



**Development Services Department
Building Permit Services**

**Residential Development Charges and Cash-in-lieu of Parkland Dedication as of November 1, 2021
(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)	Lodging House (per unit) see Note 4	Townhouse Dwelling (per unit) see Note 6	Apartment 2 or more bedrooms (per unit) see Note 6	Apartment Bachelor & 1 bedroom (per unit) see Note 6
City of Oshawa	\$ 26,478	\$ 26,478	\$ 33,331	\$ 9,192	\$ 21,335	\$ 16,664	\$ 10,232
Region of Durham	\$ 35,050	\$ 35,050	\$ *Varies	\$*Varies	\$ 28,230	\$ 20,401	\$ 13,262
Public School	\$2,849	\$2,849	\$ 5,698	\$2,849	\$2,849	\$2,849	\$2,849
Separate School	\$1,686	\$1,686	\$3,372	\$1,686	\$1,686	\$1,686	\$1,686
Cash-in-Lieu of Parkland Dedication (CIL) (see Note 3)	\$ 6,200	\$ 4,650	\$ 7,440	\$ 620	\$ 4,030	\$ 1,550	\$ 1,550
TOTAL for each unit	\$ 72,263	\$ 70,713	TBD	TBD	\$ 58,130	\$ 43,150	\$ 29,579

City of Oshawa rates are valid until the next adjustment as per By-law 60-2019, as amended by By-law Nos. 33-2021 and 121-2021. Development charges will generally be adjusted subject to indexing semi-annually on January 1st and July 1st each year.

Region of Durham rates are valid until July 1, 2022 as per By-laws 28-2018; 81-2017 (Transit) and 86-2001, as amended (GO) – ***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 1st.

Public School rates are valid until April 30, 2022 as per Education Development Charges By-law (2019).

Separate School rates are valid until April 30, 2022 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 November 1, 2021
(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	\$ 135.85/m ² (see Note 1)	N/A (see Note 7)	\$ 135.85/m ² (see Note 1)
Region of Durham	\$ 20.61/ft ² (see Note 2)	\$ 11.11/ft ²	\$ 10.73/ft ²
Public School	N/A	N/A	N/A
Separate School	N/A	N/A	N/A
Cash-in-Lieu of Parkland Dedication (CIL) see Note 3	(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: Office buildings greater than 25,000 sq. ft. will be charged 75% of the Commercial development charges. Regional development charges will be adjusted annually on July 1 each year as per Region of Durham By-law 16-2013.

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).

Note 7: Industrial development is exempt pursuant to ss. 2.5 (e) of the DC By-law. The calculated DC rate of \$57.13/m² for Industrial development applies with respect to 4.1 of By-law No. 60-2019, as amended.