

Proposed DC Policy	Currently in Existing City's By-Law (49-2009)	Recommendation
Mandatory Exemptions <ul style="list-style-type: none"> • City, Region or Local Board • Board of Education • Industrial Expansion (up to 50%) • Intensification of Existing Housing 	Yes Yes Yes Yes	No Change No Change No Change No Change
Non-Statutory (discretionary) Exemptions <ul style="list-style-type: none"> • Hospital, excluding any portion of the lands, building or structure occupied by the tenant of the hospital • A place of worship • Conservation Authority (excluding commercial space) • Seasonal Structures • Temporary Buildings or Structures • Temporary Venues • Parking Garages • Agricultural Development • Canopy (Building has only one or no walls, i.e. Gas pump islands) • Private Schools • Postsecondary Institutions Lot Coverage Relief (non-residential) <ul style="list-style-type: none"> • Development less than or equal to one times the area of the lot or block – non-residential rates apply • Portion of development greater than one times and less than or equal to 1.5 times of the lot or block – 50% non-residential DC rate applies • Portion greater than 1.5 times the area of the lot or block – 25% of non-residential DC rate applies 	Yes Yes Yes Yes Yes Yes Yes Yes Yes No No Yes	No Change No Change No Change No Change No Change No Change No Change Change – Amend definition No Change No Change No Change Under Review
Demolition Credit – building permit must be issued within “X” years of demolition permit	Yes Within 5 years	No Change
Indexing – April 1 in the year following enactment of this by-law and semi-annually thereafter, in accordance with the Statistics Canada Quarterly, Construction Price Statistics	Yes	Change
Deferral of Payment of full amount of Residential Development Charges (up to 180 days, Letter of Credit required for security)	Yes	Change
Deferral of Payment of Non-Residential Development Charges (Repayment Schedule)	Yes	No Change
Non-Industrial Exemption (Commercial)	No	Under Review
Conversion – Residential & Non-Residential	Yes	Under Review
Conversion – Non-retail to Retail	No	Under Review

Comparison of Existing Residential and Non-residential Deferral Policies

	Residential	Residential	Non-residential	Proposal for Residential*
	10 units or less	11 units or more	n/a	
Term of deferral		180 days after the issuance of the building permit issuance	Up to ten (10) years, with the first payment one year after permit issuance	-2 years (semi-annual payments) -paid in full prior to the earlier of occupancy permit or the registration of the plan of condominium -1 st pymt: at building permit issuance -2 nd pymt: 6 mos after first pymt -3 rd pymt: 6 months after second pymt -4 th pymt: sooner of 6 mos after third pymt or occupancy permit or registration of the plan of condominium
Interest Rate	n/a	n/a	Prime lending rate of the city's bank	Prime lending rate of the city's bank + 1%
Administration Fee	n/a	n/a	\$500	\$500
Security Requirement		Irrevocable letter of credit (100% of the development charges payable)	Irrevocable letter of credit or agreement registered on title at applicant's expense	Irrevocable letter of credit or register agreement on title at the applicant's expense

***F-14-10 –non residential deferral agreement approved**