

Development Charges Deferral Program for Secondary Dwelling Units Frequently Asked Questions

1. How do I know if the proposed laneway suite on my property conforms with applicable zoning and other by-laws?

Please contact Toronto Building: <https://www.toronto.ca/services-payments/building-construction/apply-for-a-building-permit/toronto-building-contact-us/>

2. If I apply for this program, how long will the development charges be deferred for?

Development Charges under this program will be deferred for 20 years from the date of issuance of the building permit.

3. Under what conditions/ event of default would I need to pay back the development charges?

Within the 20 year period, development charges will need to be repaid if:

- a new lot is created through a Plan of Subdivision, Plan of Condominium and Consent to Sever or
- the seller and owner does not enter into an Assumption Agreement before transfer of the property.

4. If I am required to pay the development charges back through an event of default, what amount do I need to pay back?

The amount of development charges payable in an event of default (refer to number 3) is based on the single detached unit rate that is set out in the Development Charges By-Law plus annual indexing. A link to the By-Law can be found in the related information section.

5. If I want to repay the development charges within the 20 year period, can I do so?

You can repay the Development charges at any time during the 20 year period. The amount payable will be the rate for a single detached unit as set out in the Development Charges By-Law plus annual indexing.

6. What is Section 118 of the Land Titles Act?

A Section 118 Restriction will require the City to provide consent with any transfer of the property.

7. How long will it take to process my application?

Although the Housing Secretariat attempts to align this process with the Toronto Building permit review process, it typically takes 15-20 business days to complete. It is recommended that you apply to this program as soon as you apply for a building permit.