

Lennard:

Summary of Non-Residential Development Charges in Ontario

The information below is sourced from various online municipal websites. Data is as of the creation of the document (August 2025). Other applicable permits and changes may not be reflected. Please ensure to review the websites of each region and municipality for further breakdown of fees.

City of Toronto

Toronto	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
City of Toronto ¹	\$77.87	\$77.87	-	\$77.87	01-May-25
Education DCs	\$1.57	\$1.57	\$1.57	\$1.57	03-Dec-24
Total	\$79.44	\$79.44	\$1.57	\$79.44	

Region of Durham

Ajax	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Region of Durham	\$40.48	\$40.48	\$19.24	\$22.26	01-Jul-25
Education DCs	\$0.40	\$0.40	\$0.40	\$0.40	01-Jul-25
Ajax	\$11.35	\$11.35	\$11.35	\$11.35	01-Jul-25
Total	\$52.23	\$52.23	\$30.99	\$34.01	

Pickering	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Region of Durham	\$40.48	\$40.48	\$19.24	\$22.26	01-Jul-25
Education DCs	\$0.40	\$0.40	\$0.40	\$0.40	01-Jul-25
Pickering	\$10.63	\$10.63	\$10.63	\$10.63	01-Jul-25
Total	\$51.51	\$51.51	\$30.27	\$33.29	

¹ Non-residential development charges are applicable to the non-residential gross floor area located on the ground floor only.

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York Region

Markham	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
York Region	\$29.73	\$73.89	\$29.73	\$29.73	01-Jul-25
Education DCs	\$1.62	\$1.62	\$1.62	\$1.62	01-Jul-25
Markham	\$23.42	\$29.19	\$23.42	\$23.42	01-Jul-25
Total	\$54.77	\$104.70	\$54.77	\$54.77	

Vaughan	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
York Region	\$29.73	\$73.89	\$29.73	\$29.73	01-Jul-25
Education DCs	\$1.62	\$1.62	\$1.62	\$1.62	01-Jul-25
Vaughan	\$28.62	\$28.62	\$28.62	\$28.62	01-Jul-25
Total	\$59.97	\$104.13	\$59.97	\$59.97	

Peel Region

Mississauga	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Peel Region	\$28.93	\$28.93	\$22.21	\$28.93	01-Aug-25
Educational DCs	\$1.30	\$1.30	\$1.30	\$1.30	01-Aug-25
Mississauga ¹	\$14.34	\$14.34	\$12.05	\$14.34	01-Aug-25
Total	\$44.57	\$44.57	\$35.56	\$44.57	

Brampton	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Peel Region	\$28.93	\$28.93	\$22.21	\$28.93	01-Aug-25
Educational DCs	\$1.30	\$1.30	\$1.30	\$1.30	01-Aug-25
Brampton ²	\$38.01	\$19.92	\$11.01	\$19.92	01-Aug-25
Total	\$68.24	\$50.15	\$34.52	\$50.15	

¹ In addition to the above, the City of Mississauga Stormwater Management Development Charge to be added is \$5,595 per hectare
² For City of Brampton only, developments might qualify for the "Major Office Exemption" [as outlined in our 2024 by-laws].

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Halton Region

Halton Hills	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Halton Urban within Built Boundary ¹	\$15.42	\$62.46	\$15.42	\$15.42	01-Jun-25
Education DCs	\$2.95	\$2.95	\$2.95	\$2.95	01-Jun-25
Halton Hills ³	\$11.15	\$11.15	\$4.01	\$11.15	01-Jun-25
Total	\$29.52	\$76.56	\$22.38	\$29.52	

Milton	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Halton Urban within Built Boundary ¹	\$15.42	\$62.46	\$15.42	\$15.42	01-Jun-25
Education DCs	\$2.95	\$2.95	\$2.95	\$2.95	01-Jun-25
Milton ²	\$6.29	\$11.10	\$6.29	\$6.29	01-Jun-25
Total	\$24.66	\$76.51	\$24.66	\$24.66	

Simcoe County

Barrie	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Indexed
Simcoe County	\$5.62	\$5.62	\$5.62	\$5.62	01-Jan-25
Education DCs	\$1.00	\$1.00	\$1.00	\$1.00	30-Oct-24
Barrie	\$27.71	\$48.00	\$27.71	\$27.71	01-Jul-25
Total	\$34.33	\$54.62	\$34.33	\$34.33	

¹ See Halton.ca for Greenfield Urban and Rural development charges and Built Boundary Rural charges.
² An area specific charge for stormwater service will be imposed on development occurring within identified secondary plan areas.

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City of Hamilton

The City of Hamilton is implementing a two-year, 20% discount on development charges (DCs) for both residential and non-residential development, starting September 1, 2025, and ending August 31, 2027. The full rates are listed below without the 20% discount.

Hamilton ¹	Commercial / Institutional (\$/SF) 1st 5,000 SF (50% charge)	Commercial / Institutional (\$/SF) 2nd 5,000 SF (75% charge)	Commercial / Institutional (\$/SF) 10,000+ SF (100% charge)	Reduced Industrial Rate ² (\$/SF)	Reduced Rate – Manufacturing & Production/Artist Studios (\$/SF)	Indexed
Education DCs	\$1.45	\$1.45	\$1.45	\$1.45	\$1.45	01-Jul-25
Hamilton - Combined Sewer System - Urban Area A	\$19.20	\$28.77	\$38.33	\$26.06	\$24.15	01-Jun-25
Hamilton - Separated Sewer System - Urban Area A	\$22.58	\$33.84	\$45.09	\$30.65	\$28.41	01-Jun-25
Hamilton - Separated Sewer System - Urban Area B	\$16.11	\$24.13	\$32.15	\$21.85	\$20.26	01-Jun-25
Total Hamilton - Combined Sewer System - Urban Area A	\$20.65	\$30.22	\$39.78	\$27.51	\$25.60	
Total Hamilton - Separated Sewer System - Urban Area A	\$24.03	\$35.29	\$46.54	\$32.10	\$29.86	
Total Hamilton - Separated Sewer System - Urban Area B	\$17.56	\$25.58	\$33.60	\$23.30	\$21.71	

¹ For a map outlining the Combined and Separated Sewer System Areas, see: <https://www.hamilton.ca/build-invest-grow/planning-development/development-charges/development-charges>
² The City's per square foot charge for industrial development (excluding manufacturing) has been discounted from the full non-residential rates to these reduced industrial rates

Lennard: Summary of Residential Development Charges in Ontario

The information below is sourced from various online municipal websites. Data is as of the creation of the document (August 2025). Other applicable permits and changes may not be reflected. Please ensure to review the websites of each region and municipality for further breakdown of fees. Unless otherwise stated, the amounts listed below are Per Unit.

City of Toronto

At its meeting on April 23, 24 and 25, 2025, City Council adopted MM29.16 and elected to maintain development charge rates at their current levels for housing developments. As a result, the indexed rates scheduled to take effect on May 1, 2025 (which reflects a 4% annual indexing adjustment) do not apply as of that date. To qualify for the current rates, developers must enter into a Section 27 agreement under the Development Charges Act prior to building permit issuance. The current development charge rates, which came into effect on June 6, 2024, remain in effect for eligible developments with a Section 27 agreement until the City’s development charges bylaw review is complete and a new bylaw is adopted.

City of Toronto - Rates that continue to be in place with a Section 27 agreement:

	Singles & Semi-Detached	Multiples 3+ Bedrooms	Multiples 2+ Bedrooms	Multiples 1 Bedroom and Bach.	Apartments 3 Bedrooms and larger	Apartments 2+ Bedrooms	Apartments 1 Bedroom and Bach.	Dwelling Room	Indexed
Educational DCs	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	03-Dec-24
Non-Rental	\$137,846.00	\$113,938.00	\$113,938.00	\$57,153.00	\$80,690.00	\$80,690.00	\$52,676.00	\$37,356.00	06-Jun-24
Rental	N/A	\$63,937.00	\$68,199.00	\$36,351.00	\$45,280.00	\$48,299.00	\$33,497.00	\$23,759.00	06-Jun-24
Total Non-Rental	\$141,439.00	\$117,531.00	\$117,531.00	\$60,746.00	\$84,283.00	\$84,283.00	\$56,269.00	\$40,949.00	
Total Rental	\$3,593.00	\$67,530.00	\$71,792.00	\$39,944.00	\$48,873.00	\$51,892.00	\$37,090.00	\$27,352.00	

City of Toronto - Rates applicable without a Section 27 agreement:

	Singles & Semi-Detached	Multiples 3+ Bedrooms	Multiples 2+ Bedrooms	Multiples 1 Bedroom and Bach.	Apartments 3 Bedrooms and larger	Apartments 2+ Bedrooms	Apartments 1 Bedroom and Bach.	Dwelling Room	Indexed
Educational DCs	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	\$3,593.00	03-Dec-24
Non-Rental	\$143,409.00	\$118,536.00	\$118,536.00	\$59,459.00	\$83,946.00	\$83,946.00	\$54,801.00	\$38,864.00	01-May-25
Rental	N/A	\$66,517.00	\$70,951.00	\$37,818.00	\$47,107.00	\$50,248.00	\$34,849.00	\$24,718.00	01-May-25
Total Non-Rental	\$147,002.00	\$122,129.00	\$122,129.00	\$63,052.00	\$87,539.00	\$87,539.00	\$58,394.00	\$42,457.00	
Total Rental	\$3,593.00	\$70,110.00	\$74,544.00	\$41,411.00	\$50,700.00	\$53,841.00	\$38,442.00	\$28,311.00	

Lennard: Summary of Residential Development Charges in Ontario

The information below is sourced from various online municipal websites. Data is as of the creation of the document (August 2025). Other applicable permits and changes may not be reflected. Please ensure to review the websites of each region and municipality for further breakdown of fees. Unless otherwise stated, the amounts listed below are Per Unit.

Region of Durham

Ajax	Detached & Semi-Detached	Medium Density Multiples	Two Bedroom Apartment & Larger	One Bedroom Apartment & Smaller	Indexed
Region of Durham	\$74,967.00	\$59,760.00	\$43,628.00	\$26,788.00	01-Jul-25
Education DCs	\$6,935.00	\$6,935.00	\$6,935.00	\$6,935.00	01-Jul-25
Ajax	\$43,697.00	\$35,642.00	\$23,774.00	\$14,921.00	01-Jul-25
Total	\$125,599.00	\$102,337.00	\$74,337.00	\$48,644.00	

Pickering	Detached & Semi-Detached	Medium Density Multiples	Two Bedroom Apartment & Larger	One Bedroom Apartment & Smaller	Indexed
Region of Durham	\$74,967.00	\$59,760.00	\$43,628.00	\$26,788.00	01-Jul-25
Education DCs	\$6,935.00	\$6,935.00	\$6,935.00	\$6,935.00	01-Jul-25
Pickering	\$42,812.00	\$33,049.00	\$26,543.00	\$16,670.00	01-Jul-25
Total	\$124,714.00	\$99,744.00	\$77,106.00	\$50,393.00	

¹ Clarington charges a unique Educational Development Charge (EDC) rate. The current rate is effective from January 1, 2024 to December 31, 2025.

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Summary of Residential Development Charges in Ontario

The information below is sourced from various online municipal websites. Data is as of the creation of the document (August 2025). Other applicable permits and changes may not be reflected. Please ensure to review the websites of each region and municipality for further breakdown of fees. Unless otherwise stated, the amounts listed below are Per Unit.

York Region

Markham	Singles/Semis	Other Multiples (Rows/Townhouses)	Apartments ≥ 700 SF	Apartments < 700 SF	Indexed
York Region ¹	\$93,267.00	\$77,576.00	\$60,189.00	\$39,140.00	01-Jul-25
Education DCs	\$8,550.00	\$8,550.00	\$8,550.00	\$8,550.00	01-Jul-25
Markham	\$76,290.00	\$59,142.00	\$46,545.00	\$32,699.00	01-Jul-25
Total	\$178,107.00	\$145,268.00	\$115,284.00	\$80,389.00	

Vaughan	Singles/Semis	Other Multiples (Rows/Townhouses)	Apartments ≥ 700 SF	Apartments < 700 SF	Indexed
York Region ¹	\$93,267.00	\$77,576.00	\$60,189.00	\$39,140.00	01-Jul-25
Education DCs	\$8,550.00	\$8,550.00	\$8,550.00	\$8,550.00	01-Jul-25
Vaughan	\$49,028.00	\$40,336.00	\$30,466.50	\$21,957.50	01-Jul-25
Total	\$150,845.00	\$126,462.00	\$99,205.50	\$69,647.50	

Vaughan has a 50% Rate Reduction Policy in place which applies to residential projects. The rates are only available through an agreement with the City. The rates listed here have the 50% reduction applied to the posted rates. The reduced rate policy remains in effect until Nov 30, 2029 or until Council revokes the policy.

¹ Includes Go Transit Fees as part of regional fee.

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Peel Region

As of June 26, 2025, Peel Region approved a motion to reduce defer development charges without interest until the first occupancy permit is issued and to temporarily cut development charges by 50% for new residential units, starting July 10, 2025, until November 13, 2026 — funded by grants-in-lieu.

As of January 24, 2025 the City of Mississauga has reduced the amount of City residential development charges payable by 50% for all residential developments with building permits allowing footings and foundations issued pursuant to the Building Code Act, 1992 prior to November 13, 2026; reduced the amount of City residential development charges payable by 100% for all 3-bedroom units for purpose-built rental residential apartment developments with building permits allowing footings and foundations issued pursuant to the Building Code Act, 1992 prior to November 13, 2026 and deferred the collection of City residential development charges for all residential developments until the first occupancy permit is issued provided a building permit allowing for footings and foundations is issued pursuant to the Building Code Act, 1992 prior to November 13, 2026.

All rates quoted below are the full rates (they do not include any discounted or reduced rates).

Mississauga	Detached & Semi-Detached	Rows & Other Multiples	Apartments	Small Units	Indexed
Peel Region ¹	\$78,440.11	\$62,303.96	\$56,888.54	\$30,080.21	01-Aug-25
Education DCs	\$5,376.00	\$5,376.00	\$5,376.00	\$5,376.00	01-Aug-25
Mississauga ²	\$51,954.00	\$40,419.00	\$35,411.00	\$19,293.00	01-Aug-25
Total	\$135,770.11	\$108,098.96	\$97,675.54	\$54,749.21	

Brampton	Detached & Semi-Detached	Rows & Other Multiples	Apartments	Small Units	Indexed
Peel Region ¹	\$78,440.11	\$62,303.96	\$56,888.54	\$30,080.21	01-Aug-25
Education DCs	\$5,376.00	\$5,376.00	\$5,376.00	\$5,376.00	01-Aug-25
Brampton	\$67,890.13	\$53,557.25	\$38,395.01	\$23,628.25	01-Aug-25
Total	\$151,706.24	\$121,237.21	\$100,659.55	\$59,084.46	

¹ Includes Go Transit Fees as part of regional fee.

² In addition to the above, the City of Mississauga Stormwater Management Development Charge to be added is \$5,595 per hectare

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Halton Region

Halton Hills	Single/Semi Dwelling	Multiples (Townhouse) 3 or more bedroom	Multiples (Townhouse) 1 or 2 bedroom	Apartments (2 or more bedrooms)	Aparments (Bachelor or 1 bedroom)	Indexed
Halton Urban within Built Boundary ¹	\$54,285.34	\$44,001.97	\$29,167.93	\$26,508.64	\$19,574.36	01-Jun-25
Education DCs	\$11,385.43	\$11,385.43	\$11,385.43	\$11,385.43	\$11,385.43	01-Jun-25
Halton Hills ²	\$39,876.90	\$28,044.85	\$18,852.07	\$20,568.40	\$15,165.40	01-Jun-25
Total	\$105,547.67	\$83,432.25	\$59,405.43	\$58,462.47	\$46,125.19	

Milton	Single/Semi Dwelling	Multiples (Townhouse) 3 or more bedroom	Multiples (Townhouse) 1 or 2 bedroom	Apartments (2 or more bedrooms)	Aparments (Bachelor or 1 bedroom)	Indexed
Halton Urban within Built Boundary ¹	\$54,285.34	\$44,001.97	\$29,167.93	\$26,508.64	\$19,574.36	01-Jun-25
Education DCs	\$11,385.43	\$11,385.43	\$11,385.43	\$11,385.43	\$11,385.43	01-Jun-25
Milton	\$30,173.00	\$22,690.00	\$22,690.00	\$13,925.00	\$10,267.00	06-Jun-24
Total	\$95,843.77	\$78,077.40	\$63,243.36	\$51,819.07	\$41,226.79	

Simcoe County

Barrie	Detached & Semi-Detached	Medium Density Multiples	Two Bedroom Apartment & Larger	One Bedroom Apartment & Smaller	Indexed
Simcoe County	\$14,372.00	\$11,344.00	\$7,705.00	\$7,705.00	01-Jul-25
Education DCs	\$5,483.00	\$5,483.00	\$5,483.00	\$5,483.00	30-Oct-24
Barrie	\$96,036.00	\$71,972.00	\$60,102.00	\$39,066.00	01-Jan-25
Total	\$115,891.00	\$88,799.00	\$73,290.00	\$52,254.00	

¹ See Halton.ca for Greenfield Urban and Rural development charges and Built Boundary Rural charges.

² Community Benefits Charges (CBC) may also apply. Amount of Charge is 4% of the appraised value of land at time of building permit issuance for eligible development subject to reductions as outlined in section 37 (32) of the Planning Act. The Eligible Developments as defined under section 37 (4) of the Planning Act, R.S.O. 1990 are High density residential development or redevelopment with 10 or more dwelling units and 5 or more storeys.

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City of Hamilton

The City of Hamilton is implementing a two-year, 20% discount on development charges (DCs) for both residential and non-residential development, starting September 1, 2025, and ending August 31, 2027. The full rates are listed below without the 20% discount.

Hamilton ¹	Singles & Semi-Detached	Townhouses & Other Multiples	Apartments & Stacked Townhouses & Mobile Homes (2+ Bedrooms)	Apartments & Stacked Townhouses & Mobile Homes (Bachelor & 1+ Bedrooms)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	Indexed
Education	\$3,579.00	\$3,579.00	\$3,579.00	\$3,579.00	\$3,579.00	01-Jul-25
Go Transit	\$402.00	\$289.00	\$249.00	\$167.00	\$131.00	06-Jul-25
Hamilton - Combined Sewer System - Urban Area A	\$86,278.00	\$64,394.00	\$52,891.00	\$32,776.00	\$26,862.00	01-Jun-25
Hamilton - Separated Sewer System - Urban Area A	\$98,511.00	\$73,526.00	\$60,391.00	\$37,422.00	\$30,670.00	01-Jun-25
Hamilton - Separated Sewer System - Urban Area B	\$78,176.00	\$58,349.00	\$47,925.00	\$29,698.00	\$24,338.00	01-Jun-25
Total Hamilton - Combined Sewer System - Urban Area A	\$90,259.00	\$68,262.00	\$56,719.00	\$36,522.00	\$30,572.00	
Total Hamilton - Separated Sewer System - Urban Area A	\$102,492.00	\$77,394.00	\$64,219.00	\$41,168.00	\$34,380.00	
Total Hamilton - Separated Sewer System - Urban Area B	\$82,157.00	\$62,217.00	\$51,753.00	\$33,444.00	\$28,048.00	

¹ For a map outlining the Combined and Separated Sewer System Areas, see: <https://www.hamilton.ca/build-invest-grow/planning-development/development-charges/development-charges>. See Hamilton.ca for Special Area Charges.