

**Appendix 6 to  
Report CORPSERV-2022-0012**

**Summary of Development Charges  
Policies & Proposed Changes**

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DC Policies	Current Policy	Proposed Change
<b>Intensification:</b>		
Industrial Expansion Exemption (Mandatory)	Expansion of <=50% of existing GFA is exempt	No Change
Industrial Expansion Exemption (Discretionary)	Fully Exempt if in operation/same ownership for a period of more than 5 years	To be applicable only to the general employment area within the Georgetown and Acton areas (excluding Premier Gateway) as defined in DC by-law
Non-Residential Lot Coverage Relief (Discretionary)	DCs payable on TFA <= 1X lot area, 50% for TFA between 1 - 1.5X lot area, 25% for TFA > 1.5X lot area	No Change
Demolition Credit	Credit provided for 5 years following the issuance of demolition permit	No Change
Conversion Credit	Credit provided for change in principle use of existing building, to the extent of DCs payable at the time of a building permit issuance	No Change
Additional dwelling units in existing and new residential buildings or a structure ancillary to it (Mandatory)	Compliant with DCA s. 2(3) & O.Reg 82/98 provisions	No Change
<b>Economic Development</b>		
Non-Residential Payment Deferral	Deferral of DCs by equal annual payments of 10 yrs with interest. Max 50k sqft industrial, 25k sqft non-industrial. First payment due one year after building permit issuance	The first payment is payable upon issuance of building permit
Non-Residential Categories	Differentiated between Industrial and Other Non-Res	No Change
Temporary Buildings (Residential, and Non-Residential)	Exempt for 3 years	To require DC payment up-front and to be refunded upon proof of demolition
Seasonal Structures	None	To be exempt
<b>Affordable Housing</b>		
Affordable Rental Housing	None	20-year deferral without interest (consistent with Regional policy)
Non-profit housing (Mandatory)	Deferred DCs by 21 annual installments with interest	Include formally in by-law
Rental housing (that is not non-profit) (Mandatory)	Deferred DCs by 6 annual installments with interest	Include formally in by-law

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<b>DC Policies</b>	<b>Current Policy</b>	<b>Proposed Change</b>
<b>Other</b>		
Determination of DC rates (Mandatory)	DC determined based on the rate in effect on the day of the planning application	Include formally in by-law
Institutional (Mandatory)	Deferred DCs by 6 annual installments with interest	Include formally in by-law
Charities, Non-profits, Not-for-profits (discretionary)	May apply to council to seek financial relief	No change
Agricultural Exemptions	Exempt (except for residential & retail/commercial use) including Farm help quarters	To also exclude cannabis production facilities
Cannabis-related Developments	None	To be added - Production facilities including growing operations (industrial), retail sales (non-industrial)
Municipal and School Board (Mandatory)	Exempt	No Change
Hospital	Exempt	No Change
Places of Worship	Exempt	No Change
Conservation Authority	None	To be exempt
Industrial Definition	Self-Storage is treated as industrial	Self-storage to be excluded from industrial
Refunds (Not resulting from appeal)	None	No interest would apply to refunds as a result of a change in building plans/permits