



**Economic & Development Services Department
Building Permit Services**

**Residential Development Charges and Cash-in-lieu of Parkland Dedication as of May 1, 2024
(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 & 8	Apartment Bachelor & 1 bedroom (per unit) see Note 6 & 8
City of Oshawa	\$35,591	\$35,591	\$44,802	\$12,357	\$28,679	\$22,398	\$13,753
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	\$66,149	\$66,149	\$*Varies	\$*Varies	\$52,737	\$38,503	\$23,639
Public School	\$3,749	\$3,749	\$7,498	\$T.B.D. (See Note 4)	\$3,749	\$3,749	\$3,749
Separate School	\$2,586	\$2,586	\$5,172	\$T.B.D. (see Note 4)	\$2,586	\$2,586	\$2,586
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	\$114,275	\$112,725	\$To be determined	\$To be determined	\$91,781	\$68,933	\$45,367

City of Oshawa rates are valid until the next adjustment as per By-law 60-2019, as amended by By-law 33-2021, 121-2021 and 46-2022. Development charges will generally be adjusted subject to indexing semi-annually on January 1 and July 1 each year. (Note: January 1, 2024 increase is 2.26%).

Region of Durham rates are valid until July 1, 2024 as per By-laws 42-2023, 44-2023 (Transit) and 43-2023 (GO), – ***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, 2025 as per Durham District School Board Education Development Charges By-law (2024).

Separate School rates are valid until April 30, 2025 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, 2024
 (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	\$182.56/m ² (see Note 1)	N/A (see Note 2)	\$182.56/m ² (see Note 1)
Region of Durham	\$34.14/ft ²	\$16.56/ft ²	\$18.20/ft ²
Public School see Note 8	\$0.10/ft ²	\$0.10/ft ²	\$0.10/ft ²
Separate School see Note 8	\$0.10/ft ²	\$0.10/ft ²	\$0.10/ft ²
Cash-in-Lieu of Parkland Dedication (C.I.L.) 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:** Industrial development is exempt pursuant to ss. 2.5 (e) of the D.C. By-law. The calculated D.C. rate of \$76.80/m² 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 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. 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 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.