CITY OF VAUGHAN
DEVELOPMENT CHARGE INFORMATION PAMPHLET

July 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 assists 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 on the date a building permit is issued for development on land to which a DC applies. For residential development, development charges are payable at first occupancy of a building, while non-residential development charges continue to be paid at permit issuance. This change was legislated through Bill 17.

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.

CITY OF VAUGHAN
DEVELOPMENT CHARGE INFORMATION PAMPHLET

July 1, 2026

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

	RESIDENTIAL ($/Unit)				
BY-LAW 109-2022	**Single/ Semi**	**Multiples**	**Large Apt (≥700 sq. ft.)**	**Small Apt (< 700 sq. ft.)**	**NON-RESIDENTIAL ($/Sq. M)**
City-wide Engineering	34,125	28,075	21,206	15,284	103.67
City -wide General	14,903	12,261	9,261	6,674	50.57

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	5,382
160-2026	Pressure District 5 West (Woodbridge Watermain)	7,625
112-2022	Zenway/Huntington Road Sanitary Sub Trunk	13,274
159-2026	Highway 27 South Servicing Works	172,589
114-2022	Huntington Road Sewer (Tradevalley to Rutherford)	10,784
147-2026 (161-2021)	**Edgeley Pond Park and Black Creek Channel Works:**	
	Immediately Affected Landowners - Map 1	9,775,721
	Vaughan Metropolitan Centre Draining to Edgeley - Map 2	723,346
	Undeveloped Lands in the Black Creek Drainage Shed - Map 3	94,698
115-2022	VMC-Interchange SWM Pond Retrofit Works	1,897,718
116-2022	Steeles West Sanitary Sewer Improvement Works	89,948
117-2022	Steeles West SWM Works	1,549,193
118-2022	Woodbridge Avenue Sanitary Sewer Improvements	37,628
161-2026	Rainbow Creek Sanitary Sub-Trunk	3,199
175-2025	Teston Road West Sanitary Sewer	
	Segment A – Map 1	4,201
	Segment B – Map 2	126,490
174-2025	Teston Road East Sanitary Sewer	
	Map 1	74,860
	Map 2	4,134
157-2026	Weston Road Block 41 Sanitary Sewer	23,594
162-2026	Weston Road Sanitary Sewer (Kirby to King-Vaughan)	89,396

BY-LAW	AREA SPECIFIC DC - SERVICE	$ / Per Unit / Sq. M. of Gross Floor Area
158-2026	VMC West Interchange Sanitary Sewer Improvement	
	Charge Per Residential Unit:	
	Single & Semi-detached	773
	Townhouse & Multiple	679
	Large Apartment (>= 700 sq. ft)	543
	Small Apartment (< 700 sq. ft)	397
	Non-Residential – Charge per Square Metre	8.29

119-2022	VMC SE Doughton Sanitary Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	890
	Townhouse & Multiple	733
	Large Apartment (>= 700 sq. ft)	553
	Small Apartment (< 700 sq. ft)	399
	Non-Residential – Charge Per Square Metre	8.76
120-2022	VMC Jane Street Sanitary Trunk Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	433
	Townhouse & Multiple	356
	Large Apartment (>= 700 sq. ft)	268
	Small Apartment (< 700 sq. ft)	193
	Non-Residential – Charge Per Square Metre	4.78
154-2026	Promenade Centre South Sanitary Sewer Improvements	
	Single & Semi-detached	893
	Townhouse & Multiple	785
	Large Apartment (>= 700 sq. ft)	628
	Small Apartment (< 700 sq. ft)	459
	Non-Residential – Charge Per Square Metre	4.92
156-2026	Vaughan Mills East Sanitary Sewer Improvements	
	Single & Semi-detached	1,904
	Townhouse & Multiple	1,672
	Large Apartment (>= 700 sq. ft)	1,338
	Small Apartment (< 700 sq. ft)	978
	Non-Residential – Charge Per Square Metre	10.50
155-2026	Vaughan Mills West Sanitary Sewer Improvements	
	Single & Semi-detached	5,893
	Townhouse & Multiple	5,176
	Large Apartment (>= 700 sq. ft)	4,141
	Small Apartment (< 700 sq. ft)	3,026
	Non-Residential – Charge Per Square Metre	32.50
152-2026	Weston and Highway 7 Sanitary Sewer Improvements	
	Single & Semi-detached	2,328
	Townhouse & Multiple	2,045
	Large Apartment (>= 700 sq. ft)	1,636
	Small Apartment (< 700 sq. ft)	1,196
	Non-Residential – Charge Per Square Metre	12.85

148-2026	Yonge Steeles Central Sanitary Sewer Improvements (Clark)	
	Single & Semi-detached	6,412
	Townhouse & Multiple	5,632
	Large Apartment (>= 700 sq. ft)	4,506
	Small Apartment (< 700 sq. ft)	3,293
	Non-Residential – Charge Per Square Metre	35.38
150-2026	Yonge Steeles North Sanitary Sewer Improvements (Royal Orchard)	
	Single & Semi-detached	4,897
	Townhouse & Multiple	4,301
	Large Apartment (>= 700 sq. ft)	3,441
	Small Apartment (< 700 sq. ft)	2,515
	Non-Residential – Charge Per Square Metre	27.02
151-2026	Yonge Steeles South Sanitary Improvements - East	
	Single & Semi-detached	127
	Townhouse & Multiple	112
	Large Apartment (>= 700 sq. ft)	89
	Small Apartment (< 700 sq. ft)	65
	Non-Residential – Charge Per Square Metre	0.70
149-2026	Yonge Steeles South Sanitary Improvements - West	
	Single & Semi-detached	7,782
	Townhouse & Multiple	6,836
	Large Apartment (>= 700 sq. ft)	5,468
	Small Apartment (< 700 sq. ft)	3,996
	Non-Residential – Charge Per Square Metre	42.92
153-2026	Dufferin Centre Sanitary Sewer Improvements	
	Single & Semi-detached	2,590
	Townhouse & Multiple	2,275
	Large Apartment (>= 700 sq. ft)	1,820
	Small Apartment (< 700 sq. ft)	1,330
	Non-Residential – Charge Per Square Metre	14.29

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 18 month timeframe to issue a building permit at the frozen DC rates. Permits issued after the 18 month 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.

CITY OF VAUGHAN
DEVELOPMENT CHARGE INFORMATION PAMPHLET

July 1, 2026

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 (< 700 sq. ft.)**	**Retail**	**Industrial/ Office/ Institutional**	**Hotel***
Region of York - Hard	55,479	47,406	38,454	24,363	442.48	192.28	59.99
Region of York - Soft	29,239	24,986	20,267	12,839	336.93	91.45	32.92
Public School Board	8,062				15.61		
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

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 ($/ PER M2)		
	Single/ Semi	**Multiple**	**Large Apt (≥700 sq. ft.)**	**Small Apt (< 700 sq. ft.)**	**Retail**	**Industrial/ Office/ Institutional Retail**	**Hotel**
City - Engineering	34,125	28,075	21,206	15,284	103.67	103.67	103.67
City - General	14,903	12,261	9,261	6,674	50.57	50.57	50.57
Region - Hard	55,479	47,406	38,454	24,363	442.48	192.28	59.99
Region - Soft	29,239	24,986	20,267	12,839	336.93	91.45	32.92
Public School Board	8,062	8,062	8,062	8,062	15.61	15.61	15.61
Separate School Board	872	872	872	872	2.91	2.91	2.91
Total ($)	**142,680**	**121,662**	**98,122**	**68,094**	**952.17**	**456.49**	**265.67**