DEVELOPMENT CHARGES PAMPHLET

By-law No. 2025-070

PURPOSE

This pamphlet sets out the Municipality of Clarington's development charges (DCs) imposed by by-law as of December 15, 2025.

The information contained herein is intended only as a guide. Interested parties should review the by-laws, the Development Charges Act, and consult with municipal staff to determine the exact development charges that apply to specific development proposals.

BACKGROUND

The Municipality of Clarington by-law imposes charges on all lands in the Municipality except for those that are exempt under the *Development Charge Act, 1997* and as identified in the by-law. A copy of the DC By-law is available from the Clerk's Department and at www.clarington.net/DC-CBC .

GENERAL PURPOSE OF DEVELOPMENT CHARGES

Development charges are collected to pay for increased capital costs required because of increased needs for services arising from development. The charges in By-law 2025-070 apply uniformly across the entire Municipality.

INDEXING OF DEVELOPMENT CHARGES

The development charges will be indexed annually on July 1st, without amendment to the by-law, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007).

SERVICES INCLUDED

Municipal-wide development charges are imposed for the following services:

- Library Services
- Emergency & Fire Services
- Parks & Indoor Recreation
- General Government
- Services Related to a Highway
- Land Acquisition

TREASURER'S STATEMENT

The Treasurer for the Municipality will present before Council each year, a financial statement relating to the development charges by-law and its reserve funds. The statement will include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the Treasurer's statement can be viewed by the public at the Municipality's offices upon request during regular office hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

MUNICIPAL-WIDE DEVELOPMENT CHARGES

Municipal-wide charges are levied on a per residential unit basis and per square metre of non-residential building space as follows:

Service	Residential Single & Semi-Detached	Residential Multiple Dwellings	Residential Two-Bedroom and Larger Apartments	Residential One-Bedroom and Smaller Apartments	Non-Industrial Adjusted Charge Per Square Metre	Industrial Adjusted Charge Per Square Metre
Library Service	$1,478	$1,214	$713	$496	$0.00	$0.00
Emergency & Fire Services	$805	$660	$388	$270	$4.37	$4.37
Parks & Indoor Recreation	$14,578	$11,968	$7,032	$4,892	$0.00	$0.00
General Government	$486	$399	$234	$163	$2.79	$2.79
Subtotal General Services	**$17,347**	**$14,241**	**$8,367**	**$5,821**	**$7.16**	**$7.16**
Land Acquisition	$54	$44	$26	$18	$0.43	$0.19
Services Related to a Highway	$24,868	$20,415	$11,995	$8,345	$201.35	$88.05
TOTAL CHARGE PER UNIT	**$42,269**	**$34,700**	**$20,388**	**$14,184**	**$208.94**	**$95.40**

CALCULATION OF CHARGE

The development charge payable is the charge that would be determined under the by-law, with applicable interest, on:

- the day of application for site plan control; or, if not applicable
- the day of application for rezoning; or, if both not applicable
- the day set out in the by-law.

TIMING OF PAYMENT

Development charges are payable, with applicable interest, in equal annual installments for rental housing and institutional development. The installments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter. Development charges for residential

development, excluding rental homes, shall be payable in full on the earlier of the day a building permit is issued authorizing occupation of the building and the day the building is first occupied.

For all other development, the default timing of payment is the day the date the first building permit is issued for the development. Council may enter into an agreement with any person who has negotiated to pay a development charge providing for all or part of the development charge to be paid before or after the time it would otherwise be payable.

EXEMPTIONS & DISCOUNTS

Development charges are payable on all new residential and non-residential development and redevelopment unless the By-law or the *Act* provides an exemption. Exemptions include:

- a board of education
- any municipality or local board
- long-term care home developments
- hospitals
- a college or a university as defined in subsection 1(1) of the *Education Act*
- additional residential units in existing homes/residential lots (combination of no more than 3 units on the lot) in accordance with section 2 (3.2) of the *Development Charges Act*
- additional units in new residential buildings (combination of no more than 3 units on the lot) in accordance with section 2 (3.3) of the *Development Charges Act*
- additional residential units in existing rental residential buildings with more than 4 residential units (one unit or 1% of existing residential units) in accordance with section 2 (3.1) of the *Development Charges Act*
- discount for rental housing development with 4 or more units, all intended for rental based on the number of bedrooms:
    - 3 or more bedrooms 25% discount
    - 2 bedrooms 20% discount
    - 1 bedroom or studio 15% discount
- Land, buildings or structures used, designed or intended for agricultural purposes or for agri-tourism
- non-residential farm bunkhouses provided that there is an existing dwelling unit on the same lot
- places of worship, cemetery or burial ground
- temporary buildings and sales offices
- enlargement of an existing industrial buildings up to a maximum of 50% the original gross floor area of the structure that existed before the date the Development Charges By-law took effect
- small business expansion in accordance with the Development Charges By-law
- exemptions may be offered through a Community Improvement Plan

For a complete list of exemptions and discounts please review the Development Charges Act and associated Regulations (which do change from time to time), the By-law or contact Municipal staff.

FURTHER INFORMATION

Please visit our website at www.clarington.net to obtain the most current development charges information, as it is subject to change.

For further information, please contact:

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