

TOWN OF AJAX

Summary of Residential and Non-residential Development Charges

Development Charges and Bills 108 and 185

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

Effective June 6, 2024, through Bill 185, the Province amended the DCA to reduce the length of time after application approval that DC rates are frozen from 24 to 18 months

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 and approved no more than 18 months	Rate in effect at the application date plus interest **	Rate in effect at permit issuance
A complete application for site plan or zoning amendment was made on or after January 1, 2020 and approved more than 18 months	Rate in effect at permit issuance	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 Average Prime Rate plus 1% as at October 15, beginning the following January 1, and April 15, beginning the following July 1 as it is earned

Residential Development Charges (rate changes are shown in bold)

Effective Date	Town DC By-law	Town					Region of Durham (Restated Rates)				School Board	Total				
		Single/ Semi-Detached	Other Multiples	Apartment, 2 bedrooms or more	Apartment, less than 2 bedrooms	Special Care Dwellings	Single/ Detached	Semi- Multiples	Apartment, 2 bedrooms or more	Apartment, less than 2 bedrooms		Single/ Semi-Detached	Other Multiples	Apartment, 2 bedrooms or more	Apartment, less than 2 bedrooms	Special Care Dwellings
1/1/2020	50-2018	\$ 26,277	\$ 20,750	\$ 12,640	\$ 7,945		\$ 32,742	\$ 26,371	\$ 19,059	\$ 12,389	\$ 3,335	\$ 62,354	\$ 50,456	\$ 35,034	\$ 23,669	
5/1/2020	50-2018	\$ 26,277	\$ 20,750	\$ 12,640	\$ 7,945		\$ 32,742	\$ 26,371	\$ 19,059	\$ 12,389	\$ 3,935	\$ 62,954	\$ 51,056	\$ 35,634	\$ 24,269	
7/1/2020	50-2018	\$ 27,039	\$ 21,351	\$ 13,006	\$ 8,175		\$ 33,693	\$ 27,135	\$ 19,612	\$ 12,747	\$ 3,935	\$ 64,667	\$ 52,421	\$ 36,553	\$ 24,857	
1/1/2021	55-2020	\$ 28,281	\$ 22,332	\$ 13,606	\$ 8,550		\$ 33,693	\$ 27,135	\$ 19,612	\$ 12,747	\$ 3,935	\$ 65,909	\$ 53,402	\$ 37,153	\$ 25,232	
5/1/2021	55-2020	\$ 28,281	\$ 22,332	\$ 13,606	\$ 8,550		\$ 33,693	\$ 27,135	\$ 19,612	\$ 12,747	\$ 4,535	\$ 66,509	\$ 54,002	\$ 37,753	\$ 25,832	
7/1/2021	55-2020	\$ 29,158	\$ 23,024	\$ 14,028	\$ 8,815		\$ 35,050	\$ 28,230	\$ 20,401	\$ 13,262	\$ 4,535	\$ 68,743	\$ 55,789	\$ 38,964	\$ 26,612	
5/1/2022	55-2020	\$ 29,158	\$ 23,024	\$ 14,028	\$ 8,815		\$ 35,050	\$ 28,230	\$ 20,401	\$ 13,262	\$ 5,135	\$ 69,343	\$ 56,389	\$ 39,564	\$ 27,212	
7/1/2022	55-2020	\$ 34,202	\$ 27,007	\$ 16,455	\$ 10,340		\$ 41,689	\$ 33,530	\$ 24,211	\$ 15,701	\$ 5,135	\$ 81,026	\$ 65,672	\$ 45,801	\$ 31,176	
9/18/2022	55-2020	\$ 34,202	\$ 27,007	\$ 16,455	\$ 10,340		\$ 41,528	\$ 33,401	\$ 24,117	\$ 15,640	\$ 5,135	\$ 80,865	\$ 65,543	\$ 45,707	\$ 31,115	
11/28/2022	55-2020	\$ 34,202	\$ 27,007	\$ 16,455	\$ 10,340		\$ 40,529	\$ 32,603	\$ 23,546	\$ 15,278	\$ 5,135	\$ 79,866	\$ 64,745	\$ 45,136	\$ 30,753	
5/1/2023	55-2020	\$ 34,202	\$ 27,007	\$ 16,455	\$ 10,340		\$ 40,529	\$ 32,603	\$ 23,546	\$ 15,278	\$ 5,735	\$ 80,466	\$ 65,345	\$ 45,736	\$ 31,353	
7/1/2023	55-2020	\$ 38,477	\$ 30,383	\$ 18,511	\$ 11,633		\$ 68,368	\$ 54,449	\$ 39,805	\$ 24,450	\$ 5,735	\$ 112,580	\$ 65,346	\$ 64,051	\$ 41,818	
5/1/2024	55-2020	\$ 38,477	\$ 30,383	\$ 18,511	\$ 11,633		\$ 68,368	\$ 54,449	\$ 39,805	\$ 24,450	\$ 6,335	\$ 113,180	\$ 65,347	\$ 64,651	\$ 42,418	
7/1/2024	55-2020	\$ 40,247	\$ 31,781	\$ 19,363	\$ 12,168		\$ 74,941	\$ 59,737	\$ 43,612	\$ 26,778	\$ 6,335	\$ 121,523	\$ 65,348	\$ 69,310	\$ 45,281	
3/1/2025	13-2025	\$ 43,697	\$ 35,642	\$ 23,774	\$ 14,921	\$ 12,676	\$ 74,941	\$ 59,737	\$ 43,612	\$ 26,778	\$ 6,335	\$ 124,973	\$ 101,714	\$ 73,721	\$ 48,034	\$ 12,676
5/1/2025	13-2025	\$ 43,697	\$ 35,642	\$ 23,774	\$ 14,921	\$ 12,676	\$ 74,941	\$ 59,737	\$ 43,612	\$ 26,778	\$ 6,935	\$ 125,573	\$ 102,314	\$ 74,321	\$ 48,634	\$ 12,676
7/1/2025	13-2025	\$ 43,697	\$ 35,642	\$ 23,774	\$ 14,921	\$ 12,676	\$ 74,967	\$ 59,760	\$ 43,628	\$ 26,788	\$ 6,935	\$ 125,599	\$ 102,337	\$ 74,337	\$ 48,644	\$ 12,676
9/1/2025	63-2025	\$ 44,003	\$ 35,891	\$ 23,940	\$ 15,025	\$ 12,765	\$ 74,967	\$ 59,760	\$ 43,628	\$ 26,788	\$ 6,935	\$ 125,905	\$ 102,586	\$ 74,503	\$ 48,748	\$ 12,765
1/1/2026	63-2025	\$ 44,003	\$ 35,891	\$ 23,940	\$ 15,025	\$ 12,765	\$ 74,078	\$ 58,973	\$ 43,070	\$ 26,456	\$ 6,935	\$ 125,016	\$ 101,799	\$ 73,945	\$ 48,416	\$ 12,765
4/1/2026	63-2025	\$ 45,279	\$ 36,932	\$ 24,635	\$ 15,461	\$ 13,135	\$ 74,078	\$ 58,973	\$ 43,070	\$ 26,456	\$ 6,935	\$ 126,292	\$ 102,840	\$ 74,640	\$ 48,852	\$ 13,135
5/1/2026	63-2025	\$ 45,279	\$ 36,932	\$ 24,635	\$ 15,461	\$ 13,135	\$ 74,078	\$ 58,973	\$ 43,070	\$ 26,456	\$ 7,535	\$ 126,892	\$ 103,440	\$ 75,240	\$ 49,452	\$ 13,135
7/1/2026	63-2025	\$ 45,279	\$ 36,932	\$ 24,635	\$ 15,461	\$ 13,135	\$ 76,227	\$ 60,684	\$ 44,320	\$ 27,224	\$ 7,535	\$ 129,041	\$ 105,151	\$ 76,490	\$ 50,220	\$ 13,135

Non-Residential Development Charges (rate changes are shown in bold)
rate per Square foot (sq ft)

Effective Date	DC By-law	Town Non-Res (sqft)	Region of Durham (Restated Rates)			School Board All Types (sq ft)	Total		
			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
11/28/2022	55-2020	\$ 8.43	\$ 24.25	\$ 12.66	\$ 13.10	\$ -	\$ 32.68	\$ 21.09	\$ 21.53
7/1/2023	55-2020	\$ 9.48	\$ 37.59	\$ 17.29	\$ 20.17	\$ -	\$ 47.07	\$ 26.77	\$ 29.65
5/1/2024	55-2020	\$ 9.48	\$ 37.59	\$ 17.29	\$ 20.17	\$ 0.20	\$ 47.27	\$ 26.97	\$ 29.85
7/1/2024	55-2020	\$ 9.92	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.20	\$ 50.60	\$ 29.36	\$ 32.38
3/1/2025	13-2025	\$ 11.35	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.20	\$ 52.03	\$ 30.79	\$ 33.81
5/1/2025	13-2025	\$ 11.35	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.40	\$ 52.23	\$ 30.99	\$ 34.01
7/1/2025	13-2025	\$ 11.35	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.40	\$ 52.23	\$ 30.99	\$ 34.01
9/1/2025	63-2025	\$ 11.43	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.40	\$ 52.31	\$ 31.07	\$ 34.09
1/1/2026	63-2025	\$ 11.43	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.40	\$ 52.31	\$ 31.07	\$ 34.09
4/1/2026	63-2025	\$ 11.76	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.40	\$ 52.64	\$ 31.40	\$ 34.42
5/1/2026	63-2025	\$ 11.76	\$ 40.48	\$ 19.24	\$ 22.26	\$ 0.60	\$ 52.84	\$ 31.60	\$ 34.62
7/1/2026	63-2025	\$ 11.76	\$ 41.65	\$ 19.80	\$ 22.90	\$ 0.60			

rate per Square meters (sq m)

Effective Date	Town DC By-law	Town Non-Res (sqm)	Region of Durham (Restated Rates)			School Board All Types (sq m)	Total		
			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	\$ 90.73	\$ 263.18	\$ 143.16	\$ 138.42	\$ -	\$ 353.91	\$ 233.89	\$ 229.15
11/28/2022	55-2020	\$ 90.73	\$ 261.02	\$ 136.27	\$ 141.01	\$ -	\$ 351.75	\$ 227.00	\$ 231.74
7/1/2023	55-2020	\$ 102.07	\$ 404.62	\$ 186.11	\$ 217.11	\$ -	\$ 506.69	\$ 288.18	\$ 319.18
5/1/2024	55-2020	\$ 102.07	\$ 404.62	\$ 186.11	\$ 217.11	\$ 2.15	\$ 508.84	\$ 290.33	\$ 321.33
7/1/2024	55-2020	\$ 106.77	\$ 435.72	\$ 207.10	\$ 239.60	\$ 2.15	\$ 544.65	\$ 316.02	\$ 348.53
3/1/2025	13-2025	\$ 122.17	\$ 435.72	\$ 207.10	\$ 239.60	\$ 2.15	\$ 560.04	\$ 331.42	\$ 363.92
5/1/2025	13-2025	\$ 122.17	\$ 435.72	\$ 207.10	\$ 239.60	\$ 4.30	\$ 562.19	\$ 333.57	\$ 366.07
7/1/2025	13-2025	\$ 122.17	\$ 435.72	\$ 207.10	\$ 239.60	\$ 4.30	\$ 562.19	\$ 333.57	\$ 366.07
9/1/2025	63-2025	\$ 123.03	\$ 435.72	\$ 207.10	\$ 239.60	\$ 4.30	\$ 563.05	\$ 334.43	\$ 366.93
1/1/2026	63-2025	\$ 123.03	\$ 435.72	\$ 207.10	\$ 239.60	\$ 4.30	\$ 563.05	\$ 334.43	\$ 366.93
4/1/2026	63-2025	\$ 126.59	\$ 435.72	\$ 207.10	\$ 239.60	\$ 4.30	\$ 566.61	\$ 337.99	\$ 370.49
5/1/2026	63-2025	\$ 126.59	\$ 435.72	\$ 207.10	\$ 239.60	\$ 6.46	\$ 568.77	\$ 340.15	\$ 372.65
7/1/2026	63-2025	\$ 126.59	\$ 448.32	\$ 213.13	\$ 246.49	\$ 6.46	\$ 581.37	\$ 346.18	\$ 379.54