



**Municipality of Clarington
Summary of Development Charges Incentives
By-Law No. 2015-035**

Timing Incentive:

For apartment buildings having a minimum of 3 stories, the Municipality of Clarington may enter into an agreement providing for deferral of payment of the applicable development charge.

Exemptions:

- a) Hospitals, school boards, and college or university, the amount of the development charge is zero;
- b) Buildings used for research purposes located in the Clarington Science Park or the Clarington Energy Park, the amount of the development charge is zero;
- c) Buildings or structures used for agricultural or agri-tourism purposes and farm bunkhouses, the amount of the development charge is zero;
- d) Places of worship, the amount of the development charge is zero;
- e) For existing industrial buildings, enlargements of 100% or less; on the same lot, whether or not it is attached, excluding large industrial, the amount of the development charge is zero;
- f) For new industrial buildings on a vacant lot, 50% of the amount that would otherwise be payable;
- g) Masonry-clad apartments or mixed use buildings, 6 or more stories, located in the Bowmanville West Town Centre, with a density exceeding 100 units per hectare, 50% of the amount that would otherwise be payable.

Revitalization Area Incentives:

- a) For existing commercial buildings less than 250 square metres, located in Revitalization areas, enlargements of 50% or less, the amount of the development charge is zero;
- b) For masonry-clad multi-story mixed-use buildings with 2 or more stories, and a ground floor area that is 50% or less of the total GFA, located in Revitalization areas, 50% of the amount that would otherwise be payable;
- c) For masonry-clad apartment or retirement residence with 4 or more stories, located in revitalization areas, 50% of the amount that would otherwise be payable;
- d) For the conversion of a heritage building, located in Revitalization areas or on the Jury lands, the amount of the development charge is zero.

Redevelopment Credits:

- a) Demolition and conversion credits are available as described in Section 36 of By-Law 2015-035;
- b) Brownfield credits are available equal to the costs of assessment and cleanup, but not to exceed the total otherwise payable, excluding gas stations;
- c) Expropriated land credit for a building relocated within the boundary of the original lot;
- d) Relocation of a heritage building refund upon redesignation on new lot.

Note: This is a summary of the incentives available under By-law 2015-035. The applicable rules and definitions within the By-Law apply to the application of the incentive and must be reviewed in detail to determine final eligibility.