

Purpose of Development Charges

Development charges are fees collected by the City for new development and redevelopment of land. Collecting development charges is the City’s primary revenue tool for funding growth-related capital costs. This reduces the overall burden on the taxpayer.

City-wide Development Charges

By-law 91-2024 imposes residential and non-residential development charges on all lands within the boundaries of the City of Oshawa.

The City’s Development Charge By-law provides for Fire Protection Services, Parks and Recreation Services, Library Services, Provincial Offences Act including By-law Enforcement, Waste Diversion, Growth-Related Studies, Services Related to a Highway, and Stormwater Services.

The City’s Development Charge By-law is available on the City’s website at www.oshawa.ca and at Building Services, upon request.

City of Oshawa Development Charges (effective January 1, 2025)

Development Type	Building Type	Development Charge
Residential	Single and Semi-Detached	\$38,899
Residential	Other Multiples	\$29,044
Residential	Apartments – 2+ bedrooms	\$24,454
Residential	Apartments – Bachelor and 1 bedroom	\$15,354
Residential	Lodging House	\$12,559
Non-Residential	Commercial/Institutional (per square metre of total floor area)	\$192.95
Non-Residential	Industrial	N/A

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 91-2024.

The City’s Development Charge’s are adjusted semi-annually on January 1 and July 1 each year by the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period.

Timing of Collection

Development charges are payable upon issuance of a building permit and are collected by the City’s Building Services.

Development Charges

Installment payments for rental housing and institutional developments are due and payable in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five years.

Exemptions

All developments in Oshawa, are subject to the Development Charge, unless the Development Charges Act or City's Development Charges By-law provide an exemption, in order that the services necessitated by development can be provided.

Discretionary exemptions provided in the City's Development Charge By-law 91-2024 include:

- Lands wholly within that part of Oshawa partially known as the Core Area of the Downtown Oshawa Urban Growth
- Lands used solely for the purposes of a
 - i. Non-Profit Institution;
 - ii. Hospital
 - iii. Long-term Care Home
- New Industrial building or structure or the enlargement of an existing Industrial building or structure
- Temporary building or structure
- Agricultural building or structure
- Apartment Dwelling Unit or a Townhouse Dwelling other than a Street Townhouse Building on lands within that part of King Street/Thornton Road Intensification Area
- Apartment Dwelling Unit on lands within that part of King Street/Thornton Road Intensification Area
- Apartment Dwelling Unit or a Townhouse Dwelling Unit, except back-to-back Townhouses, on lands within that part of the Shoulder Area of the Downtown Oshawa Urban Growth Centre
- New Financial Institution
- The part of a building used solely for the purposes of a Medical Clinic receives a 100% discount of the Commercial Development Charge

Reporting

The annual Treasurer's Statement, identifying opening and closing reserve fund balances, and transactions during the year, is presented to City Council. It is available on the City's website at www.oshawa.ca and at the City of Oshawa, upon request.

For further information, please contact Finance Services at 905-436-3311 or email financeservicesbranch@oshawa.ca.

About this Publication

This publication summarizes the City of Oshawa Development Charges effective July 1, 2024.

This information is intended only as a guide. Applicants should review By-law 91-2024 and consult with Building Services at 905-436-3311 or by email buildings@oshawa.ca to determine the applicable charges that may apply to specific development proposals.