

The Corporation of the City of Pickering

By-law No. 8190/25

Being a By-law Regarding Development Charges

Whereas pursuant to subsection 2(1) of the *Development Charges Act, 1997* (the Act), the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required due to increased needs for servicing arising from development of the area to which the By-law applies;

Whereas the Council of The Corporation of the City of Pickering approved the City of Pickering Development Charge Background Study, dated April 23, 2025, as amended, prepared by Watson & Associates Economists Ltd;

Whereas the Council has made the Background Study and proposed Development Charges By-law available to the public at least sixty days prior to by-law passage and two weeks prior to the public meeting and has given notice in accordance with Section 12 of the Act of its development charges proposal and a public meeting was held on June 9, 2025;

Whereas the Council has heard all persons who applied to be heard in objection to, or in support of, the proposed Development Charge By-law at such public meeting, and provided a subsequent period for written communications to be made;

Whereas the Council in adopting the Development Charge Background Study directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

Part I
Application

1. (1) Subject to subsection (2), this By-law applies to all lands whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of,
 - (a) a board of education as defined under subsection 1 (1) of the *Education Act*;
 - (b) any municipality or local board thereof;
 - (c) the development of a non-residential farm building used for bona fide agricultural purposes;
 - (i) Notwithstanding subsection 2 (c) the exemption will not apply to the development charges calculated with respect to Transportation Services, Fire Protection Services, and Other Transportation

Services;

- (d) a building or structure that is used in connection with a place of worship and is exempt from taxation under the *Assessment Act* as a result;
 - (e) development where:
 - (i) no additional dwelling units are being created; or
 - (ii) no additional non-residential gross floor area is being added; or
 - (f) nursing homes and hospitals;
 - (g) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
 - (h) non-profit housing development;
 - (i) Affordable residential units required pursuant to section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning)
 - (j) affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act ;and
 - (h) attainable residential units as of the date on which subsection 4.1 (4) of the Act is proclaimed into force, that meet the criteria set out in subsection 4.1 (4) of the Act.
- (3) An owner who has obtained a demolition permit and demolished an existing dwelling unit or a non-residential building in accordance with the provisions of the *Building Code Act* shall not be subject to the development charge under subsection (1) with respect to the development being replaced, provided that:
- (a) the building permit for the replacement residential units or non-residential area is issued not more than 5 years from the date of issuance of the first demolition permit;
 - (b) the building permit for those properties that do not have municipal services that include sanitary sewer, storm sewer and watermain for the replacement residential units or non-residential area is 10-years from the issuance of the first demolition permit;
 - (c) the applicant has provided proof that the building being demolished was subject to, and paid a development charge under a prior by-law, or a lot levy under by-law 3322/89; and
 - (d) any dwelling units or additional non-residential floor area created in excess of what was demolished shall be subject to the development charge calculated under Sections 6 and 11, respectively.

- (4) For the purposes of subsection (2) (h) “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
 - (a) a corporation to which the *Not-for-Profit Corporations Act*, 210 applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- 2. (1) Subject to subsection (2), development charges shall apply, and shall be calculated, paid, and collected in accordance with the provisions of this By-law, in respect of land to be developed for residential use, non-residential use, or both where the development requires,
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under Section 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
 - (a) local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under Section 51 of the *Planning Act*; or
 - (b) local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.
- (3) Notwithstanding subsection (1), development charges for rental housing and institutional developments are due and 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.
- (4) Notwithstanding subsections (1) to (3), where the development of land results from

the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “C” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Section 2 shall be calculated on the rates, including interest, set out in Schedule “C” on the date of the later planning application.

- (5) Interest for the purposes of subsections (3) to (4) shall be determined as set out in the City of Pickering Development Charge Interest Rate Policy # FIN 09-20, as amended from time to time.
- (6) For the purposes of subsection (3) “institutional development” means development of a building or structure intended for use:
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long Term Care Homes Act*, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act*, 2010;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act*, 2017;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (7) For the purposes of subsection (3) “Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (8) The timing of development charges payable for high-rise residential development and commercial or industrial development will be deferred until occupancy or up to three years after building permit issuance subject to the following:
 - (a) To be eligible for a deferral of development charges, a development project must meet the following criteria:
 - (i) The development project must be located within the City of Pickering;

- (ii) The applicant must submit a completed Development Charge Deferral Application Form along with all required supporting documentation;
 - (ii) The development project must comply with all applicable zoning, planning, and building regulations;
 - (iii) For a high-rise to qualify as an affordable development (for Phase 2 of the deferral program), a minimum of 5 percent of the total number of residential units or 5% of the total gross floor area of all residential units within the development, must be designated as affordable housing. Compliance is subject any additional arrangements or conditions as deemed acceptable to the Director, City Development & Chief Building Official
 - (iv) The program will be back dated retroactively to April 1, 2025
- (b) The following definitions apply to subsection 2(8) of this by-law:
 - (i) High-rise Residential Building: A building used, designed or intended for use as a residence for one or more individuals that is 10 or more storeys above grade and contains a minimum of 100 residential dwelling;
 - (ii) Affordable Residential Units: As defined in the Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, in effect June 1, 2024 and as amended from time to time, in relation to ownership and rental housing in the City of Pickering
- (c) The application process for deferring development charges in this subsection involves the following steps:
 - (i) Step 1: Pre-application consultation with City staff to discuss the proposed development and eligibility for deferral;
 - (ii) Step 2: Submission of a completed DC Deferral Application Form and supporting documents, including financial statements, and a detailed rationale for the deferral request
 - (iii) Step 3: Review of the application by City staff to ensure compliance with eligibility criteria and completeness of documentation
 - (iv) Step 4: Development charge deferral requests that meet the eligibility criteria requirements of this program can be approved by the Treasurer
 - (v) Enter into a deferral agreement with the City
- (d) The following construction start time program requirements pertain to eligible projects in Phase 2 of the program in this subsection. Phase 2 of the program will apply to building permits that are issued between January 1, 2026 and November 30, 2026:

- (i) Construction (including shoring) shall start within 60 days of the issuance of the Building Permit for high rise residential buildings without affordable housing units, and failure to do so will result in the cancelation of the development charge deferral agreement and payable of outstanding development charges fees;
 - (ii) Construction (including shoring) shall start within 180 days of the issuance of the Building Permit for high-rise residential buildings that include affordable housing units, and failure to do so will result in the cancelation of the DC deferral agreement and payable of outstanding development charge fees
 - (iii) Construction shall start within 180 days of the issuance of the Building Permit for commercial and industrial development, and failure to do so will result in the cancelation of the DC deferral agreement and payable of outstanding development charge fees
- (e) Program Duration
 - (i) The program will be run in two phases: Phase 1 is from April 1, 2025 to December 31, 2025 and Phase 2 is from January 1, 2026 to November 30, 2026
- (f) Development charges for high-rise residential, commercial, and industrial buildings during Phase 1 of the program will be due on the date of first occupancy, as confirmed by the City of Pickering
- (g) Development charges for high-rise residential buildings without affordable housing units during Phase 2 of the program will be due on the date that is the earlier of:
 - (i) Twenty-four (24) months after the issuance date of the first building permit for the high-rise residential building or;
 - (ii) The date of first occupancy, as confirmed by the City of Pickering
- (h) Development charges for high-rise residential buildings with affordable housing units during Phase 2 of the program will be due on the date that is the earlier of:
 - (i) Thirty-six (36) months after the issuance date of the first building permit for the high-rise residential building or;
 - (ii) The date of first occupancy, as confirmed by the City of Pickering
- (i) Development Charges for commercial and industrial buildings during Phase 2 of the program will be due on the date that is the earlier of:
 - (i) Thirty-six (36) months after the issuance date of the first building

permit for the industrial or commercial development or

- (ii) The date of first occupancy, as confirmed by the City of Pickering

(j) Security/Financial Obligations

- (i) An applicant shall secure deferred development charges by way of a Letter of Credit or "Pay-on-Demand" Surety Bond, in an amount equal to the development charges due at building permit issuance in a form satisfactory to the Treasurer (City Policy Fin 100 & FIN 110).
- (ii) The DC deferral agreement will be registered on Title;

(k) Fees

- (i) An application fee (non-refundable) of \$1,250 shall be required upon submission of the application to review a development charge deferral request.
- (ii) An administration fee equivalent of 1.0% of the value of the deferral request to maximum of \$12,800 shall be payable upon execution of the deferral agreement and no refunds shall be provided.

(l) Monitoring and reporting

- (i) The City of Pickering will monitor the progress of development projects with deferred development charges to ensure compliance with the terms and conditions of the deferral agreement. Applicants shall submit periodic progress reports to the City detailing the status of the project and any changes that may impact the deferral agreement.

- 3. (1) Where two or more of the actions described in subsection 2 (1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated, paid and collected in accordance with the provisions of this By-law.
- (2) Notwithstanding subsection (1), more than one development charge by-law may apply to the same area and if two or more of the actions described in subsection 2 (1) occur at different times, and if the subsequent action has the effect of increasing the need for services as designated in Sections 5 and 10, an additional development charge shall be calculated, paid and collected in accordance with the provisions of this By-law.

Part II Residential Development Charges

4. In this Part,

- (a) "apartment building" means a residential building or the residential portion of a mixed-use building consisting of four (4) or more dwelling units, which dwelling units have a common entrance to grade, but does not include a triplex, duplex, or

townhouse. Notwithstanding the forgoing an Apartment Building includes a Stacked Townhouse;

- (b) "apartment" means a dwelling unit in an apartment building;
- (c) "bedroom" means a habitable room, of at least seven square meters (7 m²) where a built-in closet is not provided, or at least six square meters (6 m²) where a built-in closet is provided, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;
- (d) "building or structure" means a permanent enclosed structure and includes an air-supported structure.
- (e) "development charge" means residential development charge;
- (f) "duplex" means a building divided by a horizontal above-grade common wall into two (2) separate dwelling units, each of which has an independent entrance
- (g) "dwelling unit" means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (h) "garden suite" means a one-unit detached, temporary residential structure containing bathroom and kitchen facilities that is ancillary for an existing residential structure and that is designed to be portable;
- (i) "grade" means the average level of finished ground adjoining a dwelling at all exterior walls;
- (j) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (k) "hospital" means land, buildings or structures used, or designed or intended for use as defined in the *Public Hospitals Act*, R.S.O. 1990, c.P.40 as amended;
- (l) "Live Work unit" is as defined in the City's zoning by-laws;
- (m) "nursing home" means a building owned and operated on a non-profit basis but excluding any building or part of a building which is comprised of dwelling units;
- (n) "residential use" means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;
- (o) "retirement residence" means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age,

where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;

- (p) "retirement residence unit" means a unit within a retirement residence;
 - (q) "semi-detached dwelling" means a dwelling unit in a building that is divided vertically into two (2) dwelling units that share a common wall above grade;
 - (r) "single-detached dwelling" means a single dwelling unit which is free-standing, separate and detached from any other building or structure;
 - (s) "stacked townhouse" means a residential building of four (4) or fewer storeys in height containing three (3) or more principal dwelling units where the units are divided horizontally and/or vertically, and in which each dwelling unit has an independent entrance to the interior.
 - (t) "townhouse" means a building, other than a stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade.
 - (u) "triplex" means a building divided by one (1) or more horizontal above grade common walls into three (3) separate dwelling units, each of which has an independent entrance.
5. Development charges against land to be developed for residential use shall be based upon the services designated in Schedule "A", which are provided by the City.
6. (1) Subject to the provisions of this Part, development charges against land to be developed for residential use shall be calculated, paid and collected at the rates per residential unit set out in Schedule "C";
- (2) Residential development located within Seaton lands, as shown in Schedule "B", is subject to the Seaton Transportation funding arrangement and not to the Transportation charge applicable to development in the rest of Pickering;
- (3) The development charges imposed on a retirement residence unit under subsection (1) shall be payable at the rate applicable to an apartment of one bedroom and smaller;
- (4) Development charges against land to be developed for a Live Work unit shall be subject to the-residential rates.
- (5) Notwithstanding this Section, development charges against land to be developed for residential use, where building permit applications were received prior to July 1, 2025 shall be calculated, paid, and collected at the rates set out in Schedule "D", provided:
- (a) the permit application is complete in terms of the applicant's submission

requirements set out in the building code and the City's Building By-law;

- (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
- (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2025.

- 7.
 - (1) The enlargement of an existing dwelling unit;
 - (2) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
 - (3) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - (4) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - (6) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.
- 8.
 - (1) Where non-residential floor area is to be converted to residential space, a charge shall be paid for any new residential units created, less the amount of the charge which would be payable if the existing non-residential space being converted were being constructed, but in no case shall the net charge be less than zero.
 - (2) Notwithstanding subsection (1), development charge credits for the conversion of an existing building from one principal use to another will only be provided where the applicant has provided proof of payment of a development charge under a previous by-law or a lot levy under by-law 3322/89 with regard to the building to be converted.
- 9.
 - (1) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms – 25% reduction;

- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Part III Non-Residential Development Charges

10. In this Part,

- (a) "agricultural use" means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;
- (b) "development charge" means non-residential development charge;
- (c) "grade" means the average level of finished ground adjoining a building at all exterior walls;
- (d) "existing industrial building" means a building used for or in connection with:
 - (i) manufacturing, producing, processing, storing, or distributing something;
 - (ii) research or development in connection with manufacturing, producing, or processing something;
 - (iii) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or
 - (iv) office or administrative purposes if they are:
 - (1) carried out with respect to manufacturing, producing, processing, storage or distributing or something, and In or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (2) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- (e) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (f) "net hectare" means the area in hectares of a parcel of land exclusive of the following:
 - (i) lands conveyed or to be conveyed to the City of Pickering or a local board

thereof or the Region or a local board thereof;

- (ii) lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways;
 - (iii) hazard lands conveyed or to be conveyed to a conservation authority as a condition of development;
 - (iv) lands identified as "Natural Heritage System" pursuant to the Central Pickering Development Plan; and
 - (v) storm water management facility areas;
- (g) "non-residential" means designed, adapted, or used for any purpose other than a dwelling unit or dwelling units, or accessory uses or spaces to a dwelling or dwellings;
- (h) "total floor area" means the sum total of the areas of the floor whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses; and
- (i) includes the area of mezzanine as defined in the Ontario Building Code; and
 - (ii) excludes those areas used exclusively as mechanical areas or for parking garages or structures.

11. Development charges against land to be developed for non-residential use shall be based upon the services designated in Schedule "A", which are provided by the City.

12. (1) Subject to the provisions of this Part, development charges against land to be developed for non-residential use shall be calculated, paid, and collected at the rates set out in Schedule "C":
- (2) Non-residential development located within Seaton Lands in Schedule B is subject to the Seaton Transportation funding arrangement and not to the Transportation charge applicable to development in the rest of Pickering. Further, non-residential development located within the Seaton Prestige Employment Lands is subject to the charge per net hectare set out in Schedule "C";
- (3) The development charges in subsection (2) shall be calculated based on the number of net hectares of the entire parcel of land on which development will occur.
- (4) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement will be determined as follows:
- (a) if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; and

- (b) if the gross floor area is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement in gross floor area exceeds 50 percent of the gross floor area lawfully constructed at the time of building permit application; and
 - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.
 - (c) for the purposes of calculating the floor area of the existing industrial building, floor area created by a previous enlargement shall not be included.
- (5) Notwithstanding this Section, development charges against land to be developed for non-residential use, where building permit applications were received prior to July 1, 2025 shall be calculated, paid, and collected at the rates set out in Schedule "D", provided:
- (a) the permit application is complete in terms of the applicant's submission requirements set out in the building code and the City's Building By-law;
 - (b) applicable law approvals prescribed in the building code have been obtained or applied for; and
 - (c) the building permit or a conditional building permit is issued for all or part of the building by August 15, 2025.
13. (1) Where residential floor area is to be converted to non-residential floor area, a charge shall be paid for any new non-residential space created, less the amount of the charge which would be payable if the existing residential units being converted were being constructed, but in no case shall the net charge be less than zero.
- (2) Notwithstanding subsection (1), development charge credits for the conversion of an existing building from one principal use to another will only be provided where the applicant has provided proof of payment of a development charge under a prior by-law or a lot levy under by-law 3322/89 with regard to the building to be converted.

Part IV Administration

14. Development charges against land to be developed for residential uses, non-residential uses, or both, shall be calculated, paid, and collected as follows:
- (a) development charges against that portion of the land to be developed for residential use shall be calculated, paid and collected on a per dwelling unit of residential use basis in accordance with Part II and Schedule "C" of this By-law;
 - (b) development charges against that portion of the land to be developed for non-

residential use shall be calculated, paid and collected in accordance with Part III and Schedule "C" of this By-law; and

- (c) development charges against land to be developed for both residential and non-residential uses shall be calculated, paid and collected (in the case of the residential component, on a per dwelling unit basis), in accordance with Parts II and III and Schedule "C" of this By-law.
15. (1) Development charges shall be payable in full on the date that the building permit is issued in relation to a building or structure on land to which a development charge applies, except as provided in sections 2(3) or 2(8) hereof.
- (2) Except under the provisions identified in sections 2(3) or 2(8), no building permits shall be issued by the City for the construction of any building or structure on land to which a development charge applies until the applicable development charge has been paid in full to the City.
- (3) Where an owner has paid to the City, prior to the enactment of this By-law, in relation to a building or structure on land to which a development charge applies,
- (a) a charge against development pursuant to an obligation to do so in a subdivision agreement, condominium agreement, development agreement or other agreement with the City;
 - (b) a fee as a condition of obtaining a consent to create a lot, other than the application fee; or
 - (c) a lot levy pursuant to By-law 3322/89, and the building permit for that building or structure has not been issued prior to the enactment of this By-law, the owner shall be credited with the amount so paid, up to the amount of the development charge payable, as part of the development charge payable hereunder when the building permit is issued.
16. (1) Monies received from payment of development charges shall be maintained in a separate reserve fund for each service designated in Schedule "A", plus interest earned thereon.
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of s.35 of the Act
- (3) The amounts contained in the reserve funds established under this Section shall be invested, with any income received credited to the development charge reserve funds in relation to which the investment income applies.
17. (1) The development charges referred to in Sections 6 and 12 shall be adjusted annually, without amendment to this By-law, as of July 1 each year,
- (a) The rates in Schedule "C" shall be adjusted annually in accordance with the change in the index for the most recently available annual period ending March 31 for the Statistics Canada Non-Residential Building Construction Price Index for Toronto.

- (2) The indexed development charges rates effective July 1 each year shall not apply to permit applications received prior to the July 1 effective date, provided:
- (a) the permit application is complete in terms of the applicant's submission requirements set out in the *Ontario Building Code* and the City's Building By-law;
 - (b) applicable law approvals prescribed in the *Ontario Building Code* have been obtained or applied for; and
 - (c) the building permit or a conditional building permit is issued for all or part of the building by the date set out in the Region of Durham's annual report on the indexing of Development Charges.
18. Development charges are payable by electric funds transfer or certified cheque at the applicable rates or as otherwise may be approved by Council.
19. Council may consider allowing a person to perform work that relates to a service to which this By-law relates and, if it agrees, shall give the person a credit towards the development charge otherwise payable in exchange for the related work.
20. This By-law shall be administered by the Finance Department and applied by the Chief Building Official.
21. The following schedules to this by-law form an integral part of this by-law:
- Schedule "A" - Designated Municipal Services Under this By-law.
 - Schedule "B" - City of Pickering and Seaton Lands.
 - Schedule "C" - Schedule of Development Charges Effective July 1, 2025.
 - Schedule "D" - City of Pickering Schedule of Development Charges Applicable to Building Permit Applications Received Prior to July 1, 2025 as per Section 6(5) and 12(5) of this By-law
22. This By-law shall come into force and effect at 12:01 am on July 1, 2025 for a term not to exceed ten years from the date it comes into force, unless it is repealed at an earlier date.
23. By-law No. 7953/22, as amended, shall be repealed as of the date this By-law comes into force.

By-law passed this 23rd day of June, 2025.

Original Signed By

Kevin Ashe, Mayor

Original Signed By

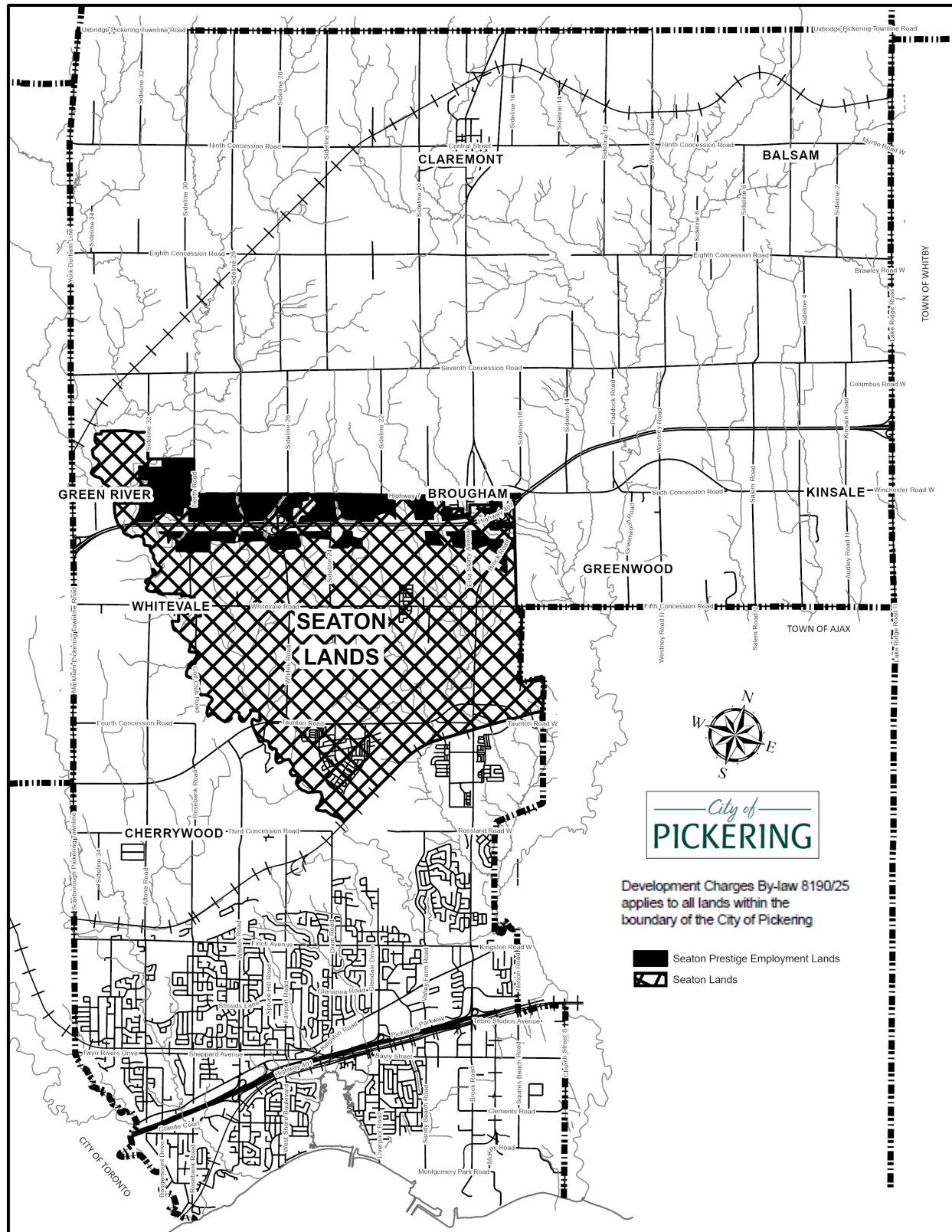
Susan Cassel, City Clerk

**Schedule “A”
Designated Municipal Services and Classes of Service
Under this By-law**

- (a) Fire Protection Services;
- (b) By-law Enforcement Services;
- (c) Transportation Services;
- (d) Other Transportation Services;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Stormwater Management Services; and
- (h) Growth-Related Studies.

Schedule "B"

City of Pickering Seaton Lands



Schedule “C”
City of Pickering Schedule of Development Charges
Effective July 1, 2025

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	1,229	948	762	478	16,354	0.62
Fire Protection Services	1,102	851	683	429	14,686	0.55
Parks and Recreation Services	18,736	14,463	11,616	7,296	36,793	1.41
Library Services	2,835	2,189	1,758	1,104	5,560	0.21
By-Law Enforcement Services	196	151	122	76	2,555	0.10
Stormwater Services	530	409	328	206	6,938	0.27
Growth-Related Studies	182	141	113	71	881	0.03
Outside of Seaton Lands ¹						
Transportation Services	18,003	13,897	11,161	7,010		7.44
Total Outside of Seaton Services	18,003	13,897	11,161	7,010	-	7.44
GRAND TOTAL SEATON	24,810	19,152	15,382	9,660	83,767	3.19
GRAND TOTAL REST OF PICKERING	42,812	33,049	26,543	16,670		10.63

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions

2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.

Schedule “D”
City of Pickering Schedule of Development Charges
Applicable to Building Permit Applications
Received Prior to July 1, 2025 as per Section 6(5) and 11(5) of this By-law

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Seaton Prestige Employment Lands (per net hectare)	Other Pickering Non Residential ² (per sq.ft. of Gross Floor Area)
City Wide Services/Class of Service:						
Other Transportation	876	675	510	312	13,738	0.40
Fire Protection Services	1,381	1,064	803	493	21,722	0.62
Parks and Recreation Services	15,591	12,010	9,067	5,564	42,202	1.21
Library Services	2,871	2,212	1,669	1,024	7,868	0.22
By-Law Enforcement Services	121	93	70	43	1,837	0.05
Stormwater Services	540	416	315	193	8,497	0.25
Growth-Related Studies	276	213	161	99	1,272	0.04
Total City Wide Services/Class of Services	21,656	16,683	12,595	7,728	97,136	2.79
Outside of Seaton Lands ¹						
Transportation Services	15,812	12,180	9,196	5,644		5.56
Total Outside of Seaton Services	15,812	12,180	9,196	5,644	-	5.56
GRAND TOTAL SEATON	21,656	16,683	12,595	7,728	97,136	2.79
GRAND TOTAL REST OF PICKERING	37,468	28,863	21,791	13,372		8.35

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions

2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.