

# DEVELOPMENT CHARGES GUIDE

**This Guide is EFFECTIVE on July 1, 2026**

**NOTE:** this guide of the various development charges is for a simplified explanation and understanding of these fees. For precise interpretations and info please consult the respective By-Laws available online. This guide is not applicable to developments prepaid or credited under an agreement. Total charges/levies due are calculated by adding together the Region's, the Town's and the School Board's charges. Applicable charges are calculated (and usually due) based on the date of Building Permit issuance. DCs are normally payable for new buildings, enlarged buildings and/or changes of use to a higher rated category, unless the development qualifies for an exemption or credit.

## YORK REGION

Public Services Category	Residential (per Unit)				Non-Residential (per GFA)		
	Single & Semi-detached	Multiple Unit (Townhomes)	Large Apartment	Small < 700 ft <sup>2</sup> Apartment	Non-Retail (Industrial-Office-Institutional & Hotel)	Hotel	Retail (Commercial)
No Water & Sewer	\$47,644	\$40,713	\$33,024	\$20,921	\$14.19 / ft <sup>2</sup>	\$4.85 / ft <sup>2</sup>	\$54.78 / ft <sup>2</sup>
Water (only)	\$55,751	\$47,640	\$38,643	\$24,481	\$16.82 / ft <sup>2</sup>	\$5.68 / ft <sup>2</sup>	\$58.63 / ft <sup>2</sup>
Water & Sewer	\$84,718	\$72,392	\$58,721	\$37,202	\$26.37 / ft <sup>2</sup>	\$8.65 / ft <sup>2</sup>	\$72.42 / ft <sup>2</sup>

## WHITCHURCH-STOUFFVILLE

Public Services Category	Residential (per Unit)					Non-Residential (per GFA)
	Single & Semi-detached	Multiple Unit (Townhomes)	Apartments 2+ Bedrooms	Apartments 1- Bedroom	Special Care/ Dwelling Units	Commercial/Industrial
No Water & Sewer	\$38,646	\$31,782	\$25,520	\$17,483	\$13,020	\$7.45 / ft <sup>2</sup>
Water (only)	\$41,752	\$34,336	\$27,571	\$18,888	\$14,067	\$9.04 / ft <sup>2</sup>
Water & Sewer	\$48,081	\$39,541	\$31,751	\$21,751	\$16,200	\$12.25 / ft <sup>2</sup>

## YORK EDUCATION SCHOOL BOARDS (Public & Catholic)

Combined Charges	Residential (per Unit)	Non-Residential (per GFA)
	\$8,934 / Dwelling	(Industrial-Commercial-Institutional) \$1.72 / ft <sup>2</sup>