

PURPOSE OF DEVELOPMENT CHARGES

Imposed to assist in providing infrastructure required by future development in the Town of Oakville, by establishing a viable capital funding source to meet the financial requirements for the town.

BACKGROUND

On July 12, 2022, the Town of Oakville passed by-law 2022-068 under section 2(1) of the Development Charges Act, 1997, which establishes development charges on residential and non-residential development for the town. This charge is applicable on all lands within the town boundaries, payable upon issuance of the first building permit, as defined in the by-law.

In addition to mandated exemptions (see right), the by-law provides for certain non-statutory exemptions:

- non-residential farm buildings;
- areas of worship;
- public hospitals; and
- lot coverage relief in accordance with specific criteria

STATEMENT OF THE TREASURER

As required by the Development Charges Act, 1997, the Treasurer for the Town of Oakville shall prepare an annual financial statement reporting on the status and transactions relating to the DC reserve funds for the previous year, which is presented to the Council of the town for their review. The general public may also review the statements on oakville.ca.

ARE DEVELOPMENT CHARGES REQUIRED?

They may be required for:

- constructing a new building;
- adding to/altering an existing building, which increases the floor area or number of units;
- redeveloping one or more properties, resulting in change of use

MANDATED EXEMPTIONS

- a board of education;
- any municipality or local board thereof;
- enlargement of an existing dwelling;
- creation of up to 2 additional dwelling units; and
- enlargement of an industrial building up to a maximum of 50% of the GFA of original structure

DEMOLITION CREDITS

Credit will be provided against applicable DCs where buildings or structures have been demolished to permit the redevelopment of the property. Credit will expire 5 years from the issuance date of the demolition permit, and is based on the number and type of residential units demolished and/or the total floor area and type of non-residential building or structures demolished.

QUESTIONS?

For more information related to Development Charges (including a breakdown of current Residential and Non-Residential Development Charges), visit: <https://www.oakville.ca/town-hall/budget-finances/growth-infrastructure-financing-tools/development-charges/> or contact the Finance department at DCForms@oakville.ca.

DC APPLICABLE SERVICES

