

CITY OF VAUGHAN

DEVELOPMENT CHARGE INFORMATION PAMPHLET

January 1, 2026

This overview of the City of Vaughan's development charges is intended to be used as a guide. Applicants should review the by-laws and the *Development Charge Act, 1997* and consult with Financial Planning and Development Finance staff at the City of Vaughan. If there is a discrepancy between this information and the by-laws, the by-laws prevail.

What are development charges?

Development charges (DCs) are fees paid by developers and homeowners. DCs assist in financing capital costs associated with growth and development within the City of Vaughan. These funds are used solely for the purpose for which they are collected.

Is my project subject to DCs?

You may be required to pay development charges, if you are:

- Constructing a new building
- Making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building

Every development application is evaluated to determine to what extent DCs are applicable.

What types of services do City-wide DCs pay for?

DCs help fund the increased need for the following services:

- Engineering services
- Public works
- Community services
- Library services
- Fire and rescue services
- General government

What are Area Specific DCs?

For more localized services provided by the City of Vaughan, an area-specific approach is used. Area specific DCs are calculated for water, wastewater and stormwater services.

Who do I call for more information?

City of Vaughan West of Weston Road – 905-832-2281, extension 8703
East of Weston Road – 905-832-2281, extension 8775

Region of York (1) 877-464-9675, extension 71696
York Catholic District School Board 416-221-5051, extension 12374

When are the DCs collected?

Unless otherwise provided by agreement, a DC is calculated and payable on the date a building permit is issued for development on land to which a DC applies. For most residential development pursuant to a plan of subdivision, the engineering service component of the DC and area specific DC (if applicable) are due upon entering into a subdivision agreement, and the balance of the DC is due when the building permit is issued.

Adjustments

DCs will be adjusted annually, except for the Edgeley Pond Park and Black Creek Channel Works and VMC West Interchange Sanitary Sewer Improvement Works ASDCs which are indexed semi-annually, without amendment to the current by-laws, as of the first day of January and/or the first day of July in each year. This is in accordance with the most recent change in Statistics Canada Quarterly, Non-Residential Construction Price Statistics.

Treasurer's statement

An annual statement identifying opening and closing balances of the reserves funds and the yearly transactions relating to the funds are available for review in the Office of the City Clerk during regular business hours.

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City of Vaughan Rates only (refer to page 3 for Region and Board of Education DCs)

BY-LAW 109-2022	RESIDENTIAL (\$/Unit)				NON-RESIDENTIAL (\$/Sq. M)
	Single/ Semi	Multiples	Large Apt (≥700 sq. ft.)	Small Apt <th data-kind="ghost"></th>	
City-wide Engineering	68,250	56,150	42,412	30,567	287.92
City-wide General	29,806	24,522	18,521	13,348	20.14

Area Specific DCs are in addition to above City-wide DCs

BY-LAW	AREA SPECIFIC DC - SERVICE	\$ PER HECTARE
110-2022	Rainbow Creek Drainage Works	5,231
111-2022	Pressure District 5 West (Woodbridge Watermain)	9,854
112-2022	Zenway/Huntington Road Sanitary Sub Trunk	12,900
113-2022	Highway 27 South Servicing Works	210,437
114-2022	Huntington Road Sewer (Tradervalley to Rutherford)	10,451
161-2021	Edgeley Pond Park and Black Creek Channel Works:	
	Immediately Affected Landowners - Map 1	9,717,416
	Vaughan Metropolitan Centre Draining to Edgeley - Map 2	719,031
	Undeveloped Lands in the Black Creek Drainage Shed - Map 3	94,133
115-2022	VMC-Interchange SWM Pond Retrofit Works	1,844,235
116-2022	Steeles West Sanitary Sewer Improvement Works	87,408
117-2022	Steeles West SWM Works	1,505,533
118-2022	Woodbridge Avenue Sanitary Sewer Improvements	36,568
121-2022	Rainbow Creek Sanitary Sub-Trunk	3,862

BY-LAW	AREA SPECIFIC DC - SERVICE	\$ / Per Unit / Sq. M. of Gross Floor Area
107-2021	VMC West Interchange Sanitary Sewer Improvement	
	Charge Per Residential Unit:	
	Single & Semi-detached	1,427
	Townhouse & Multiple	1,177
	Large Apartment (>= 700 sq. ft)	871
	Small Apartment (< 700 sq. ft)	628
	Non-Residential – Charge per Square Metre	15.74
119-2022	VMC SE Doughton Sanitary Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	864
	Townhouse & Multiple	712
	Large Apartment (>= 700 sq. ft)	538
	Small Apartment (< 700 sq. ft)	388
	Non-Residential – Charge Per Square Metre	8.51

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120-2022	VMC Jane Street Sanitary Trunk Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	421
	Townhouse & Multiple	346
	Large Apartment (>= 700 sq. ft.)	261
	Small Apartment (< 700 sq. ft.)	188
	Non-Residential – Charge Per Square Metre	4.65
175-2025	Teston Road West Sanitary Sewer	
	Segment A – Map 1	4,082
	Segment B – Map 2	122,925
174-2025	Teston Road East Sanitary Sewer	
	Map 1	72,750
	Map 2	4,017

Visit vaughan.ca/DevelopmentCharges for DC by-laws and area specific DC maps.

ADDITIONAL INFORMATION

Bill 108 – More Homes, More Choice Act, 2019

Under Bill 108 - More Homes, More Choice Act, 2019, site plan and/or zoning applications made after January 1, 2020 will be able to freeze DCs, excluding Education DCs. Frozen DCs will remain in place until Council approves the application, at which point there is a 2-year timeframe to issue a building permit at the frozen DC rates. Permits issued after the 2-year timeframe will be subject to DCs at the prevailing rate.

Frozen DCs will be charged interest, as per the City's DC Interest Policy from the moment the DCs are frozen until the date they are paid in full.

York Region and York Region School Boards are in addition to City of Vaughan DCs

	RESIDENTIAL (\$ /PER UNIT)				NON-RESIDENTIAL (\$/ PER M2)		
	Single/ Semi	Multiple	Large Apt (≥700 sq. ft.)	Small Apt <th>Retail</th> <th>Industrial/ Office/ Institutional</th> <th>Hotel*</th>	Retail	Industrial/ Office/ Institutional	Hotel*
Region of York - Hard	68,018	56,589	43,917	28,562	544.76	235.20	99.36
Region of York - Soft	24,816	20,647	16,022	10,420	250.59	84.82	43.70
Public School Board	7,678				14.53		
Separate School Board	872				2.91		

*Region Hotel rate – other non-lodging uses such as restaurants, meeting rooms and stores, that are available to guests and/or to the general public may be subject to additional DCs. If the combined gross floor area of other such uses are greater than thirty three percent of the combined gross floor area of the lodging quarters, each non-lodging use in the structure will be assessed at the rate applicable to such other uses.

Change of Use

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If you are changing the use from **residential to non-residential** or from **non-residential to residential** or from **one type of non-residential use to another type of non-residential** use, your project may be subject to development charges. Note, the use of the property is used to determine DCs. The zoning of the property has no significance in determining the charge.

Example of non-residential use to another type of non-residential use

Industrial or office use to uses considered “retail” use under the Region of York’s DC By-law are subject to additional Regional DCs. **Examples of retail uses** include but are not limited to, car brokerage, auto repair shops, personal service shops, places providing entertainment, fitness centre, restaurants.

Indexing of charges

City and Region index DCs from time to time. Education DCs have a phased increase on July 1 of each year, as per the Education DC By-laws

All Rates (excluding City Area Specific DCs)

	RESIDENTIAL (\$ /PER UNIT)				NON-RESIDENTIAL (\$/ PER M2)		
	Single/ Semi	Multiple	Large Apt (≥700 sq. ft.)	Small Apt (< 700 sq. ft.)	Retail	Industrial/ Office/ Institutional Retail	Hotel
City - Engineering	68,250	56,150	42,412	30,567	287.92	287.92	287.92
City - General	29,806	24,522	18,521	13,348	20.14	20.14	20.14
Region - Hard	68,018	56,589	43,917	28,562	544.76	235.20	99.36
Region - Soft	24,816	20,647	16,022	10,420	250.59	84.82	43.70
Public School Board	7,678	7,678	7,678	7,678	14.53	14.53	14.53
Separate School Board	872	872	872	872	2.91	2.91	2.91
Total (\$)	199,440	166,458	129,422	91,447	1,120.85	645.52	468.56