



Direction Memorandum

**The Regional
Municipality of Durham**

**Corporate Services
Department –
Legislative Services
Division**

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**Alexander Harras
M.P.A.
Director of Legislative
Services & Regional
Clerk**

**To: N. Pincombe, Commissioner of Finance and
Treasurer**

**From: Alexander Harras, Director of Legislative
Services/Regional Clerk**

Date: June 24, 2026

**Re: Resolution adopted by Regional Council at its
meeting held on June 24, 2026**

Departmental Reports & Other Resolutions - Item #10.3

Request for Payment Deferral of Regional Development Charges for the Bowmanville Health Centre Expansion located at 222 King Street East in the Municipality of Clarington
(2026-F-13)

See Attached Resolution

Alexander Harras

A. Harras
Director of Legislative Services/Regional Clerk

Request for Payment Deferral of Regional Development Charges for the Bowmanville Health Centre Expansion located at 222 King Street East in the Municipality of Clarington
(2026-F-13)

- A) A time-limited Regional Medical Clinic Development Charge Deferral program be implemented subject to all of the following conditions:
- i. The deferral of commercial development charges only (DCs), under the Region's Residential and Non-Residential Development Charge By-law No. 42-2023 and Transit Development Charges By-law No. 39-2022, as amended from time to time, shall be available for new medical office buildings that have a medical group offering attachment of new patients by family physicians and/or primary care nurse practitioners;
 - ii. Applicants electing to use the Medical Clinic DC Deferral Program must enter into a deferral agreement with the Region pursuant to Section 27 of the *Development Charge Act, 1997*;
 - iii. The total amount for the DC payable for the qualifying medical clinic is the amount that would otherwise be required under the Region's DC By-laws as of the day the first building permit is issued;
 - iv. Deferral of DCs will be from time of building permit issuance until the earlier of an issuance of an occupancy permit, occupancy or 24 months from the date of the initial building permit, where DCs will be owned in full. For clarity, payment of DCs may be made prior to occupancy permit issuance or occupancy;
 - v. Developments that have entered into a deferral agreement with the Region are required to have a building permit issued within 14 months of entering into the agreement in order to remain eligible to defer the payment of DCs until occupancy. If 14 months have elapsed since the date of the deferral agreement and no building permit is issued, DCs are owed at the time of building permit issuance;
 - vi. Interest is charged at 2.6 per cent starting at building permit issuance until Development Charges are paid in full;
 - vii. Any late payment, over 90 days and with at least two notices to the last known contact, would deem the agreement in default and the amount unpaid would be recovered by adding the amount to the

property tax roll for collection pursuant to the *Development Charges Act, 1997*;

- viii. Other such terms and conditions as deemed appropriate by the Commissioner of Finance;
- B) That the Medical Clinic DC Deferral Program only be available to first building permits for eligible medical clinics issued following the program receiving approval by Regional Council, and will be available for developments until the Program expires on July 1, 2027; and
- C) That the Commissioner of Finance be authorized to enter into deferral agreement for qualifying developments for purposes of the Medical Clinic Deferral Program, to the satisfaction of the Regional Solicitor.