



Deferred Development Charges Agreement

PROPERTY INFORMATION

Property Address: _____ Permit Number: _____
Property Owner: _____ Phone/Email: _____
Applicant (If Different): _____ Phone/Email: _____

PURPOSE OF AGREEMENT

Pursuant to The Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17), and amendments to the Development Charges Act, 1997 and Ontario Regulation 163/24, applicants for non-rental residential developments may elect to defer payment of development charges otherwise payable at the time of building permit issuance. Under this deferral option, all applicable development charges (local/lower-tier and regional/upper-tier) must be paid in full prior to the request of Occupancy inspection.

TERMS AND CONDITIONS

1. Deferral Election

The Owner/Applicant hereby elects to defer payment of the development charges payable for the above-noted project from the time of building permit issuance to the time of occupancy, as permitted under the Development Charges Act, 1997 and Ontario Regulation 163/24.

2. Payment Due Prior to Occupancy

The Owner/Applicant acknowledges that all deferred development charges must be paid in full prior to issuance of an occupancy permit or prior to the first occupancy of the building, whichever occurs first.

3. Occupancy Permit Withholding

The Municipality will not issue an occupancy permit until confirmation is received that all deferred development charges have been paid in full.

4. Inspection and Processing Timeline

The Municipality may take up to 10 business days to complete occupancy inspections and process payment of deferred development charges, as permitted by Ontario Regulation 163/24.

5. Responsibility for Payment

The Owner/Applicant is solely responsible for ensuring timely payment of the deferred development charges. Failure to remit payment prior to occupancy may result in enforcement action or penalties as authorized by law.

6. Non-Rental Residential Limitation

This deferral option applies only to non-rental residential developments. By signing this agreement, the Owner/Applicant confirms the project does not qualify as rental residential development.

7. No Waiver of Other Fees

This agreement pertains solely to development charges. All other fees, securities, and permit requirements remain payable in accordance with the applicable municipal by-laws.

8. Acknowledgement

The Owner/Applicant acknowledges having read and understood the above terms and agrees to comply fully with all requirements set out herein.

Development Charges Deferred (Check all that apply): ___ Town \$ _____ ___ District \$ _____
Total Deferred Amount \$ _____

EXECUTION / SIGNATURES

Signature of Owner/Applicant: _____ Name (Print): _____
Date: _____

Note: This form must be signed and submitted at the time of building permit application. Occupancy permit will not be issued until deferred developments charges have been paid in full.