

CITY OF VAUGHAN DEVELOPMENT CHARGE INFORMATION PAMPHLET

January 1, 2025

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 (< 700 sq. ft.)	
City-wide Engineering	65,751	54,094	40,859	29,448	277.38
City -wide General	28,715	23,625	17,843	12,859	19.41

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	5,039
111-2022	Pressure District 5 West (Woodbridge Watermain)	9,494
112-2022	Zenway/Huntington Road Sanitary Sub Trunk	12,428
113-2022	Highway 27 South Servicing Works	202,733
114-2022	Huntington Road Sewer (Tradevalley to Rutherford)	10,068
161-2021	Edgeley Pond and Black Creek Channel Works:	
	Immediately Affected Landowners - Map 1	9,326,063
	Vaughan Metropolitan Centre Draining to Edgeley - Map 2	690,074
	Undeveloped Lands in the Black Creek Drainage Shed - Map 3	90,342
115-2022	VMC-Interchange SWM Pond Retrofit Works	1,776,720
116-2022	Steeles West Sanitary Sewer Improvement Works	84,208
117-2022	Steeles West SWM Works	1,450,417
118-2022	Woodbridge Avenue Sanitary Sewer Improvements	35,229
121-2022	Rainbow Creek Sanitary Sub-Trunk	3,720

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	1,370
	Townhouse & Multiple	1,130
	Large Apartment (≥ 700 sq. ft)	836
	Small Apartment (< 700 sq. ft)	603
	Non-Residential – Charge per Square Metre	15.11
119-2022	VMC SE Doughton Sanitary Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	833
	Townhouse & Multiple	686
	Large Apartment (≥ 700 sq. ft)	518
	Small Apartment (< 700 sq. ft)	374
	Non-Residential – Charge Per Square Metre	8.20

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120-2022	VMC Jane Street Sanitary Trunk Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	405
	Townhouse & Multiple	333
	Large Apartment (>= 700 sq. ft)	252
	Small Apartment (< 700 sq. ft)	181
	Non-Residential – Charge Per Square Metre	

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 (< 700 sq. ft.)	Retail	Industrial/ Office/ Institutional	Hotel*
Region of York - Hard	65,527	54,517	42,309	27,516	645.29	265.87	116.68
Region of York–Soft & Go Transit	24,341	20,232	15,686	10,197	121.09	42.53	21.10
Public School Board	7,312				13.46		
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.

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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)		
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City - Engineering	65,751	54,094	40,859	29,448	277.38	277.38	277.38
City - General	28,715	23,625	17,843	12,859	19.41	19.41	19.41
Region - Hard	65,527	54,517	42,309	27,516	645.29	265.87	116.68
Region—Soft & Go Transit	24,341	20,232	15,686	10,197	121.09	42.53	21.10
Public School Board	7,312	7,312	7,312	7,312	13.46	13.46	13.46
Separate School Board	872	872	872	872	2.91	2.91	2.91
Total (\$)	192,518	160,652	124,881	88,204	1,079.54	621.56	450.94