



# 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 (September 2024). 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.

## Toronto

City of Toronto<sup>1</sup>  
Education DCs  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$74.85	\$74.85	\$0.00	\$74.85
\$1.47	\$1.47	\$1.47	\$1.47
<b>\$76.82</b>	<b>\$76.82</b>	<b>\$1.47</b>	<b>\$76.82</b>

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## Region of Durham

### Pickering

Region of Durham  
Education DCs  
Pickering  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$44.55	\$44.55	\$21.56	\$23.70
\$0.20	\$0.20	\$0.20	\$0.20
\$8.35	\$8.35	\$8.35	\$8.35
<b>\$53.10</b>	<b>\$53.10</b>	<b>\$30.11</b>	<b>\$32.25</b>

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### Ajax

Region of Durham  
Education DCs  
Ajax  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$44.55	\$44.55	\$21.56	\$23.70
\$0.20	\$0.20	\$0.20	\$0.20
\$9.92	\$9.92	\$9.92	\$9.92
<b>\$54.67</b>	<b>\$54.67</b>	<b>\$31.68</b>	<b>\$33.82</b>

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<sup>1</sup> 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

### Vaughan

York Region  
Education DCs  
Vaughan  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$28.65	\$71.20	\$28.65	\$28.65
\$1.52	\$1.52	\$1.52	\$1.52
\$27.57	\$27.57	\$27.57	\$27.57
<b>\$57.74</b>	<b>\$100.29</b>	<b>\$57.74</b>	<b>\$57.74</b>

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### Markham

York Region  
Education DCs  
Markham  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$28.65	\$71.20	\$28.65	\$28.65
\$1.52	\$1.52	\$1.52	\$1.52
\$22.55	\$28.11	\$22.55	\$22.55
<b>\$52.72</b>	<b>\$100.83</b>	<b>\$52.72</b>	<b>\$52.72</b>

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## Peel Region

### Mississauga

Peel Region  
Education DCs  
Mississauga<sup>1</sup>  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$27.87	\$27.87	\$21.39	\$27.87
\$1.10	\$1.10	\$1.10	\$1.10
\$17.03	\$17.03	\$14.07	\$17.03
<b>\$46.00</b>	<b>\$46.00</b>	<b>\$36.56</b>	<b>\$46.00</b>

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### Brampton

Peel Region  
Education DCs  
Brampton  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$27.87	\$27.87	\$21.39	\$27.87
\$1.10	\$1.10	\$1.10	\$1.10
\$15.49	\$15.49	\$7.81	\$15.49
<b>\$44.46</b>	<b>\$44.46</b>	<b>\$30.30</b>	<b>\$44.46</b>

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<sup>1</sup> The City of Mississauga has an additional Stormwater Management Development Charge of \$5,595 per hectare.

# Lennard: Summary of Non-Residential Development Charges in Ontario

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## Halton Region

### Milton

Halton Urban within Built Boundary<sup>1</sup>  
Education DCs  
Milton<sup>2</sup>  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$14.82	\$60.02	\$14.82	\$14.82
\$2.75	\$2.75	\$2.75	\$2.75
\$6.05	\$10.66	\$6.05	\$6.05
<b>\$23.62</b>	<b>\$73.43</b>	<b>\$23.62</b>	<b>\$23.62</b>

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### Halton Hills

Halton Urban within Built Boundary<sup>1</sup>  
Education DCs  
Halton Hills<sup>3</sup>  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$14.82	\$60.02	\$14.82	\$14.82
\$2.75	\$2.75	\$2.75	\$2.75
\$10.72	\$10.72	\$3.85	\$10.72
<b>\$28.29</b>	<b>\$73.49</b>	<b>\$21.42</b>	<b>\$28.29</b>

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## Simcoe County

### Barrie

Simcoe County  
Education DCs<sup>4</sup>  
Barrie  
**Total**

Office (\$/SF)	Retail (\$/SF)	Industrial (\$/SF)	Institutional (\$/SF)
\$5.44	\$5.44	\$5.44	\$5.44
\$0.80	\$0.80	\$0.80	\$0.80
\$26.83	\$46.46	\$26.83	\$26.83
<b>\$33.07</b>	<b>\$52.70</b>	<b>\$33.07</b>	<b>\$33.07</b>

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<sup>1</sup> See Halton.ca for Greenfield Urban and Rural development charges and Built Boundary Rural charges.

<sup>2</sup> An area specific charge for stormwater service will be imposed on development occurring within identified secondary plan areas.

<sup>3</sup> Community Benefits Charges (CBC) Amount of Charge: 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 Eligible Development as defined under section 37 (4) of the Planning Act, R.S.O. 1990: High density residential development or redevelopment with 10 or more dwelling units and 5 or more storeys.

<sup>4</sup> Education development charges expire October 29, 2024. From October 30, 2024 to October 29, 2025 the education development charges will increase to \$1.00.



# Summary of Non-Residential Development Charges in Ontario

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## Hamilton

<b>Hamilton</b>	<b>Commercial / Institutional (\$/SF) 1st 5,000 SF (50% charge)</b>	<b>Commercial / Institutional (\$/SF) 2nd 5,000 SF (75% charge)</b>	<b>Commercial / Institutional (\$/SF) 10,000+ SF (100% charge)</b>	<b>Reduced Industrial Rate (\$/SF)</b>	<b>Indexed</b>
Education	\$1.05	\$1.05	\$1.05	\$1.05	01-Jun-24
Hamilton - Combined Sewer System - Urban Area A	\$18.07	\$27.04	\$36.05	\$22.72	01-Jun-24
Hamilton - Separated Sewer System - Urban Area A	\$20.64	\$30.90	\$41.19	\$25.96	01-Jun-24
Hamilton - Separated Sewer System - Urban Area B	\$14.62	\$21.88	\$29.16	\$18.37	01-Jun-24
<b>Total Hamilton - Combined Sewer System - Urban Area A</b>	<b>\$19.12</b>	<b>\$28.09</b>	<b>\$37.10</b>	<b>\$23.77</b>	
<b>Total Hamilton - Separated Sewer System - Urban Area A</b>	<b>\$21.69</b>	<b>\$31.95</b>	<b>\$42.24</b>	<b>\$27.01</b>	
<b>Total Hamilton - Separated Sewer System - Urban Area B</b>	<b>\$15.67</b>	<b>\$22.93</b>	<b>\$30.21</b>	<b>\$19.42</b>	



# 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 (September 2024). 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

Education DCs<sup>1</sup>  
 Non Rental  
 Rental  
 Inclusionary Zoning  
**Total Non Rental**

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 & Bach	Dwelling Room
\$3,293	\$3,293	\$3,293	\$3,293	\$3,293	\$3,293	\$3,293	\$3,293
\$137,846	\$113,938	\$113,938	\$57,153	\$80,690	\$80,690	\$52,676	\$37,356
N/A	\$63,937	\$68,199	\$36,351	\$45,280	\$48,299	\$33,497	\$23,759
\$103,137	\$85,249	\$85,249	\$42,766	\$60,373	\$60,373	\$39,409	\$27,952
<b>\$141,139</b>	<b>\$117,231</b>	<b>\$117,231</b>	<b>\$60,446</b>	<b>\$83,983</b>	<b>\$83,983</b>	<b>\$55,969</b>	<b>\$40,649</b>

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## Region of Durham

### Pickering

Region of Durham  
 Education DCs  
 Pickering  
**Total**

Detached & Semi-Detached	Medium Density Multiples	Two Bedroom Apartment & Larger	One Bedroom Apartment & Smaller
\$86,095	\$68,620	\$50,107	\$30,765
\$6,335	\$6,335	\$6,335	\$6,335
\$37,468	\$28,863	\$21,791	\$13,372
<b>\$129,898</b>	<b>\$103,818</b>	<b>\$78,233</b>	<b>\$50,472</b>

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### Ajax

Region of Durham  
 Education DCs  
 Ajax  
**Total**

Detached & Semi-Detached	Medium Density Multiples	Two Bedroom Apartment & Larger	One Bedroom Apartment & Smaller
\$86,095	\$68,620	\$50,107	\$30,765
\$6,335	\$6,335	\$6,335	\$6,335
\$40,247	\$31,781	\$19,363	\$12,168
<b>\$132,677</b>	<b>\$106,736</b>	<b>\$75,805</b>	<b>\$49,268</b>

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<sup>1</sup> This rate is effective from December 3, 2023 to December 2, 2024. The rate for December 3, 2024 to December 2, 2025 increases to \$3,593.



# Summary of Residential Development Charges in Ontario

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## York Region

### Vaughan

York Region<sup>1</sup>  
 Education DCs  
 Vaughan  
**Total**

Singles/Semis	Other Multiples (Rows/Townhouses)	Apartments < 700 SF	Apartments ≥ 700 SF
\$89,855	\$74,739	\$37,708	\$57,988
\$8,184	\$8,184	\$8,184	\$8,184
\$94,466	\$77,719	\$42,307	\$58,702
<b>\$192,505</b>	<b>\$160,642</b>	<b>\$88,199</b>	<b>\$124,874</b>

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### Markham

York Region<sup>1</sup>  
 Education DCs  
 Markham  
**Total**

Singles/Semis	Other Multiples (Rows/Townhouses)	Apartments < 700 SF	Apartments ≥ 700 SF
\$89,855	\$74,739	\$37,708	\$57,988
\$8,184	\$8,184	\$8,184	\$8,184
\$73,465	\$56,951	\$31,489	\$44,821
<b>\$171,504</b>	<b>\$139,874</b>	<b>\$77,381</b>	<b>\$110,993</b>

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## Peel Region

### Mississauga

Peel Region<sup>1</sup>  
 Education DCs  
 Mississauga  
**Total**

Detached & Semi-Detached	Rows & Other Multiples	Apartments	Small Units
\$75,572.02	\$60,025.85	\$54,808.47	\$28,980.34
\$5,076.00	\$5,076.00	\$5,076.00	\$5,076.00
\$56,216.00	\$43,736.00	\$38,316.00	\$20,875.00
<b>\$136,864.02</b>	<b>\$108,837.85</b>	<b>\$98,200.47</b>	<b>\$54,931.34</b>

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### Brampton

Peel Region<sup>1</sup>  
 Education DCs  
 Brampton  
**Total**

Detached & Semi-Detached	Rows & Other Multiples	Apartments	Small Units
\$75,572.02	\$60,025.85	\$54,808.47	\$28,980.34
\$5,076.00	\$5,076.00	\$5,076.00	\$5,076.00
\$53,802.73	\$39,886.09	\$32,346.56	\$18,637.81
<b>\$134,450.75</b>	<b>\$104,987.94</b>	<b>\$92,231.03</b>	<b>\$52,694.15</b>

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<sup>1</sup> Includes Go Transit Fees as part of regional fee.

# Lennard: Summary of Residential Development Charges in Ontario

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## Halton Region

### Milton

Halton Urban within Built Boundary<sup>1</sup>  
Education DCs  
Milton  
**Total**

Single/Semi Dwelling (Per Unit)	Multiples (Townhouse) 3 or more bedroom (Per Unit)	Multiples (Townhouse) 1 or 2 bedroom (Per Unit)	Apartments (2 or more bedrooms) (Per Unit)	Apartments (Bachelor or 1 bedroom) (Per Unit)
\$52,197.43	\$42,309.59	\$28,046.08	\$25,489.08	\$18,821.52
\$10,765.60	\$10,765.60	\$10,765.60	\$10,765.60	\$10,765.60
\$29,013.00	\$21,819.00	\$21,819.00	\$13,390.00	\$9,872.00
<b>\$91,976.03</b>	<b>\$74,894.19</b>	<b>\$60,630.68</b>	<b>\$49,644.68</b>	<b>\$39,459.12</b>

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### Halton Hills

Halton Urban within Built Boundary<sup>1</sup>  
Education DCs  
Halton Hills  
**Total**

Single/Semi Dwelling (Per Unit)	Multiples (Townhouse) 3 or more bedroom (Per Unit)	Multiples (Townhouse) 1 or 2 bedroom (Per Unit)	Apartments (2 or more bedrooms) (Per Unit)	Apartments (Bachelor or 1 bedroom) (Per Unit)
\$52,197.43	\$42,309.59	\$28,046.08	\$25,489.08	\$18,821.52
\$10,765.60	\$10,765.60	\$10,765.60	\$10,765.60	\$10,765.60
\$38,343.17	\$26,966.20	\$18,126.99	\$19,777.31	\$14,582.12
<b>\$101,306.20</b>	<b>\$80,041.39</b>	<b>\$56,938.67</b>	<b>\$56,031.99</b>	<b>\$44,169.24</b>

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## Simcoe County

### Barrie

Simcoe County  
Education DCs<sup>2</sup>  
Barrie  
**Total**

Detached & Semi-Detached	Medium Density Multiples	Two Bedroom Apartment & Larger	One Bedroom Apartment & Smaller
\$13,913	\$10,982	\$7,459	\$7,459
\$4,883	\$4,883	\$4,883	\$4,883
\$92,968	\$69,673	\$58,182	\$37,818
<b>\$111,764</b>	<b>\$85,538</b>	<b>\$70,524</b>	<b>\$50,160</b>

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<sup>1</sup> See Halton.ca for Greenfield Urban and Rural development charges and Built Boundary Rural charges.

<sup>2</sup> Education development charges expire October 29, 2024. From October 30, 2024 to October 29, 2025 the education development charges will increase to \$5,483.00.



# Summary of Residential Development Charges in Ontario

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## Hamilton

Hamilton <sup>1</sup>	Singles & Semi-Detached (per unit)	Townhouses & Other Multiples (per unit)	Apartments & Stacked Townhouses & Mobile Homes 2+ Bedrooms (per unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1+ Bedrooms (per unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	Indexed
Education	\$3,274	\$3,274	\$3,274	\$3,274	\$3,274	01-Jun-24
Go Transit	\$357	\$256	\$221	\$148	\$116	01-Jun-24
Hamilton - Combined Sewer System - Urban Area A	\$77,388	\$57,761	\$47,445	\$29,396	\$24,094	01-Jun-24
Hamilton - Separated Sewer System - Urban Area A	\$91,663	\$68,417	\$56,197	\$34,818	\$28,539	01-Jun-24
Hamilton - Separated Sewer System - Urban Area B	\$72,736	\$54,290	\$44,593	\$27,628	\$22,645	01-Jun-24
<b>Total Hamilton - Combined Sewer System - Urban Area A</b>	<b>\$81,019</b>	<b>\$61,291</b>	<b>\$50,940</b>	<b>\$32,818</b>	<b>\$27,484</b>	
<b>Total Hamilton - Separated Sewer System - Urban Area A</b>	<b>\$95,294</b>	<b>\$71,947</b>	<b>\$59,692</b>	<b>\$38,240</b>	<b>\$31,929</b>	
<b>Total Hamilton - Separated Sewer System - Urban Area B</b>	<b>\$76,367</b>	<b>\$57,820</b>	<b>\$48,088</b>	<b>\$31,050</b>	<b>\$26,035</b>	

<sup>1</sup> See Hamilton.ca for Special Area Charges