

TOWN OF AJAX

Summary of Residential and Non-residential Development Charges

Development Charges and Bill 108

Effective January 1, 2020 the Province amended the Development Charges Act, 1997 and the timing of when development charges are calculated.

Please refer to the table below for guidance regarding the applicable DC rate:

Situation	Town of Ajax and Region of Durham	Board of Education
A complete application for site plan or zoning amendment was made prior to January 1, 2020	Rate in effect at permit issuance	Rate in effect at permit issuance
A complete application for site plan or zoning amendment was made on or after January 1, 2020	Rate in effect at the application date plus interest **	Rate in effect at permit issuance
The development is not subject to a site plan or zoning amendment application	Rate in effect at permit issuance	Rate in effect at permit issuance

** Interest is calculated at the Bank of Canada Bank Rate in effect on June 30 and December 31 prior to building permit issuance plus 2%.

Residential Development Charges (rate changes are shown in bold)

Effective Date	Town DC By-law	Town				Region of Durham				School Board All unit types	Total			
		Single/ Semi- Detached	Apartment, 2 bedrooms or more	Apartment, less than 2 bedrooms	Other Dwellings (Townhouse/ Links)	Single/ Semi- Detached	Apartment, 2 bedrooms or more	Apartment, less than 2 bedrooms	Dwellings (Medium Density Multiples)		Single/ Semi- Detached	Apartment, 2 bedrooms or more	Apartment, less than 2 bedrooms	Other Dwellings (Townhouse/ Links)
1/1/2020	50-2018	\$ 26,277	\$ 12,640	\$ 7,945	\$ 20,750	\$ 32,742	\$ 19,059	\$ 12,389	\$ 26,371	\$ 3,335	\$ 62,354	\$ 35,034	\$ 23,669	\$ 50,456
5/1/2020	50-2018	\$ 26,277	\$ 12,640	\$ 7,945	\$ 20,750	\$ 32,742	\$ 19,059	\$ 12,389	\$ 26,371	\$ 3,935	\$ 62,954	\$ 35,634	\$ 24,269	\$ 51,056
7/1/2020	50-2018	\$ 27,039	\$ 13,006	\$ 8,175	\$ 21,351	\$ 33,693	\$ 19,612	\$ 12,747	\$ 27,135	\$ 3,935	\$ 64,667	\$ 36,553	\$ 24,857	\$ 52,421
1/1/2021	55-2020	\$ 28,281	\$ 13,606	\$ 8,550	\$ 22,332	\$ 33,693	\$ 19,612	\$ 12,747	\$ 27,135	\$ 3,935	\$ 65,909	\$ 37,153	\$ 25,232	\$ 53,402
5/1/2021	55-2020	\$ 28,281	\$ 13,606	\$ 8,550	\$ 22,332	\$ 33,693	\$ 19,612	\$ 12,747	\$ 27,135	\$ 4,535	\$ 66,509	\$ 37,753	\$ 25,832	\$ 54,002
7/1/2021	55-2020	\$ 29,158	\$ 14,028	\$ 8,815	\$ 23,024	\$ 35,050	\$ 20,401	\$ 13,262	\$ 28,230	\$ 4,535	\$ 68,743	\$ 38,964	\$ 26,612	\$ 55,789
5/1/2022	55-2020	\$ 29,158	\$ 14,028	\$ 8,815	\$ 23,024	\$ 35,050	\$ 20,401	\$ 13,262	\$ 28,230	\$ 5,135	\$ 69,343	\$ 39,564	\$ 27,212	\$ 56,389
7/1/2022	55-2020	\$ 34,202	\$ 16,455	\$ 10,340	\$ 27,007	\$ 41,689	\$ 24,211	\$ 15,701	\$ 33,530	\$ 5,135	\$ 81,026	\$ 45,801	\$ 31,176	\$ 65,672
9/18/2022	55-2020	\$ 34,202	\$ 16,455	\$ 10,340	\$ 27,007	\$ 41,528	\$ 24,117	\$ 15,640	\$ 33,401	\$ 5,135	\$ 80,865	\$ 45,707	\$ 31,115	\$ 65,543

Non-Residential Development Charges (rate changes are shown in bold)

rate per Square foot (sq ft)

Effective Date	DC By-law	Town	Region of Durham			Total		
		Non-Res (sqft)	Commercial (sq ft)	Industrial (sq ft)	Institutional (sq ft)	Commercial (sq ft)	Industrial (sq ft)	Institutional (sq ft)
1/1/2020	50-2018	\$ 6.76	\$ 19.43	\$ 10.48	\$ 10.12	\$ 26.19	\$ 17.24	\$ 16.88
7/1/2020	50-2018	\$ 6.96	\$ 19.99	\$ 10.78	\$ 10.41	\$ 26.95	\$ 17.74	\$ 17.37
1/1/2021	55-2020	\$ 6.97	\$ 19.99	\$ 10.78	\$ 10.41	\$ 26.96	\$ 17.75	\$ 17.38
7/1/2021	55-2020	\$ 7.19	\$ 20.61	\$ 11.11	\$ 10.73	\$ 27.80	\$ 18.30	\$ 17.92
7/1/2022	55-2020	\$ 8.43	\$ 24.45	\$ 13.30	\$ 12.86	\$ 32.88	\$ 21.73	\$ 21.29

rate per Square meters (sq m)

Effective Date	Town DC By-law	Town	Region of Durham			Total		
		Non-Res (sqm)	Commercial (sq m)	Industrial (sq m)	Institutional (sq m)	Commercial (sq m)	Industrial (sq m)	Institutional (sq m)
1/1/2020	50-2018	\$ 72.81	\$ 209.14	\$ 112.81	\$ 108.93	\$ 281.95	\$ 185.62	\$ 181.74
7/1/2020	50-2018	\$ 74.92	\$ 215.17	\$ 116.03	\$ 112.05	\$ 290.09	\$ 190.95	\$ 186.97
1/1/2021	55-2020	\$ 75.02	\$ 215.17	\$ 116.03	\$ 112.05	\$ 290.19	\$ 191.05	\$ 187.07
7/1/2021	55-2020	\$ 77.35	\$ 221.84	\$ 119.59	\$ 115.50	\$ 299.19	\$ 196.94	\$ 192.85
7/1/2022	55-2020	\$ 90.74	\$ 263.18	\$ 143.16	\$ 138.42	\$ 353.92	\$ 233.90	\$ 229.16