be no Educational Development Charges if an addition is not proposed, and credits may apply to City's Development Charges and Cash-in-lieu of Parkland Dedication.

Note 5: To be determined (TBD) based on a rate of 2% of the property value for commercial or industrial and 5% for other non-residential. CIL applies to areas outside of subdivisions only.

Note 6: City of Oshawa By-law Nos. 66-2010, 57-2011 and 62-2011 introduce a new definition of a "lodging house" and provide for an exemption for block townhouses and apartments in the areas near the main campus of Durham College and UOIT and the Trent University campus as shown in Schedules E and F to the By-law.