

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 131-2026

A By-Law to amend the City-Wide Development Charges By-law, 2022, being By-law 109-2022.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (“**Act**”), as amended, provides that the council of a municipality may by By-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area for which the By-Law applies;

AND WHEREAS Council passed City-Wide Development Charges By-law, 2022 as By-Law 109-2022 on June 28, 2022 to impose and provide for payment of City-Wide Development Charges;

AND WHEREAS Council has determined that it is desirable to make amendments to By-law 109-2022 to reduce the residential use development charge rates;

AND WHEREAS subsection 19(1.1) of the Act permits the City to amend By-law 109-2022 without completing certain procedural steps where the only effect of the amendment is to decrease the amount of a development charge that is payable for one or more types of development in the circumstances specified in the amendment

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City-Wide Development Charges By-law, 2022, being By-law 109-2022 be, and is hereby amended as follows:
 - (a) Schedule B be replaced in the form attached hereto as Schedule “1”; and
 - (b) Replace section 7(2) with the following:

“This By-law shall expire on June 16, 2029, unless repealed at an earlier date.”
2. If on or after March 30, 2026 an owner or previous owner has made a payment for services as required under the City’s Development Charges By-law 109-2022 as

it read on or before June 15, 2026, then the City shall refund to the owner, without interest, the difference, if any, between the development charges actually paid by the owner and the development charges that would have been payable by the owner if this By-law had applied at the time of payment.

3. This By-law shall come into full force and effect on June 16, 2026.
4. This By-law shall expire three years from the date that it comes into force and effect, unless repealed at an earlier date.
5. Schedule “1” attached hereto shall be and hereby forms a part of this By-law.
6. A certified copy of this By-law may be registered in the By-law register in the York Region Land Registry Office and/or against the title to any land to which this By-law applies.
7. This By-law may be cited as the “City-Wide Development Charges By-Law, 2022 Amendment”.

Voted in favour by City of Vaughan Council this 16th day of June, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 24 of Report No. 29 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 16, 2026.
City Council voted in favour of this by-law on June 16, 2026.
Approved by Mayoral Decision MDC 009-2026 dated June 16, 2026.
Effective Date of By-law: June 16, 2026

ATTACHMENT – BY-LAW - AMENDING 2022 CITY-WIDE DEVELOPMENT CHARGES

Schedule “1”

Schedule B

City of Vaughan City Wide Development Charges¹
 (Effective from March 30, 2026 to June 16, 2029)

Residential Use Development Charges

	<i>Engineering Services²</i>	<i>General Services²</i>	<i>Total Per Unit Development Charge⁴</i>
Single & Semi-Detached Dwellings	\$34,125	\$14,903	\$49,028
Multiple Unit Dwellings	\$28,075	\$12,261	\$40,336
Large Apartments	\$21,206	\$9,261	\$30,467
Small Apartments	\$15,284	\$6,674	\$21,958

Non-Residential Use Development Charges³

	\$308.06	<i>Total Per Square Metre of GFA Development Charge</i>
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¹All rates shown are current as of March 30, 2026

²Engineering and General Services portion of Residential Development Charge paid at Occupancy where there is a Subdivision Agreement

³ Total Non-Residential Development Charges paid at building permit issuance

⁴ Pursuant to section 26.1 of the Development Charges Act, 1992 instalment payments may be applied for eligible developments.