

# Development Charges



*“Development charges are fees imposed on land development and redevelopment projects to help pay for the capital costs of infrastructure that is needed to service new development”*

The information below is sourced from various online municipal websites. Data reflected is as of the creation of the document (September 2021). Other applicable permits and charges may not be reflected. Please ensure to review the websites of each region and municipality for further breakdown of fees.

	Municipality	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	As Of	Regional Totals	
Durham Region	<b>Regional</b>	<b>\$20.61</b>	<b>\$20.61</b>	<b>\$11.11</b>	<b>\$10.73</b>	July-21		
	Ajax	\$7.19	\$7.19	\$7.19	\$7.19	Jul-21	<b>Office: \$27.80</b> <b>Industrial: \$18.30</b>	<b>Retail: \$27.80</b> <b>Institutional: \$17.92</b>
	Oshawa	\$12.60	\$12.60	\$0.00	\$12.60	Jul-21	<b>Office: \$33.21</b> <b>Industrial: \$11.11</b>	<b>Retail: \$33.21</b> <b>Institutional: \$23.33</b>
	Pickering	\$4.43	\$4.43	\$4.43	\$4.43	Jul-21	<b>Office: \$25.04</b> <b>Industrial: \$15.54</b>	<b>Retail: \$25.04</b> <b>Institutional: \$15.16</b>
	Whitby	\$20.73	\$20.73	\$5.63	\$11.74	Jun-21	<b>Office: \$41.34</b> <b>Industrial: \$16.74</b>	<b>Retail: \$41.34</b> <b>Institutional: \$22.47</b>
Peel Region <sup>1</sup>	<b>Regional</b>	<b>\$26.64</b>	<b>\$31.05</b>	<b>\$26.64</b>	<b>\$26.64</b>	Aug-21		
	Brampton	\$11.30	\$11.30	\$5.70	\$11.30	Aug-21	<b>Office: \$37.94</b> <b>Industrial: \$32.34</b>	<b>Retail: \$42.35</b> <b>Institutional: \$37.94</b>
	Caledon	\$6.61	\$6.61	\$6.61	\$6.61	Aug-21	<b>Office: \$33.25</b> <b>Industrial: \$33.25</b>	<b>Retail: \$37.66</b> <b>Institutional: \$33.25</b>
	Mississauga	\$9.97	\$9.97	\$8.05	\$9.97	Aug-21	<b>Office: \$36.61</b> <b>Industrial: \$34.69</b>	<b>Retail: \$41.02</b> <b>Institutional: \$36.61</b>
Toronto <sup>2</sup>	<b>Toronto</b>	<b>\$41.16</b>	<b>\$41.16</b>	<b>N/A</b>	<b>\$41.16</b>	Nov-20		
	Education (All GFA)	\$1.18	\$1.18	\$1.18	\$1.18	May-18	<b>Office: \$42.34</b> <b>Industrial: \$42.34</b>	<b>Retail: \$42.34</b> <b>Institutional: \$42.34</b>

1. Rates include Peel District and Dufferin-Peel Catholic District School Board Education development charges. Town of Caledon has a differing DC of \$16.25/SF for IOI and retail DC of \$21.09/SF

2. Non-residential development charges are applicable to the non-residential gross floor area located on the ground floor only. Toronto Green Standard DCs may apply for new private and city-owned developments.

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	Municipality	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Updated	Regional Totals
York Region <sup>3</sup>	<b>Regional</b>	<b>\$25.56</b>	<b>\$59.75</b>	<b>\$25.56</b>	<b>\$25.56</b>	Jul-21	
	Aurora	\$4.79	\$4.79	\$4.79	\$4.79	Jul-21	Office: \$30.35    Retail: \$64.54 Industrial: \$30.35    Instit: \$30.35
	Markham	Office: \$11.51 Mixed Use: \$7.34	Retail: \$15.07 Mixed Use: \$7.34	Industrial: \$11.51 Mixed Use: \$7.34	Institutional: \$11.51 Mixed Use: \$7.34	Jul-21	Office: \$37.07   Mixed Use: \$32.90 Retail: \$74.82   Mixed Use: \$67.09 Indus: \$37.07   Mixed Use: \$32.90 Instit: \$37.07   Mixed Use: \$32.90
	Newmarket <sup>4</sup>	\$6.88	\$6.88	\$6.88	\$6.88	Jul-21	Office: \$32.44    Retail: \$66.63 Industrial: \$32.44    Instit: \$32.44
	Richmond Hill	\$6.50	\$8.90	\$6.50	\$6.50	Jul-21	Office: \$32.06    Retail: \$68.65 Industrial: \$32.06    Instit: \$32.06
	Vaughan	\$13.37	\$13.37	\$13.37	\$13.37	Jul-21	Office: \$38.93    Retail: \$73.12 Industrial: \$38.93    Instit: \$38.93
	Witchurch-Stouffville	\$6.88	\$6.88	\$6.88	\$6.88	Jul-21	Office: \$32.44    Retail: \$66.63 Industrial: \$32.44    Instit: \$32.44
	East Gwillimbury	\$5.20	\$13.30	\$5.20	\$5.20	Jul-21	Office: \$30.76    Retail: \$73.05 Industrial: \$30.76    Instit: \$30.76
Halton Region <sup>5</sup>	<b>Regional</b>						
	Built Boundary Urban:	<b>\$9.42</b>	<b>\$21.99</b>	<b>\$9.42</b>	<b>\$9.42</b>	April-21	
	Built Boundary Rural:	<b>\$5.07</b>	<b>\$17.64</b>	<b>\$5.07</b>	<b>\$5.07</b>		
	Greenfield Urban:	<b>\$12.40</b>	<b>\$24.97</b>	<b>\$12.40</b>	<b>\$12.40</b>		
	Greenfield Rural:	<b>\$5.07</b>	<b>\$17.64</b>	<b>\$5.07</b>	<b>\$5.07</b>		
	Halton Hills	\$6.38	\$6.38	\$2.05	\$6.38	Jul-21	Varies depending on region location (to calculate add Halton region charges + specific municipality charges)
Milton	\$4.44	\$7.88	\$4.44	\$4.44	Jul-21		
Burlington	\$7.59	\$13.92	\$7.59	\$7.59	Jul-21		
Oakville <sup>6</sup>	\$10.35	\$10.35	\$10.35	\$10.35	Jul-21		

3. Rates include York Region & School Boad Education development charges. Note: fees for Nobelton township rates are different

4. Note: There are separate Development Charge rates for the Newmarket NorthWest Quadrant

5. Some rates do not include Public education development charges, as well as other fees as they vary greatly by city in this region

6. Includes Municipal Parking Development charges which are effective until September 18, 2022

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	Municipality	Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)	Updated	Regional Totals
Simcoe Region <sup>7</sup>	<b>Regional</b>	<b>\$4.06</b>	<b>\$4.06</b>	<b>\$4.06</b>	<b>\$4.06</b>	Jan-21	
	Bradford West Gwillimbury	Rural Area: \$7.06 Settlement Area: \$18.22	Jan-21	<b>Rural Area: \$11.14</b> <b>Settlement Area: \$22.28</b>			
	New Tecumseth	\$21.56	\$21.56	\$12.94	\$21.56	Jul-21	<b>Office: \$25.62</b> <b>Retail: \$25.62</b> <b>Industrial: \$17.00</b> <b>Institutional: \$25.62</b>
	<b>Orillia</b>	<b>\$7.42</b>	<b>\$7.42</b>	<b>N/A</b>	<b>\$7.42</b>	Feb-21	
	<b>Barrie</b>	<b>\$30.20</b>	<b>\$30.20</b>	<b>\$18.66</b>	<b>\$18.66</b>	Jun-21	
	<b>Hamilton<sup>8</sup></b>	<b>Combined sewer system: \$21.12</b> <b>Seperated sewer system: \$23.42</b>	<b>Combined sewer system: \$21.12</b> <b>Seperated sewer system: \$23.42</b>	<b>Combined sewer system: \$12.54</b> <b>Seperated sewer system: \$13.94</b>	<b>Combined sewer system: \$21.12</b> <b>Seperated sewer system: \$23.42</b>	Jul-21	

7. Rates include Education levies in the Development Charges.

8. Rates include Transit and Education Charges. Discounted industrial expansions and non-industrial rates depending on the size of the building exist. Check Municipal website for more information.

Source: <https://www.hamilton.ca/sites/default/files/media/browser/2021-06-10/dc-pamphlet-july6-2021toJuly5-2022.pdf>