



Economic & Development Services Department
Building Permit Services

Residential Development Charges and Cash-in-lieu of Parkland Dedication as of May 1, 2025
(payable in full to Building Permit Services on or before the date a building permit is issued)

Residential Development	Single Detached (per unit)	Semi Detached (per unit)	Duplex (for two units) see Note 6	Lodging House (per unit) see Note 4	Townhouse Dwelling (per unit) see Note 6	Apartment 2 or more bedrooms (per unit) see Note 6 & 8	Apartment Bachelor & 1 bedroom (per unit) see Note 6 & 8
City of Oshawa	\$38,899	\$38,899	\$58,086	\$12,559	\$29,044	\$24,454	\$15,354
C.B.C.s (Community Benefits Charges) (See Note 7)	N/A	N/A	N/A	N/A	N/A	\$147	\$90
Region of Durham	\$74,941	\$74,941	\$*Varies	\$*Varies	\$59,737	\$43,612	\$26,778
Public School	\$4,049	\$4,049	\$8,098	\$T.B.D. (See Note 4)	\$4,049	\$4,049	\$4,049
Separate School	\$2,886	\$2,886	\$5,772	\$T.B.D. (see Note 4)	\$2,886	\$2,886	\$2,886
Cash-in-Lieu of Parkland Dedication (C.I.L.) (see Note 3)	\$6,200	\$4,650	\$7,440	\$620	\$4,030	\$1,550	\$1,550
TOTAL for each unit	\$126,975	\$125,425	\$To be determined	\$To be determined	\$99,746	\$76,698	\$50,707

NOTE: City of Oshawa and Region of Durham rates for permits that have a Site Plan Agreement or Zoning By-law Amendment applied for after January 1, 2020 will have the rates frozen and interest may be added. Please contact your plans examiner to determine the appropriate development charge rates.

City of Oshawa rates are valid until the next adjustment as per By-law 91-2024. Development charges will generally be adjusted subject to indexing semi-annually on January 1 and July 1 each year.

Region of Durham rates are valid until July 1, 2025 as per By-laws 42-2023, as amended, 44-2023 (Transit), as amended, and 43-2023 (GO), as amended, – *contact Rob Goddard, (905) 668-7711 extension 3457 regarding the Region of Durham rates for Duplex and Lodging units. Development charges will be indexed annually on July 1.

Public School rates are valid until April 30, 2026 as per Durham District School Board Education Development Charges By-law (2024).

Separate School rates are valid until April 30, 2026 as per Durham Catholic District School Board Education Development Charges By-law (2024).

Cash-in-Lieu of Parkland Dedication (C.I.L.) rates are as per City of Oshawa By-law 63-2022 - see Note 3. Validation dates and rates provided are intended only as a guide. Refer to the appropriate by-law for accuracy.

Community Benefits Charges shall be adjusted annually at the rate of 3% on the anniversary date of this By-law, without amendment to this By-law. For exemptions refer to By-law 50-2023.

(see over for Notes & Non-Residential rates)

Non-Residential Development Charges and Cash-in-lieu of Parkland Dedication as of May 1, 2025
(payable in full to Building Permit Services on or before the date a building permit is issued)

Non-Residential Development	Commercial	Industrial	Institutional (Unless exempt from the bylaw)
City of Oshawa	\$192.95/m ² (see Note 1)	N/A (see Note 2)	\$192.95/m ² (see Note 1)
Region of Durham	\$40.48/ft ²	\$19.24/ft ²	\$22.26/ft ²
Public School see Note 8	\$0.20/ft ²	\$0.20/ft ²	\$0.20/ft ²
Separate School see Note 8	\$0.20/ft ²	\$0.20/ft ²	\$0.20/ft ²
Cash-in-Lieu of Parkland Dedication (C.I.L.) see Note 3	(see Note 5)	(see Note 5)	(see Note 5)

NOTE: City of Oshawa and Region of Durham rates for permits that have a Site Plan Agreement or Zoning By-law Amendment applied for after January 1, 2020 will have the rates frozen and interest may be added. Please contact your plans examiner to determine the appropriate development charge rates.

Note 1: City of Oshawa Development Charge By-law No. 91-2024, (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. 3.6 (i) of the D.C. By-law. The calculated D.C. rate of \$79.96/m² for Industrial development applies with respect to 5.1 of By-law No. 91-2024.

Note 3: There is a downtown exemption area for C.I.L. that is similar to the downtown exemption area for City’s development charges. For mixed use and other exemptions, refer to By-law 63-2022, as amended. C.I.L. applies to areas outside of subdivisions only. C.I.L. rates for Retirement Homes are the same as Apartment C.I.L. rates.

Note 4: When converting a single detached dwelling to a lodging house, please contact **Carey Trombino D.D.S.B. at 905-666-5500 ext. 6430 or Lewis Morgulis D.C.D.S.B. 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 (T.B.D.) based on a rate of 2% of the property value for commercial or industrial and 5% for other non-residential. C.I.L. applies to areas outside of subdivisions only.

Note 6: City of Oshawa By-law No. 91-2024, provides for an exemption for Apartment Dwelling Units in the areas as shown in Schedules E and F to the By-law. Per City of Oshawa By-law No. 91-2024, Townhouse Dwellings and Duplex Dwellings are considered Other Multiple Dwellings, Back-to-Back Townhouses are considered Townhouse Dwellings, Stacked Townhouses are considered Apartment Units.

Note 7: City of Oshawa Community Benefits Charge By-law No. 50-2023 provides for Residential buildings with fewer than 5 storeys or fewer than 10 units to be exempt. Refer to By-law 50-2023 for further clarification.

Note 8: The gross floor area of the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.