

# The Regional Municipality of York Development Charge Rates

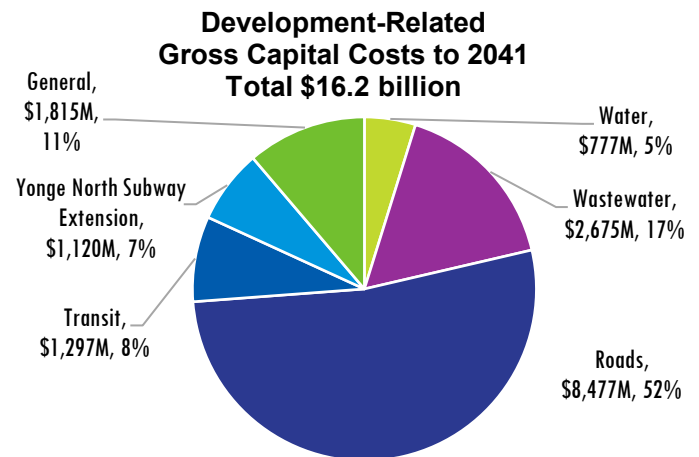
Effective May 21, 2026

This document provides an overview of York Regional Development Charges (DCs) and is intended as guide. Applicants should review the [York Region's 2026 Development Charges Bylaw \(No. 2026-20\)](#) (DC Bylaw) and the [Development Charges Act, 1997](#) (DC Act) and consult with the York Region Treasury Office, Finance Department.

## Regional Development Charges

Regional development charges are fees collected from developers and are a primary source of revenue to help fund vital growth-related capital infrastructure in York Region including:

- Water and Wastewater
- Regional Roads
- Transit including the Yonge North Subway Extension, Toronto-York Spadina Subway Extension and York Region Transit
- Police and paramedic services
- Public works
- Waste diversion
- Court services
- Public health, long-term care/seniors services
- Growth studies and land acquisition



## Imposition of Development Charges

DCs are imposed against all new developments in York Region at the time of development approvals, in accordance with the *DC Act*.

Two separate bylaws impose DCs to pay for growth-related capital costs within York Region:

- [DC Bylaw 2026-21](#) – Nobleton Area-specific DC Bylaw
  - Recovers growth-related capital expenditures for wastewater servicing in the Nobleton Community of King Township
- [DC Bylaw No. 2026-20](#)
  - Recovers costs associated with York Region's growth-related capital programs

## Indexing

DCs imposed under the current bylaws shall be adjusted annually, without an amendment to the bylaws. DC rates may be adjusted on July 1, 2027 for DC Bylaw No. 2026-20 and DC Bylaw No. 2026-21 and each anniversary of that date thereafter, in accordance with the Statistics Canada Non-Residential Building Quarterly Construction Price Index.



# Development Charge Rates

## Residential Development Charge Rates: Effective May 21, 2026

	Single & Semi-Detached	Multiple Unit Dwelling	Apartments ≥700 sq. ft.	Apartments <700 sq. ft.
Water	\$8,107	\$6,927	\$5,619	\$3,560
Wastewater*	\$28,967	\$24,752	\$20,078	\$12,721
Roads	\$18,405	\$15,727	\$12,757	\$8,082
<b>Sub-Total Hard Services</b>	<b>\$55,479</b>	<b>\$47,406</b>	<b>\$38,454</b>	<b>\$24,363</b>
Transit	\$11,105	\$9,489	\$7,697	\$4,877
Subway – Toronto-York	\$2,489	\$2,127	\$1,725	\$1,093
Subway – Yonge North	\$5,556	\$4,747	\$3,851	\$2,440
Police	\$1,214	\$1,038	\$842	\$533
Waste Diversion	\$57	\$49	\$40	\$25
Public Works	\$449	\$384	\$311	\$197
Court Services	\$43	\$37	\$30	\$19
Ambulance Services	\$586	\$501	\$406	\$257
LTC/Senior Services	\$198	\$169	\$137	\$87
Growth Studies	\$1,456	\$1,244	\$1,009	\$639
Land Acquisition –W/WW	\$702	\$600	\$487	\$308
Land Acquisition – Roads	\$2,929	\$2,503	\$2,030	\$1,286
Land Acquisition – Other	\$2,455	\$2,098	\$1,702	\$1,078
<b>Sub-Total Soft Services</b>	<b>\$29,239</b>	<b>\$24,986</b>	<b>\$20,267</b>	<b>\$12,839</b>
<b>Total</b>	<b>\$84,718</b>	<b>\$72,392</b>	<b>\$58,721</b>	<b>\$37,202</b>
<b>Nobleton Sewer</b>	<b>\$54,717</b>	<b>\$47,389</b>	<b>\$33,971</b>	<b>\$21,523</b>

\*Note: The Nobleton Community has separate DC rates for the wastewater component.



## Non-Residential Development Charge Rates: Effective May 21, 2026

	Per Square Foot of Gross Floor Area			Per Square Metre of Gross Floor Area		
	IOI**	Retail	Hotel	IOI**	Retail	Hotel
Water	\$2.63	\$3.85	\$0.83	\$28.26	\$41.40	\$8.94
Wastewater *	\$9.55	\$13.79	\$2.97	\$102.75	\$148.45	\$31.96
Roads	\$5.69	\$23.47	\$1.77	\$61.27	\$252.63	\$19.09
Transit	\$3.03	\$12.81	\$1.01	\$32.62	\$137.92	\$10.91
Subway -TY	\$0.67	\$2.86	\$0.28	\$7.21	\$30.83	\$2.97
Subway – YN	\$1.69	\$6.72	\$0.68	\$18.18	\$72.37	\$7.30
Police	\$0.51	\$0.75	\$0.16	\$5.51	\$8.07	\$1.68
Public Works	\$0.14	\$0.57	\$0.05	\$1.47	\$6.10	\$0.54
Court Services	\$0.02	\$0.03	\$0.01	\$0.19	\$0.29	\$0.06
Ambulance Services	\$0.08	\$0.12	\$0.03	\$0.88	\$1.30	\$0.27
Growth Studies	\$0.49	\$0.78	\$0.15	\$5.23	\$8.31	\$1.60
Land Acquisition – W/WW	\$0.23	\$0.78	\$0.09	\$2.44	\$8.41	\$0.92
Land Acquisition - Roads	\$0.95	\$3.28	\$0.36	\$10.25	\$35.27	\$3.84
Land Acquisition - Other	\$0.69	\$2.61	\$0.26	\$7.47	\$28.06	\$2.83
<b>Total</b>	<b>\$26.37</b>	<b>\$72.42</b>	<b>\$8.65</b>	<b>\$283.73</b>	<b>\$779.41</b>	<b>\$92.91</b>
<b>Nobleton Wastewater</b>	\$23.17	\$23.17	\$23.17	\$249.45	\$249.45	\$249.45

\*Note: The Nobleton Community has separate DC rates for the wastewater component.

\*\*Note: IOI = Industrial, Office and Institutional development charges.



# Development Charge Payment

Regional DCs are payable on all new residential and non-residential developments requiring specific development approvals. Generally, the determination of the quantity of DCs is at the building permit issuance stage, with the payment occurring at occupancy.

In the case of residential subdivisions, the roads, water and wastewater components of the DCs are determined immediately upon entering into a Regional DC Agreement with the payment occurring at occupancy.

## Deferrals

Current DC deferral options include, but are not limited to:

- Affordable and non-luxury rental buildings
- Office buildings
- Retail developments
- Open-air motor vehicle storage structures

## Exemptions

Exemptions provided in the bylaws and/or *the DC Act* include, but are not limited to:

- The relocation of a heritage house\*;
- A building or structure used for a community use owned by a non-profit corporation\*
- Land owned by and used for the purposes of a private school that is exempt from taxation under the *Assessment Act*
- Lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*
- Non-residential uses permitted pursuant to section 39 of the *Planning Act*
- Agricultural uses
- The issuance of a building permit not resulting in the creation of additional non-residential gross floor area
- Developments creating or adding an accessory use or structure not exceeding 100 square meters of gross floor area save and except for any live-work units with a retail component
- A public hospital receiving aid under the *Public Hospitals Act*
- The gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater

\* *Exemption only in instances where the area municipality in which the development is to be located does not collect DCs with respect to the development.*

For a complete list of exemptions, please review the DC bylaws and *the DC Act*, or contact York Region staff.

## Development Charge Credits

Regional Council may, by agreement, give a credit towards a DC in exchange for work that relates to a service for which a DC is imposed under the current bylaws. Please contact York Region staff for more details.

## Contact

Treasury Office, Finance Department  
1-877-464-9675 ext. 71696  
[york.ca/developmentcharges](http://york.ca/developmentcharges)

