



**Development Services Department  
Building Permit Services**

**Residential Development Charges and Cash-in-lieu of Parkland Dedication as of January 1, 2023  
(payable in full to Building Permit Services on or before the date a building permit is issued)**

<b>Residential Development</b>	<b>Single Detached</b> (per unit)	<b>Semi Detached</b> (per unit)	<b>Duplex</b> (for two units)	<b>Lodging House</b> (per unit) see Note 4	<b>Townhouse Dwelling</b> (per unit) see Note 6	<b>Apartment 2 or more bedrooms</b> (per unit) see Note 6	<b>Apartment Bachelor &amp; 1 bedroom</b> (per unit) see Note 6
<b>City of Oshawa</b>	\$33,373	\$33,373	\$42,012	\$11,587	\$26,892	\$21,002	\$12,896
<b>Region of Durham</b>	\$40,529	\$40,529	<b>*\$Varies</b>	<b>*\$Varies</b>	\$32,603	\$23,546	\$15,278
<b>Public School</b>	\$3,149	\$3,149	\$6,298	\$TBD (See Note 4)	\$3,149	\$3,149	\$3,149
<b>Separate School</b>	\$1,986	\$1,986	\$3,972	\$TBD (see Note 4)	\$1,986	\$1,986	\$1,986
<b>Cash-in-Lieu of Parkland Dedication (CIL) (see Note 3)</b>	\$6,200	\$4,650	\$7,440	\$620	\$4,030	\$1,550	\$1,550
<b>TOTAL for each unit</b>	<b>\$85,237</b>	<b>\$83,687</b>	<b>\$To be determined</b>	<b>\$To be determined</b>	<b>\$68,660</b>	<b>\$51,233</b>	<b>\$34,859</b>

**City of Oshawa** rates are valid until the next adjustment as per By-law 60-2019, as amended by By-law Nos. 33-2021, 121-2021 and 46-2022. Development charges will generally be adjusted subject to indexing semi-annually on January 1st and July 1st each year. (Note: Jan. 1, 2023 increase is 7.68%)

**Region of Durham** rates are valid until July 1, 2023 as per By-laws 28-2018, 39-2022 (Transit) and 86-2001 (GO), as amended – **\*contact Tracey Reid at 905-668-7711 extension 3516 regarding the Region of Durham rates for Duplex and Lodging units.** Development charges will be indexed annually on July 1<sup>st</sup>. (Note: DC rates have been updated due to the passing of Bill 23, More Homes Built Faster Act on November 28, 2022)

**Public School** rates are valid until April 30, 2023 as per Education Development Charges By-law (2019).

**Separate School** rates are valid until April 30, 2023 as per Education Development Charges By-law (2019).

**Cash-in-Lieu of Parkland Dedication (CIL)** rates are as per City of Oshawa By-law 91-2007 and City of Oshawa Council Resolution DS-14-18 dated March 17, 2014 - see Note 3. Validation dates and rates provided are intended only as a guide. Refer to the appropriate By-laws for accuracy. (see over for Notes & Non-Residential rates)

**Non-Residential Development Charges and Cash-in-lieu of Parkland Dedication as of January 1, 2023**  
 (payable in full to Building Permit Services on or before the date a building permit is issued)

<b>Non-Residential Development</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Institutional</b> (Unless exempt from the bylaw)
<b>City of Oshawa</b>	\$171.18/m <sup>2</sup> (see Note 1)	N/A (see Note 2)	\$171.18/m <sup>2</sup> (see Note 1)
<b>Region of Durham</b>	\$24.25/ft <sup>2</sup>	\$13.10/ft <sup>2</sup>	\$12.66/ft <sup>2</sup>
<b>Public School</b>	N/A	N/A	N/A
<b>Separate School</b>	N/A	N/A	N/A
<b>Cash-in-Lieu of Parkland Dedication (CIL) see Note 3</b>	(see Note 5)	(see Note 5)	(see Note 5)

**Note 1:** City of Oshawa Development Charge By-law No. 60-2019, as amended (Schedule B.3), 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; and exemptions for industrial, temporary and agricultural buildings. Reference should be made to the By-law for further details.

**Note 2:** Industrial development is exempt pursuant to ss. 2.5 (e) of the DC By-law. The calculated DC rate of \$72.01/m<sup>2</sup> for Industrial development applies with respect to 4.1 of By-law No. 60-2019, as amended.

**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, as amended. CIL applies to areas outside of subdivisions only. CIL rates for Retirement Homes are the same as Apartment CIL rates.

**Note 4:** When converting a single detached dwelling to a lodging house, please contact **Carey Trombino DDSB at 905-666-5500 ext. 6430 or Lewis Morgulis DCDSB at 905-576-6150 ext. 22207** for applicable Educational development charges. 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 No. 60-2019, as amended, provides for an exemption for Apartment Dwelling Units in the areas as shown in Schedules E, F and G to the By-law. Per City of Oshawa By-law No. 60-2019, as amended, Back-to-Back Townhouses and formerly Group Dwelling Units are considered Townhouse Dwelling, Stacked Townhouses (two bedrooms or less) are considered Apartment (two or more bedrooms).