



DEVELOPMENT CHARGE RATE SCHEDULE (Development Charges increase effective July 1, 2025)

Note: City-wide Development Charges and Area Specific Development Charges are being indexed on July 1st, 2025 in accordance with City of Vaughan development charges by-laws and the most recent Statistics Canada Quarterly, Non-Residential Construction Price Statistics. The Boards of Education are implementing new rates as of July 1st, 2025.

RESIDENTIAL	Rate Per Unit			
	Single/Semi-detached	Multiple	Apartment	
			Large ≥ 700 sq. ft.	Small < 700 sq. ft.
City of Vaughan (effective July 1, 2025)				
Engineering Services	\$68,250	\$56,150	\$42,412	\$30,567
General Services	\$29,806	\$24,522	\$18,521	\$13,348
	\$98,056	\$80,672	\$60,933	\$43,915

Region of York (effective July 1, 2025)				
Water	\$10,916	\$9,081	\$7,047	\$4,583
Wastewater	\$25,532	\$21,242	\$16,486	\$10,722
Roads	\$31,570	\$26,266	\$20,384	\$13,257
*General Services	\$25,249	\$20,987	\$16,272	\$10,578
	\$93,267	\$77,576	\$60,189	\$39,140

Boards of Education (effective July 1, 2025)				
Public	\$7,678	\$7,678	\$7,678	\$7,678
Separate	\$872	\$872	\$872	\$872
	\$8,550	\$8,550	\$8,550	\$8,550

Total	\$199,873	\$166,798	\$129,672	\$91,605
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NON-RESIDENTIAL	Rate Per Square Metre of Gross Floor Area		
	Retail	Industrial / Office/ Institutional	Hotel
City of Vaughan (effective July 1, 2025)			
Engineering Services	\$287.92	\$287.92	\$287.92
General Services	\$20.14	\$20.14	\$20.14
	\$308.06	\$308.06	\$308.06

Region of York (effective July 1, 2025)			
Water	\$55.43	\$36.49	\$11.95
Wastewater	\$129.92	\$86.33	\$27.99
Roads	\$359.41	\$112.38	\$59.42
Transit	\$103.66	\$33.26	\$17.87
Subway	\$124.97	\$40.69	\$21.85
General Services	\$21.96	\$10.87	\$3.98
	\$795.35	\$320.02	\$143.06

Boards of Education (effective July 1, 2025)			
Public	\$14.53	\$14.53	\$14.53
Separate	\$2.91	\$2.91	\$2.91
	\$17.44	\$17.44	\$17.44

Total	\$1,120.85	\$645.52	\$468.56
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Notes: All rates are subject to normal indexing
City of Vaughan rates are indexed annually on July 1st.
Region of York rates are indexed on July 1st, Go Transit Rate indexed on November 8
* Region General Rate includes Go Transit
Boards of Education rates are increased July 1st.

In addition to the above rates, Area Specific Development Charges may be applicable.
Rates and maps are available on the City's website at www.vaughan.ca