

October 2026



KR Planning Group was retained by BILD to prepare a summary of the development charge (DC) rates in-effect in each of the upper-tier, lower-tier and single-tier municipalities in the Greater Toronto Area.

It is expected that the information in the DC Summary Document will be updated and re-published on a quarterly basis. Should there be any information missing or incorrect, please provide input and feedback to: daryl@krplanning.ca or uzo@krplanning.ca.

Overview of DC Summary Document

The document collects DC rate data for each of the 48 GTA municipalities with DC rate data up-to-date as of July/August 2026. The information provided in the DC Summary Document includes:

- Residential DC rates by residential unit type
- Non-Residential DC rates by type of non-residential development – office, retail, institutional, etc. - based on the types used to differentiate DC rates by type
- Area-specific DC rates applicable in certain parts of each municipality, where applicable
- Details on DC Reduction Program funding requests and applications, including staff commentary and projects for which funding was requested
- DC reserve fund balances, including balances with and without accounting for encumbrances and commitments where data is available
- Links to municipal DC websites and municipal DC pamphlets
- Details on non-statutory DC incentive programs, discounts and other exemptions offered by GTA municipalities.
- Links to awards of DC Reduction Program

Future iterations of the DC Summary Document will capture ongoing legislative or regulatory changes, DC Reduction Program awards, and seek to add or link to other relevant information that planners, lawyers, land economists, servicing engineers and other stakeholders may seek out.

Despite certain municipalities already being awarded DC Reduction Program funds, the DC rates presented in the DC Summary Document may not yet reflect the DC reductions required for the receipt of DCRP funding.

Caveats

While every attempt is made to ensure the accuracy of the data contained therein, there may be instances where information is out-of-date or incorrect, and the authors take no responsibility for where the apparent errors may be due to issues with the materials used as primary sources. The DC rates and other information presented should therefore be used with caution. Where errors are identified, the authors will seek to correct them as soon as possible.

Data Sources

The data presented in the DC Summary Document comes from a variety of public sources, such as:

- Development Charge by-laws;
- Municipal DC Pamphlets;
- Development Charge / Area-Specific Development Charge Background Studies;
- DC Reserve Fund / Treasurer's Statements;
- Annual Financial Information Returns;
- Municipal Financial Statements; and
- Various Municipal Staff Reports for Committee and Council Meetings.

SUMMARY OF DC RATES and DC RESERVE FUND BALANCES - LATEST INFORMATION AVAILABLE

Municipality	Total DC per SDU	Area-Based Rates Cited	Rank	Total DC per 2- Bedroom Apartment	Area-Based Rates Cited	Rank	Latest Available DC Reserve Fund Balance (including Commitments)
City of Toronto	\$ 137,846		9	\$ 80,690		14	\$ 2,466,457,887
York Region							\$ 414,700,000
Aurora	\$ 126,019		17	\$ 81,912		13	\$ 19,000,500
East Gwillimbury	\$ 151,885		3	\$ 102,565		3	\$ 32,168,164
Georgina	\$ 121,447	Keswick	20	\$ 84,432	Keswick	11	\$ 22,411,170
King	\$ 164,251	Nobleton	1	\$ 105,824	Nobleton	2	\$ 9,846,221
Markham	\$ 162,725		2	\$ 106,313		1	\$ 242,022,419
Newmarket	\$ 130,201	Outside NW Quadrant	15	\$ 85,726	Outside NW Quadrant	10	\$ 34,268,505
Richmond Hill	\$ 135,494		11	\$ 90,789		7	\$ 185,165,127
Vaughan	\$ 133,746		12	\$ 89,188		9	\$ 557,700,000
Whitchurch-Stouffville	\$ 131,446		13	\$ 89,575		8	\$ 27,736,778
Durham Region							\$ 1,152,393,732
Ajax	\$ 121,506		19	\$ 68,955		19	\$ 45,686,272
Brock	\$ 109,748		27	\$ 60,348		25	\$ 6,785,183
Clarington	\$ 119,725		23	\$ 65,300		21	\$ 67,061,731
Oshawa	\$ 116,947		24	\$ 69,919		18	\$ 83,863,237
Pickering	\$ 120,282	Non-Seaton	22	\$ 71,634	Non-Seaton	16	\$ 139,683,329
Scugog	\$ 109,808		26	\$ 63,041		23	\$ 13,345,356
Uxbridge	\$ 110,752		25	\$ 62,611		24	\$ 10,738,100
Whitby	\$ 129,249		16	\$ 66,580		20	\$ 132,113,955
Halton Region							\$ 32,203,395
Burlington	\$ 86,669	Built Boundary	30	\$ 45,904	Built Boundary	33	\$ 56,180,900
Halton Hills	\$ 130,733	Greenfield	14	\$ 55,259	Built Boundary	27	\$ 287,043
Milton	\$ 120,744	Greenfield	21	\$ 48,408	Built Boundary	29	\$ 40,095,879
Oakville	\$ 148,488	Greenfield	5	\$ 63,597	Built Boundary	22	\$ 295,247,000
Peel Region							\$ (417,100,000)
Brampton	\$ 149,974		4	\$ 97,600		6	\$ 399,070,000
Caledon	\$ 141,812		6	\$ 100,489		4	\$ 79,689,194
Mississauga	\$ 138,927		8	\$ 100,077		5	\$ 195,000,000
Simcoe County/Area							\$ 6,507,077
Barrie	\$ 124,446	Salem/Hewitt	18	\$ 71,437	Former City	17	\$ 117,745,530
Orillia	\$ 31,772		42	\$ 24,925		40	\$ (25,370,728)
Adjala-Tosorontio	\$ 38,862	Everett	41	\$ 20,581	Everett	42	\$ 5,861,356
Bradford West Gwillimbury	\$ 137,309	Bond Head	10	\$ 46,699	Bradford	31	\$ (173,453,757)
Clearview	\$ 80,086	Creemore	31	\$ 47,909	Creemore	30	\$ 5,568,988
Collingwood	\$ 95,096		29	\$ 55,712		26	\$ 34,072,873
Essa	\$ 58,746	Angus	34	\$ 33,766	Angus	35	\$ 24,767,468
Innisfil	\$ 140,815	Innisfil Central	7	\$ 82,948	Innisfil Central	12	\$ 42,507,735
Midland	\$ 42,659		38	\$ 29,568		37	\$ 1,350,291
New Tecumseth	\$ 106,019		28	\$ 73,486		15	\$ 7,899,397
Oro-Medonte	\$ 44,230		37	\$ 25,853		39	\$ 1,136,319
Penetanguishene	\$ 42,214		39	\$ 26,007		38	\$ 2,209,739
Ramara	\$ 57,894	Bayshore	35	\$ 48,667	Bayshore	28	\$ 3,941,464
Severn	\$ 67,626	Westshore	33	\$ 42,224	Westshore	34	\$ 7,092,894
Springwater	\$ 40,277		40	\$ 22,116		41	\$ 4,515,166
Tay	\$ 74,549		32	\$ 45,958		32	\$ 1,976,621
Tiny	\$ 25,021		43	\$ 15,693		43	\$ 251,397
Wasaga Beach	\$ 57,132		36	\$ 32,043		36	\$ 4,749,308

SOURCE: KR PLANNING GROUP
\$ 3,709,100,000
**DC Reduction
Program Funding
Approved**
\$ 1,500,000,000
\$ 697,200,000
\$ 401,400,000
\$ 129,000,000
\$ 11,300,000
\$ 94,800,000

Non-Statutory DC Incentive Database

Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
York Region	Large Office Buildings	Deferral	Applicable to buildings with a min 4 storeys above grade, a min 75,000 sq. ft. of GFA & Located on Regional Centres and Corridors, Major Transit Station Areas (MTSAs), or on Specific Local Centres including: •Georgina: Glenwoods Urban Centre, Maskinonge Urban Centre, Uptown Keswick Urban Centre, as well as Mixed-Use Corridor 1 and 2 •King: Village Core and Mixed-Use areas of King City, Nobleton, and Schomberg •Whitchurch-Stouffville: Western Approach Mixed-Use Area, Gateway Mixed Use Area, and Highway 48 Mixed-Use Corridor. The Region will only enter into a development charges deferral agreement if the local municipality has provided a similar, if not better incentive for the proposed development.	Duration of deferral depends on size of building (75,000 sq. ft. - 150,000 sq.ft. = 5 years) (150,000 sq. ft. - 250,000 sq. ft. = 10 years) (250,000 sq. ft & greater = 20 years)	Any developer wishing to defer development charges for an office building covered under this policy must enter into a development charges deferral agreement with the Region and provide a form of security acceptable to the Region. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the date that the building permit is issued by the local municipality
York Region	Office Buildings	Deferral	Applicable to buildings with a minimum of 4 storeys above grade. The Region will only enter into a development charges deferral agreement if the local municipality has provided a similar, if not better incentive for the proposed development.	The duration of the development charges deferral for an office building will begin the day of building permit issuance by the local municipality for the office building, and end 48 months later.	Upon site plan approval and prior to building permit issuance, any developer wishing to defer development charges for office buildings that are a minimum of four storeys above grade must enter into a development charge deferral agreement with the Region and provide a form of security acceptable to the Region.
York Region	Retail Buildings	Deferral	Available for retail buildings in York Region.	Development charge payments are deducted from the letter of credit through three equal annual payments beginning on the first anniversary of building permit issuance.	Upon site plan approval and prior to building permit issuance, any developer wishing to defer development charges for a retail building must enter into a development charge deferral agreement with the Region and provide a form of security acceptable to the Region.
York Region	Open Air Vehicle Storage Structures	Deferral	Available for open air motor vehicle storage structures in York Region. Does not apply to solely below grade motor vehicle storage structures. If an above-grade open air motor vehicle storage structure includes below grade storage areas, those below grade storage area will not be eligible	Development charges will be payable within 15 business days immediately following notification of any of these trigger events: • Enclosure of the structure (as defined in this policy) • Sale, or transfer of ownership, of the property unless an assumption agreement is entered into • Any other material default as defined in the agreement(s) Notification to the owner of the property on the tax roll will occur immediately after the trigger event. The 15 business days will begin with the mailing, by registered mail, of notice.	Upon site plan approval and prior to building permit issuance, any developer(s) wishing to defer development charges for an open air motor vehicle storage structure must enter into a development charge deferral agreement with the Region
York Region	Non Luxury Rental Buildings	Deferral	Available for non-luxury rental buildings in York Region. To be eligible, the building may be registered as a condominium, but it cannot be operated as anything other than a non-luxury rental building for a minimum of 40 years. For greater clarity, any rental building proposing to offer or offering rents equal to or greater than 200% of Average Market Rent for private apartments, by bedroom type, on average for the entire building will be deemed to be luxury rental for the purposes of this policy	Development charges will be payable at any time should any of the following trigger events occur: •Change of use from a non-luxury rental building •Failure to provide proof of rents in accordance with Term '13' of this policy •Material breach of the restrictive covenant •Any material default under the terms of the security or guarantees as stipulated in the agreement(s) •Sale, or transfer of ownership, of the property unless an assumption agreement is entered into •Any other material default as defined in the agreement(s) Notification to the property owner on the tax roll will occur immediately after the trigger event. If any development charges (including any interest) are unpaid within 15 business days immediately following notification of a trigger, subject to Term '8' of the policy, they may be added to the tax roll.	Any developer wishing to defer development charges for a non-luxury rental building must enter into a development charges deferral agreement with the Region and provide a form of security acceptable to the Region
York Region	Rental Buildings	Deferral	Available for rental buildings in York Region subject to the terms and conditions as set out in this policy. To be eligible, the building may be registered as a condominium, but it cannot be operated as anything other than a rental building for a minimum of 20 years	a)Development charges are deferred until 15 business days immediately following the date that is 36 months after the date that the building permit is issued by the local municipality for: i.Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the Planning Act for a rental building prior to January 1, 2020, or Development Charges Deferral for Rental Buildings ii.Applications submitted for an amendment to a bylaw passed under section 34 of the Planning Act prior to January 1, 2020 b)Development charges are deferred until 15 business days immediately following the date that is 36 months after the earlier of the date of the issuance of a permit under the Building Code Act, 1992, authorizing occupation of the building, or the date the building is first occupied for: i.Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the Planning Act for a rental building including and after January 1, 2020, or ii.Applications submitted for an amendment to a bylaw passed under section 34 of the Planning Act including and after January 1, 2020	Any developer wishing to defer development charges for a rental building must enter into a development charges deferral agreement with the Region and provide a form of security.
York Region	Affordable Rental Housing	Deferral	Subject to the terms and conditions as set out in this policy, this policy is available for affordable rental buildings that meet the following criteria: • A minimum of four storeys • Affordable to the midrange income cohort (household incomes that fall between the fourth and sixth deciles of income distribution for York Region) with average rents that are less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type • Located in the Urban Area, Towns and Villages, on Regional Centres and Corridors, Major Transit Station Areas (MTSA), or on specific Local Centres for those local municipalities without lands on Regional Centres and Corridors	The duration of the development charges deferral will vary based on the location, total number of units and number of units with two or more bedrooms as follows: 1. Affordable Rental Housing located in Urban Areas Towns & Villages = 5 years. 2. Affordable Rental Housing located in Regional Centres, Corridors, MTSA or Specific Local Centres = 10 years 3. A min of 100 Affordable Rental Housing units located in Urban Areas, Towns or Villages where a min of 50% of the units are two bedroom or more = 10 years. 4. A min of 200 Affordable Rental Housing units located in Regional Centres & Corridors, MTSAs or Specific Local Centres where a min of 50% of the units have two bedrooms or more.	Any developer wishing to defer development charges for affordable rental buildings (minimum of four storeys) must enter into a development charges deferral agreement with the Region
Aurora	Aurora Promenade CIP Area	Grant	Commercial Developments/ projects within the CIPA	Matching of up to 75% of eligible costs up to a maximum grant of \$100,000 per property, whichever is less	Owners pays 100% of the Development Charge. This cost is then reimbursed in the form of a grant based on the in-force Development Charge (DC) rates.

Non-Statutory DC Incentive Database					
Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
Georgina	Retail	Deferral	Development of buildings or structures located in the Town, used for the sale or rental of goods or services to the public	DCs are deferred equally over a period of three years	Upon site plan approval and prior to building permit issuance, any developer wishing to defer development charges for a retail building must enter into a Development Charges Deferral Agreement with the Town and provide a form of security acceptable to the Town.
Georgina	Rental Housing	Deferral	Any residential rental building which qualifies as a Non-luxury rental, and for which a restrictive covenant has been registered, in accordance the Region's Development Charges Deferral for Non-Luxury Rental Buildings	Development charges are deferred immediately following the date that the building permit is issued by the local municipality to be repaid in equal annual payments over a 20-year period	Any developer wishing to defer development charges for a Rental Housing Building must enter into a Development Charges Deferral Agreement with the Town and provide a form of security acceptable to the Town
Georgina	Industrial	Deferral	Industrial: means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club.	After January 1st, 2026, Developers constructing a new Industrial Development, or the expansion of space to an existing industrial building may, subject to the terms of this policy and the required Development Charge Deferral Agreement, defer the payment of applicable Development Charges to a maximum of three years from the date of building permit for the Industrial Development	Upon site plan approval and prior to building permit issuance, any Developer wishing to defer development charges for an Industrial Development must enter into a Development Charges Deferral Agreement with the Town and provide a form of security acceptable to the Town
King	Retail	Deferral	Development of buildings or structures located in the Town, used for the sale or rental of goods or services to the public	DCs are deferred equally over a period of three years	Upon site plan approval and prior to building permit issuance, any developer wishing to defer development charges for a retail building must enter into a Development Charges Deferral Agreement with the Town and provide a form of security acceptable to the Town.
King	Rental Housing	Deferral	Any residential rental building which qualifies as a Non-luxury rental, and for which a restrictive covenant has been registered, in accordance the Region's Development Charges Deferral for Non-Luxury Rental Buildings	Development charges are deferred immediately following the date that the building permit is issued by the local municipality to be repaid in equal annual payments over a 20-year period	Any developer wishing to defer development charges for a Rental Housing Building must enter into a Development Charges Deferral Agreement with the Town and provide a form of security acceptable to the Town
King	Industrial	Deferral	Industrial: means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club.	After January 1st, 2026, Developers constructing a new Industrial Development, or the expansion of space to an existing industrial building may, subject to the terms of this policy and the required Development Charge Deferral Agreement, defer the payment of applicable Development Charges to a maximum of three years from the date of building permit for the Industrial Development	Upon site plan approval and prior to building permit issuance, any Developer wishing to defer development charges for an Industrial Development must enter into a Development Charges Deferral Agreement with the Town and provide a form of security acceptable to the Town
East Gwillimbury	Non Residential Expansions	Deferral	<ul style="list-style-type: none"> • The application is for the Expansion of non-residential space to existing Non-residential Development. • The Expansion to an existing Non-Residential Development results in additional Gross Floor Area being added, either on the same lands or adjacent lands as the existing Development. • The Expansion will have the same purpose and ownership as the existing building or structure. • The deferral application is submitted in accordance with the Town's processes outlined in this policy. • Once approved, the deferral will come into effect at the time the Region approves a similar deferral for the proposed Development. 	Maximum of three years from the date of building permit issuance	Any developer or applicant wishing to defer DCs for a non-residential Expansion to existing Development must enter into a Development Charges Deferral Agreement with the Town.
East Gwillimbury	Lands without Municipal Servicing	Deferral	<ul style="list-style-type: none"> - The application is for Development on land that is not yet serviced by municipal water and/or wastewater infrastructure. - The deferral applies only to the water and wastewater components of the Development Charges. Other components are payable as outlined in the Town's Development Charge By-law. - The Development results in new or additional Gross Floor Area being added, either Residential or Non-Residential, or involves an existing Development connecting to municipal water and/or wastewater services for the first time. - The applicant agrees to pay the DCs in force at the time of connection, which will be within 60 days from when servicing is made available. 	Development Charges deferred under this policy will be payable in full upon connection to municipal water and/or wastewater infrastructure. Applicants agree through the acknowledgement that they will be expected to connect to servicing as soon as it is available, despite any interim servicing that may be in place at that time.	Prior to the issuance of a building permit, any developer or landowner that is eligible for the deferral of the water and/or wastewater component of the Town-wide Development Charges must confirm eligibility with Town staff. Any developer or applicant eligible to defer water and/or wastewater DCs for Development on lands not yet serviced by municipal infrastructure must sign a Development Charges Deferral Acknowledgement, which confirms the understanding that the outstanding components of the Development Charge will be due upon connection to municipal servicing.
Richmond Hill	Office	Deferral	Office Buildings that are a minimum of four (4) storey's, above grade	Eighteen (18) months after the date that the building permit is issued by the City for applications prior to Jan 1, 2020 or the earlier of the date of the issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building or the date the building is first occupied, for applications after Jan 1, 2020.	Upon site plan approval and prior to building permit issuance, any developer/applicant wishing to defer City-wide development charges for office buildings that are a minimum of four (4) storey's, above grade, must provide the City with a Letter of Credit for the development charges owed.
Richmond Hill	Large Office (Pilot Program)	Deferral	<ul style="list-style-type: none"> • Development must be a minimum of four (4) storeys, above grade • A minimum of 50,000 square feet and • Be located within Richmond Hill Centre along Yonge street from Highway 7 to Major Mackenzie. *available to the first 1.5 million square feet of gross floor area that enters into a Development Charges Deferral Agreement(s) with the City	Between 50,000 square feet and 150,000 square feet = 5 Years* Between 150,000 square feet and 250,000 square feet = 10 Years* Greater than 250,000 square feet and less than or equal to 400,000 square feet = 15 Years* Greater than 400,000 square feet = 20 Years*	Applicant to provide a written request to the Director Financial Services and Treasurer, a minimum of 60 days prior to the issuance of a building permit, for the partial or full deferral of the City of Richmond Hill City-wide DCs. Any developer/applicant wishing to defer must enter into a Development Charges Deferral Agreement with the City, provided that the gross floor area cap of 1.5 million square feet (section 7 "Square Footage Cap" of this policy) for the pilot policy has not been met. The ability to enter into a Development Charges Deferral Agreement shall begin on the date that Council approves this policy and shall end three (3) years after the approval at 4:30pm.
Richmond Hill	Charitable Non Profit Organizations	Deferral	1.1 Must be a non-profit organization; 1.2 The lands must be owned by the non-profit organization or are leased lands where the land owner has consented to register the deferral agreement on title and agrees to pay the deferred amount, if required 1.3 That all other consents that are deemed necessary by the City are obtained; 1.4 The facilities provide a public service or use of similar quality and scope that would otherwise be provided by the City of Richmond Hill or the Regional Municipality of York or any local board thereof to the satisfaction of the City and/or Region; 1.5 Registered, in good standing, as a charity with the Canada Revenue Agency; and, 1.6 Registered, in good standing, where required, with appropriate Province of Ontario Ministries.	Five (5) years after the date that the building permit is issued by the City for applications prior to Jan 1, 2020 or the earlier of the date of the issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building or the date the building is first occupied, for applications after Jan 1, 2020.	Upon site plan approval and prior to building permit issuance, any developer/applicant wishing to defer City-wide development charges for developments that meet the qualifying criteria and have been pre-screened by City staff, must enter into a DC deferral agreement with the City. 2.1 DC deferral requests that meet all of the eligibility requirements may be approved by the Director Financial Services and Treasurer with the following conditions: 2.1.1 The deferral request may not exceed a maximum of \$2 million (at the time of approval); 2.1.2 The duration of the deferral may not exceed 5 years (60 months); and, 2.1.3 Only the Gross Floor Area identified as a City or Regional service will be eligible for deferral.

Non-Statutory DC Incentive Database					
Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
Vaughan	Office Buildings	Deferral	<p>a. The building is a minimum of four (4) Storeys above ground.</p> <p>b. The predominant overall use of the Office Building is office space. Secondary uses are permitted on individual floors, provided office space remains the primary function across the entire Office Building as a whole.</p> <p>c. The applicant has submitted a complete site plan application or zoning by-law amendment application, as determined by the City, for the construction of the Office Building.</p>	City-Wide Development Charges for the eligible Office Building use are deferred for eighteen (18) months from the date of building permit issuance	To apply for a partial or full deferral of City-Wide Development Charges, the applicant shall submit a written deferral request application a minimum of sixty (60) days prior to building permit issuance. Upon site plan approval and prior to building permit issuance, any applicant approved for the deferral of City-Wide Development Charges for Office Buildings must provide the City with a Letter of Credit for the development charges owed. Upon a deferral request application being deemed eligible for the CityWide Development Charge deferral in accordance with this policy, the applicant shall enter into a development charges deferral agreement with the City for the deferral to come in effect.
Vaughan	Non Luxury Rental	Deferral	Non luxury Rental Buildings, which have a minimum of four residential units. The average rent for any bedroom type must be less than 200% of the applicable Average Market Rent in order to be considered Non luxury.	<p>Development Charges will be payable at any time should any of the following trigger events occur:</p> <p>2.2.1 Change of use from a Non-luxury Rental Building</p> <p>2.2.2 Failure to provide proof of rents in accordance with Section '12' of this policy</p> <p>2.2.3 Material breach of the Restrictive Covenant</p> <p>2.2.4 Material breach of the Title Restriction</p> <p>2.2.5 Any material default under the terms of the security or guarantees as stipulated in the agreement(s)</p> <p>2.2.6 Sale, or transfer of ownership, of the property (other than a transfer described in Section 2.2.8) unless an assumption agreement is entered into</p> <p>2.2.7 Any other material default as defined in the agreement(s)</p> <p>2.2.8 In the case of a condominium, prior to the declarant transferring any unit to a third party</p>	Any developer wishing to defer Development Charges for a Non-luxury Rental Building must enter into a tri-party Development Charges deferral agreement with the City of Vaughan and the Region of York and provide a security acceptable to the City of Vaughan.
Vaughan	Major Office	Deferral	New Major Office Buildings either stand-alone or in mixed-use buildings which have a minimum of four storeys above grade and a minimum of 75,000 square feet or 6,967 square meters of Gross Floor Area and are identified as being located within the Secondary Plan Areas or along the Primary Corridors in the designated CIPA	<p>75,000 sq.ft. to 149,999 sq. ft. - 50% of the development charges are deferred until the office building charges use</p> <p>150,000 sq. ft. to 249,999 sq. ft. = 75% of the development charges are deferred until the office building charges use</p> <p>250,000 sq. ft. to 600,000 sq. ft. = 100% of the development charges are deferred until the office building charges use</p>	Any developer wishing to defer development charges for a Major Office Building under this policy must submit an application through the CIP process associated to the CIP By-law xxx and, if approved, enter into a development charge deferral agreement with the City of Vaughan and provide a security acceptable to the City
Vaughan	Convention Centre	Deferral	Applies to one new Convention Centre project with a minimum of 90,000 square feet or 8,361 square metres of exhibition-hall floor area, located within the Secondary Plan Areas or along the Primary Corridors inside the designated CIPA. This program is limited to one Convention Centre project during the CIP implementation period (2026-2030).	Up to 90,000 sq. ft. will be deferred for 10 years	<p>Approved applicants must enter into a development charge deferral agreement with the City of Vaughan, and any other agreement required by the City, prior to building-permit issuance for the Convention Centre. The agreement will include, but is not limited to:</p> <p>a. The requirement for the developer to provide security acceptable to the City e.g., Letter of Credit, Pay-on-Demand Surety Bond; and</p> <p>b. Clauses defining trigger events and default provisions.</p>
Vaughan	City Wide	Deferral	<p>(a) The applicant must be a non-profit organization who either (i) owns the subject lands; or (i) is a tenant leasing the subject lands from a landowner who has consented to the registration of the deferral agreement against title to the subject lands and agrees to pay the deferred amount, if and when required;</p> <p>(b) The applicant must obtain all consents that are deemed necessary by the City, to the City's satisfaction;</p> <p>(c) The applicant must comply with all conditions and receive all approvals that are required to facilitate the development on the subject lands, including compliance with all Planning Act requirements.</p> <p>(d) The facilities on the subject lands must provide a public service or a use of similar quality and scope that would otherwise be provided by the City, the Region or any local board thereof to the satisfaction of the City and/or Region. Further, such service being provided on the subject lands must be available to the general public;</p> <p>(e) The applicant is registered and in good standing as a charity with the Canada Revenue Agency;</p> <p>(f) The applicant is registered and in good standing with appropriate Province of Ontario Ministries, as applicable and where required;</p> <p>(g) The applicant must satisfy the pre-screening criteria set out in section 3 of this Policy; and</p> <p>(h) The applicant must satisfy any other and further conditions imposed by the DCM/CFO in respect of the deferral authorization</p>	<p>(a) The deferral request shall not exceed \$2 million;</p> <p>(b) The duration of the deferral shall not exceed 5 years (60 months) and will not be subject to a renewal or extension; and,</p> <p>(c) Only the Gross Floor Area identified as a City or Regional service shall be eligible for deferral.</p>	<p>The applicant shall provide a written request to the Director of Financial Planning and Development Finance, a minimum of 60 days prior to the issuance of a building permit, for the partial or full deferral of City-Wide DCs. Upon satisfactory submission of the above-noted written request for deferral and pre-screen items, if the development is deemed eligible for the City-Wide DC deferral, Financial Planning and Development Finance staff will determine the DC deferral amount. Where a facility has shared uses (more than one use), the common areas within the facility will be prorated among the proposed uses. Any qualifying applicant must enter into a DC deferral agreement with the City pursuant to subsection 27(1) of the Act.</p>
Vaughan	Residential (Time Limited)	Deferral	To qualify for an indefinite deferral of City-Wide Development Charges under this Policy, all of the following milestones must be achieved before the expiry of the Program Window: a) Enter into a Section 27 Agreement under the Act. Such agreement may only be entered into if the applicant is in a position to immediately obtain a Building Permit from the City. b) Obtain Building Permits for the qualifying residential unit(s). c) Provide the City with confirmation of the completed Housing Start for the qualifying residential unit(s)	A Residential Development that qualifies under this exemption policy may receive an indefinite deferral of City-Wide Development Charges. This Policy may be in effect for a maximum period of 20 months, constituting the program window (February 25, 2026 – October 31, 2027) (the "Program Window")	To qualify for an exemption under this Policy, eligible developments must enter into a new Section 27 Agreement under this Policy. Upon execution of a new Section 27 Agreement under this Policy, any Letter of Credit previously provided by the developer under the Development Charges Rate Reduction and Deferral for Residential Developments Policy (12.C.22) shall be retained by the City. The City shall only release and return the Letter of Credit to the developer if the development charges are exempt under this Policy.
Toronto	Non-Residential (above ground floor)	Reduction	All non-residential gross floor area above ground floor	Full reduction for GFA above ground floor	By-law 415-7 B (1)

Non-Statutory DC Incentive Database					
Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
Peel Region	Residential (currently under review)	Deferral	New residential development in the Peel Region, where DCs become payable, on or after July 10, 2025, and prior to November 13, 2026.	Deferred, without interest, for eligible residential development to the date of issuance of the first occupancy permit for each building or structure for which DCs are payable.	<p>Those wishing to participate in this program shall submit a completed application form to Peel Region for inclusion in the program.</p> <p>Eligibility for inclusion in the program shall be dependent solely on meeting the eligibility requirements noted in this framework.</p> <p>Eligible applicants seeking to defer payment of DCs must enter into a DC Payment Agreement with Peel Region at the time of the event which would trigger the collection of Peel Region DCs in accordance with Section 6 of Peel Region's DC By-law #77-2020. The applicant shall be required as a condition of the DC Payment Agreement to provide security in an amount of 100% of the DCs payable and in a form that is satisfactory to the CFO and Commissioner of Corporate Services</p>
Peel Region	Residential (currently under review)	Grant in Lieu	New residential development in the Peel Region, where DCs become payable, on or after July 10, 2025, and prior to November 13, 2026. Note the grant-in-lieu of DCs offered as part of this program was terminated effective January 31, 2026	The 50% grant will be applied on the total Peel Region DC amount that would have been payable in the absence of this program, for those buildings or structures which have met the requirements of the program and any associated DC Payment Agreement.	Upon site plan approval and prior to building permit issuance, any developer wishing to defer development charges for office buildings that are a minimum of four storeys above grade must enter into a development charge deferral agreement with the Region and provide a form of security acceptable to the Region.
Peel Region	Non-profit Long-term Care & Hospice	Grant	This program is only for not-for-profit organizations developing a long-term care home or hospice that qualifies as such under Section 26.1 subsection 2 paragraph 2 of the Development Charges Act, 1997.	The maximum grant after Federal and Provincial funding amounts up to 50 per cent of the eligible DC payable (up to 100 per cent for hospice developments as well as for an eligible public not-for-profit organization under hospitals in Peel).	<p>a) The landowner needs to submit a formal application subject to conditional approval of the Regional Treasurer</p> <p>b) The program application is open to those LTC and Hospice developments that currently have an existing DC deferral agreement with the Region</p> <p>c) A DC deferral agreement may be entered between the Region and the landowner with terms and conditions satisfactory to the Chief Financial Officer and Commissioner of Corporate Services</p>
Brampton	Purpose Built Rental	Reduction	<p>To qualify, projects must meet all of the following criteria:</p> <ul style="list-style-type: none"> • Be a purpose-built rental apartment building of at least 5 storeys, with 4 or more units. • Units are allocated on a first-come, first-serve basis upon meeting all program requirements and dependent on the number of Council approved units for the program. • To qualify as a mixed-use project, at least 50% of the ground floor must be nonresidential (commercial or office uses). Non-residential use does not include spaces such as amenity areas, corridors, or other residential-related facilities. • Pull a building permit for any phase of the building construction (such as foundations or below-grade structure) or for the complete apartment building between September 10, 2025 and November 13, 2026. • To remain eligible, building permit applications must remain active throughout the review process. Any period of inactivity by the applicant exceeding one month may render the application ineligible for this program. • To remain eligible, construction must meaningfully commence within six months of the issuance of building permits, including any phased permits. Following commencement, inspections must occur at intervals of no more than three months to demonstrate ongoing progress. Extended gaps in inspections or inactivity beyond these timelines may render the project ineligible for this program. • Achieve complete occupancy within 36 months of first building permit issuance date. • Remain in rental tenure for at least 25 years (units cannot be converted to condos or sold individually). 	<p>The amount of DC reduction depends on unit type.</p> <ol style="list-style-type: none"> 1) 50% DC reduction for 1-bedroom dwelling units; 2) 75% DC reduction for 1-bedroom + den and 2-bedroom dwelling units; 3) 100% DC reduction for 3-bedroom dwelling units; 4) 100% DC reduction for 1-bedroom + den, 2-bedroom and 3-bedroom dwelling units within a development having non-residential use(s), other than uses accessory to the residential use(s), in 50% or more of the ground floor gross floor area; 5) If 66% or more of the dwelling units qualify for the same incentive reduction under either incentive (2), (3), or (4) above, then the remaining eligible units will receive either that same incentive reduction or any higher incentive reduction they qualify for, whichever is greater. 	<p>Applicant must submit a Letter of Intent to participate in the program along with the building permit application to the Building Division. Building permit must be issued between September 10, 2025 and November 13, 2026.</p> <ul style="list-style-type: none"> • Projects must achieve complete occupancy within 36 months of the first building permit issuance date. There is opportunity for a 6-month extension at the discretion of the Commissioner of Planning, Building and Growth Management, dependent on construction progress reports, project scale, and timelines. • The program has a city-wide cap of 5,000 units. Reductions will be allocated on a first-come, first-served basis, determined by the date a building permit application is accepted for review towards issuance of a permit to the satisfaction of the Chief Building Official (CBO). Once this cap is reached, staff will pause intake for the program and report back to Council.
Brampton	Major Office	Exemption	Office developments that are freestanding or part of mixed-use projects are exempt from paying the City's portion of DC's, provided there is a minimum total floor area of 20,000 sqft of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services. This can result in significant savings, making building or expanding office spaces more affordable. Accessory uses that are part of or attached to the primary office use are also exempt from the payment of DC's, provided the area of such uses is less than the area of the primary office use.	100% Exemption	By-law Exemption (By-law 126-2024)
Mississauga	Housing incentives for shovel-ready projects	Reduction	<p>Development charge reductions are based on two separate City Council motions. Effective dates are as follows:</p> <p>As of January 29, 2025 – 50% for residential unit types and 100% for 3-bedroom rental units</p> <p>As of February 11, 2026 – 100% for 1 bedroom plus den and 2 bedroom rental units</p> <p>Developers must pull a building permit for footings and foundations before December 31, 2027.</p>	<p>50% for all residential unit types</p> <p>100% for purpose-built rental units in an apartment development*</p> <p>1 bedroom plus den</p> <p>2 bedrooms</p> <p>3 bedrooms</p>	Must enter into a legal agreement with the City for 25-year rental tenure.
Halton Region	Expansion of Existing Industrial Building	Reduction	Enlargement of existing Industrial buildings	<p>(a) if the total floor area is enlarged by fifty percent (50%) or less, the amount of the development charges under this By-law in respect of the enlargement is zero; or</p> <p>(b) if the total floor area is enlarged by more than fifty percent (50%), development charges under this By-law are payable on the amount by which the enlargement exceeds fifty percent (50%) of the total floor area before the enlargement.</p>	By-law Reduction
Halton Region	Commercial Expansion	Exemption		<p>THAT no development charges shall be payable under this By-law for that portion of an expansion of an existing commercial building on the lot and/or an accessory commercial building that is up to and including 278.7 sq. m. (3,000 sq. ft.) on the same lot provided that the expansion must be incidental to or subordinate in purpose and exclusively devoted to the commercial use in the existing building or an accessory commercial building and that</p>	By-law Reduction
Burlington	Temporary Purpose Built Rental	Reduction Grant	Must be a development, redevelopment/adaptive reuse of a property for construction of net new purpose-built rental units. Eligible units must be subject to residential development charges and meet the Eligible Dwelling Unit definition under subsection 5.9 of the Burlington Housing Community Improvement Plan.	The grant is for up to 100 per cent of the City's portion of residential Development Charges. The grant does not apply to the Regional or Educational portion of applicable Development Charges.	The grant will be provided upon successful issuance of an occupancy permit or at the discretion of the City

Non-Statutory DC Incentive Database					
Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
Burlington	Temporary Ownership	Reduction Grant	<p>All dwelling units must: be offered for sale and transferred as ownership housing, meet the program's minimum unit count and unit size thresholds, where applicable, as established in the Additional Eligibility Requirements for Low-rise Buildings (up to 4 storeys) and for Mid-Rise and Tall Buildings (5 storeys or greater).</p> <p>Additional Eligibility Requirements – Mid-Rise and Tall Buildings The development must have a minimum of 40 per cent that are two-bedroom units and five per cent that are three-or-more-bedroom units. Two-bedroom dwelling units shall have a minimum floor area of 750 square feet. Three-or-more-bedroom dwelling units shall have a minimum floor area of 950 square feet.</p> <p>Additional Eligibility Requirements – Low-Rise Buildings The development must contain a minimum of four dwelling units. not have started construction before submitting a complete application. be subject to residential development charges and meet the Eligible Dwelling Unit definition under subsection 5.9 of the Burlington Housing Community Improvement Plan.</p>	<p>Eligible and successful low-rise dwelling units: The grant is for up to 100 per cent of the City's portion of residential Development Charges. Eligible and successful mid-rise and tall buildings: The grant for up to 30 per cent of the City's portion of residential Development Charges.</p>	The grant will be provided once the City has issued the building permit for above-grade construction or at the discretion of the City. Projects must satisfy the applicable construction timing eligibility requirements established by the Temporary Programs, including permit issuance milestones and occupancy requirements, where applicable. Failure to meet required timing milestones may result in cancellation of funding approval.
Milton	Agricultural Tourism	Rebate	Means a building or structure or part thereof located on a working farm of a bona fide farmer for the purpose of providing enjoyment, education or active involvement in the activities of the farm to the public where the principle activity on the property remains as a farm and where products used in the activity are produced on the property and/or are related to farming. The building or structure may be related to public oriented farm based activities such as a hay or corn maze, farm related petting zoo, hay rides and sleigh, buggy or carriage rides, farm tours and/or education, processing demonstrations, small scale value-added agricultural products for onsite usage, pick-your-own produce, a farm theme playground for children, farm markets, farm and related produce stands, and farmhouse dining rooms but shall not include space used for banquets, weddings or concerts or any residential use.	100% to a maximum cumulative of \$40,000 property	
Milton	Museum	Rebate	means a non-profit, permanent institution that is open to the general public with the principle activity being to acquire, conserve, research, communicate and exhibit the tangible and intangible heritage of humanity and its environment for the purposes of public education, study and enjoyment.	100% to a maximum cumulative of \$40,000 property	
Halton Hills	Non Residential	Deferral	<p>The development meets the definition of "non-residential" under the DC by-law; and</p> <ul style="list-style-type: none"> • The industrial development not exceed 50,000 sq ft in total floor area as defined in the by-law • The non-industrial development not exceed 25,000 sq. ft. in total floor area as defined in the by-law 	The Treasurer can approve up to a ten (10) year deferral for an eligible non-residential development	<p>2. Payments are to be amortized over a period not to exceed ten years at the prime lending rate of the Town's bank plus 1% 3. Payments will be made on an annual basis with the first payment due one year after issuance of a building permit. The owner must provide post-dated cheques for each annual payment as outlined in the agreement at the time of signing the agreement. 4. The owner agrees to pay an administration fee in the amount of \$668.75 (plus HST) upon execution of the agreement. This fee will be reviewed annually with all other Town fees and is subject to change as outlined in the Town's User Fee By-law. 5. The owner must provide securities in the amount of the applicable development charges plus interest amounts. The owner may: a. Post an irrevocable letter of credit or b. The agreement may be registered on title</p>
Halton Hills	Non Residential	Grant	Non-Residential Development	Dovetail existing Town DC deferral policy by paying portion of interest bearing on the deferrals, up to \$10,000	Applications submitted through the CIP program
Barrie	Residential and Non Residential	Deferral	applies to all Residential and Non-Residential developments that are not currently eligible for a more favourable deferral under any other City or legislative program.	Interest free deferral of DC until the date of first occupancy, or Two (2) years from the date of Building Permit issuance	<p>The total Development Charges payable must be secured prior to the issuance of a Building Permit. Acceptable forms of security may include</p> <ul style="list-style-type: none"> • Cash, • Letters of Credit, or • Surety Bonds, or as otherwise defined by the City's Securities Policy. <p>At the end of the deferral period, the securities will be drawn to satisfy the outstanding DC obligations</p>
Barrie	Non-profit	Discount	development of lands owned by a non-profit institution for institutional uses by the non-profit institution for their own purposes	Discount of 50% of the development charge chargeable	Bylaw Discount
Barrie	Non-profit	Discount	Development of lands leased from or owned by the municipality by a non-profit institution for institutional uses by the non-profit institution for their own purposes	Discount of 100% of the development charge chargeable	Bylaw Discount
Barrie	Accessory Industrial	Discount	one accessory building to an existing industrial building	\$35.43 per square metre subject to indexing	Bylaw Discount
Clearview	Non Profit	Discount	Developments constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council	May have up to a 100% exemption to DCs.	Bylaw Discount
Clearview	Community Benefit	Discount	Developments constructed for uses with a significant community benefit, as determined by Council	May have up to a 50% reduction to DCs.	Bylaw Discount
Clearview	Green Technologies	Cumulative Discount	Industrial or commercial use developments utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs	<p>a. Green roof – 10% reduction b. Grey-water recycling – 10% reduction c. Wastewater pre-treatment facility – 20% reduction d. Rainwater capture and re-use – 5% reduction</p>	Bylaw Discount
Clearview	Industrial	Discount	Industrial use developments creating jobs	A reduction in total DCs of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%.	Bylaw Discount

Non-Statutory DC Incentive Database

Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
Durham Region	Medical Clinic Deferral Program	Deferral	new medical clinic developments	Eligible developers can defer payment of commercial DCs from the time of building permit issuance until the earlier of an issuance of an occupancy permit, occupancy, or 24 months from the date of the initial building permit, where DCs will be owed in full.	Applicants electing to use the Medical Clinic DC Deferral Program must enter into a deferral agreement with the Region. Developments that have entered into a deferral agreement with the Region are required to have a building permit issued within 14 months of entering into the agreement in order to remain eligible to defer the payment of DCs until occupancy. If 14 months have elapsed since the date of the deferral agreement and no building permit is issued, DCs are owed at the time of building permit issuance.
Durham Region	Extended Rental Housing Deferral Program	Deferral	The program is available to eligible first building permit applications submitted on or after May 27, 2026 and until the program expires on May 26, 2028	No interest is charged during the statutory rental housing deferral period, which allows developers to pay DCs in six equal instalments over five years. After the due date of the sixth instalment, interest will be applied to any outstanding deferred balance in accordance with the terms of the deferral agreement. The interest rate is established when the agreement is executed.	Eligible developers can defer payment of residential DCs for purpose-built rental developments for an additional one to ten years beyond the statutory five-year deferral period. Developers can request to participate in the program through the existing Region Development Charge Information Form, submitted prior to building permit issuance.
Durham Region	Hotel Development Charge Deferral Program	Deferral	Hotel developments that contain at least 60 rooms. The program is available to eligible first building permit applications submitted on or after May 27, 2026 and until the program expires on July 1, 2027.	Eligible developers can defer payment of commercial DCs for hotel developments from the time of building permit issuance until the earlier of occupancy or occupancy permit issuance, at which time DCs are payable in full	Developers must enter into a deferral agreement with the Region. A building permit must be issued within 14 months of entering into the agreement to remain eligible. If this milestone is not met, DCs will be payable at building permit issuance. Developers can request to participate in the program through the existing Region Development Charge Information Form, submitted prior to building permit issuance.
Durham Region	Industrial Development Charge Deferral Program	Deferral	New Industrial Building or expansion	Developers constructing a new industrial building or expansion to an existing industrial building can pay the applicable industrial development charges over five years (i.e. six equal annual payments), with the first payment due at occupancy and the remaining five payments on the anniversary date of occupancy. An interest rate applies at 2.6 per cent, which starts being calculated at occupancy of the new building. The interest rate remains fixed for the five-year deferral period	Developers choosing to defer their industrial development charges are required to enter into a development charge deferral agreement with the Region. Developers can request the development charge deferral along with the existing Regional Development Charge Information Form, which is filled in prior to the issuance of a building permit.
Brock	Community Improvement Plan	Grant	available to all commercial, office, institutional, and mixed-use properties located in Priority Area 1 and Priority Area 2, as shown on the CIPA including: Development or redevelopment of vacant property for commercial, office, mixed-use, or multi-residential uses. -Additions to commercial or mixed-use buildings with an increase of 25% to gross floor area of existing building.	1. In Priority Area 1, the maximum value of the grant shall be 50% of eligible costs, or \$10,000, whichever is less. 2. In Priority Area 2, the maximum value of the grant shall be 25% of eligible costs, or \$5,000, whichever is less.	The grant shall be paid only upon completion of the approved works, and to the satisfaction of the Township The applicant shall be responsible for initially paying all development charges associated with the applicable eligible costs.
Clarington	Small Business Expansion	Reduction	Small business expansions in Newcastle Village, Orono, Bowmanville and Courtice Revitalization Areas (See Schedules). Businesses must meet the following criteria: (a) is not used, designed or intended for any industrial use; (b) has a gross floor area of less than 250 square metres; and is located on land that is zoned commercial ("C") in a Zoning Bylaw. (c) Building expansions must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development	- If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero. - If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows: 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement. 2. Divide the amount determined under paragraph 1 by the amount of the enlargement.	By-Law exemptions
Clarington	Expansion of General and Light Industrial	Grant	☐ You meet the general eligibility criteria set out in Section 3.1 of this CIP; ☐ Your Property is within the Municipality of Clarington and designated as General Industrial or Light Industrial; ☐ You are actively seeking the expansion of existing industrial buildings (where the proposed expansion is more than 50% of existing gross floor area) and/or development of new buildings on an existing Property; and ☐ Your proposed development is a permitted employment use and assessed by MPAC as "Industrial" (per pre-assessment with MPAC).	For Eligible Properties (General and Light Industrial), the grant is equivalent to a maximum of 25% of Development Charges levied by the Municipality or a maximum of \$50,000 whichever is less.	CIP Grant
Oshawa	Downtown Urban Growth Centre	Exemption	All Lands within the Downtown Urban Growth Centre	Exemption	By-law exemption
Scugog	Port Perry Employment area CIP	Grant	employment and specified hotel development in the Port Perry Employment Area CIP	For qualifying developments, the Township may provide a grant of DC fees levied by the Township based on the scoring system outlined in the CIP. Should an application demonstrate the benefits of the project to the Township, Council maintains the ability to approve a grant for a higher percentage up to 100% of the DCs levied by the Township, subject to budget availability	Eligibility will be on a first come first served basis. In addition, the decision to fund, and the amount of funding, will generally be determined through the application of minimum criteria which measure each application based on the quality of the proposed property enhancement and/or development project. Such criteria will be determined by the Evaluation Committee and adjusted from time to time as required. The development of these criteria and their use in evaluation of complete applications which have successfully passed a screening test, will be at the sole discretion of the Evaluation Committee in performing its mandate under this Plan.
Scugog	Downtown Port Perry CIP	Deferral	Commercial Developments within the Downtown Port Perry CIPA	50% of Scugog's Township-wide development charge levied on commercial developments within the CIPA for up to a maximum of 18 months after the issuance of building permit issuance.	Interest on the deferred fees as part of the CIP will not accrue or be charged. The deferral shall be dependent upon the applicant/developer providing an Irrevocable Letter of Credit to the Township of Scugog (named as the beneficiary) at the time of the Building Permit issuance.
Whitby	Downtown Whitby CIP - High Density Residential	Grant	All development and redevelopment within the CIPA may be eligible for the program subject to meeting detailed requirements in the Implementation Guidelines	A 75% DC exemption for high density residential developments and the residential component of mixed use developments within the Historic Downtown Whitby Priority Area. A 50% Development Charge exemption for high density residential and the residential component of mixed use developments outside the Historic Downtown Whitby Priority Area	CIP - a) The owner of the property submits a completed application at the time of Site Plan submission. The application must include information with the exact number and type of units, GFA of retail commercial and office uses, timeline and commitment to proceed to building permit. b) Approval of Development Charge Full or Partial Exemptions would be delegated to a Senior Leadership Team comprised of to the Commissioners of Planning and Development, Financial Services/Treasurer and the Director of Strategic Initiatives. The Application Review Team confirms eligibility, complete application and provides a summary of application to the Senior Leadership Team for approval

Non-Statutory DC Incentive Database					
Municipality	Description - Land Use/Geography	Type of Incentive	Applicability	Nature of Incentive	Process for Application/Receipt
Whitby	Downtown Whitby CIP - Retail Commercial and Office Expansion	Grant	All development and redevelopment within the CIPA may be eligible for the program subject to meeting detailed requirements in the Implementation Guidelines	<p>Within the Historic Downtown Whitby Priority Area, a 100% DC exemption is provided for existing retail commercial and office buildings which are enlarged by up to 50% of the existing Gross Floor Area (GFA), up to a maximum of 929 square metres (10,000 square feet). Outside of the Historic Downtown Whitby Priority Area, a 100% DC exemption is provided for existing retail commercial and office buildings enlarged by up to 50% of the existing GFA, up to a maximum of 464 square metres (5,000 square feet).</p>	<p>CIP - a) The owner of the property submits a completed application at the time of Site Plan submission. The application must include information with the exact number and type of units, GFA of retail commercial and office uses, timeline and commitment to proceed to building permit.</p> <p>b) Approval of Development Charge Full or Partial Exemptions would be delegated to a Senior Leadership Team comprised of the Commissioners of Planning and Development, Financial Services/Treasurer and the Director of Strategic Initiatives. The Application Review Team confirms eligibility, complete application and provides a summary of application to the Senior Leadership Team for approval.\</p>
Whitby	Downtown Whitby CIP - New Office Development	Grant	All development and redevelopment within the CIPA may be eligible for the program subject to meeting detailed requirements in the Implementation Guidelines	<p>Where the gross floor area of a new office (not including a medical office) development exceeds 90 square metres (968 square feet), the exemption shall be either:</p> <p>a) 75% DC exemption in the Historic Downtown Whitby Priority Area; or</p> <p>b) 50% DC exemption outside of the Historic Downtown Whitby Priority Area.</p>	<p>CIP - a) The owner of the property submits a completed application at the time of Site Plan submission. The application must include information with the exact number and type of units, GFA of retail commercial and office uses, timeline and commitment to proceed to building permit.</p> <p>b) Approval of Development Charge Full or Partial Exemptions would be delegated to a Senior Leadership Team comprised of the Commissioners of Planning and Development, Financial Services/Treasurer and the Director of Strategic Initiatives. The Application Review Team confirms eligibility, complete application and provides a summary of application to the Senior Leadership Team for approval.\</p>

CITY OF TORONTO			
DC Rates	as of: June 26, 2025		
	City of Toronto DC Rates		
Tenure	Non-Rental	Rental	
Residential Unit Type	\$ / Unit	\$ / Unit	
Single/Semis	\$ 137,846	n.a.	
Townhouses (3BR+)	\$ 113,938	\$	63,637
Townhouses (2BR)	\$ 113,938	\$	68,199
Townhouses (<2BR)	\$ 57,153	\$	36,351
Apartments (3BR+)	\$ 80,690	\$	45,280
Apartments (2BR)	\$ 80,690	\$	48,299
Apartments (<2BR)	\$ 52,676	\$	33,497
Non-Residential Type	\$ / SM		
Industrial	\$ 805.64	Note: non-residential DCs are applicable to the non-residential gross floor area on the ground floor only	
Office	\$ 805.64		
Institutional	\$ 805.64		
Retail	\$ 805.64		
Hotel / Motel	\$ 805.64		

DC Reduction Program Details		From Staff Report:											
Funding Requested: \$1,500,000,000 Housing Enabled: DC Revenue Losses: Anticipated Housing Accessing DC Reduction:		"Eligibility Requirements: To qualify for the Decreased Amounts, a development must meet all the conditions set out in the by-law amendment, including: a) that no building permit was issued with respect to the development before March 30, 2026 (with limited exceptions for buildings with a shared foundation); b) that the first building permit is issued between March 30, 2026, and the date three years after the effective date of the TPA, inclusive; c) that the first above-grade building permit is issued between March 30, 2026, and the date three years after the effective date of the TPA, or within 24 months after the issuance of the first building permit, whichever is later; and d) that the above-grade building permit is not revoked before occupancy (subject to the Ontario Building Code Act, the Chief Building Official can revoke permits for various reasons including errors, non-compliance, or inactivity). The use of the first building permit as a trigger for inclusion in the DCRP is consistent with the overall application of the Development Charges Act. Effective January 1, 2016, the first building permit issued is the DC payment trigger for developments requiring multiple permits, which for large developments is typically a below-grade permit such as a shoring or foundation permit."											
		From Staff Report: "The funding does not provide capacity to accelerate approved capital projects or to advance new, currently unfunded priorities. Rather, budget adjustments to the 2026-2035 Capital Budget & Plan will replace currently planned DC reserve funding with DCRP funding for the identified capital projects, totalling \$1.5 billion. The capital project list can be found in Attachment 1 of the June City Council report (linked here) and includes funding for: • Expanded road network (\$661 million); • Water and wastewater infrastructure (\$327 million); and • Enhanced transit capacity (\$511 million). These budget adjustments would be made following execution of the TPA, and would maintain previously approved project scope, timing, and total costs. There is no net impact to the overall size of the Capital Plan or to Council-approved priorities. DCRP funding applies only to the growth-related portion of the identified projects, with the nongrowth-related portions continuing to be funded from other sources."											
		Source: https://www.toronto.ca/legdocs/mmis/2026/cc/bgrd/backgroundfile-289841.pdf											
		<table> <tr> <th>Projects Seeking Funding</th><th>Cost</th><th>Grant Funding</th></tr> <tr> <td>Expanded road network</td><td>\$ 661,000,000</td><td></td></tr> <tr> <td>Water and wastewater infrastructure</td><td>\$ 327,000,000</td><td></td></tr> <tr> <td>Enhanced transit capacity</td><td>\$ 511,000,000</td><td></td></tr> </table>	Projects Seeking Funding	Cost	Grant Funding	Expanded road network	\$ 661,000,000		Water and wastewater infrastructure	\$ 327,000,000		Enhanced transit capacity	\$ 511,000,000
Projects Seeking Funding	Cost	Grant Funding											
Expanded road network	\$ 661,000,000												
Water and wastewater infrastructure	\$ 327,000,000												
Enhanced transit capacity	\$ 511,000,000												

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 2,466,457,887
2026-2035 Planned Funding & Obligations	\$ 6,473,891,091
Estimated Years of Spending Funded	3.8
Source: https://www.toronto.ca/legdocs/mmis/2026/ex/bgrd/backgroundfile-289039.pdf	

Other Information:	
DC Website:	https://www.toronto.ca/city-government/budget-finance/city-finance/development-charges/development-charges-bylaws-rates/
DC Rates:	https://www.toronto.ca/wp-content/uploads/2025/08/9709-DC-Rates-June-26-2025.pdf

TOWN OF AURORA				
DC Rates		as of: May 21, 2026	as of: July 1, 2026	
		York Region DC Rates	Aurora DC Rates	Total YORK + AURORA DC RATES
Residential Unit Type	Area:	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 84,718	\$ 41,301	\$ 126,019
Townhouses		\$ 72,392	\$ 31,675	\$ 104,067
Large Apartments (>700SF)		\$ 58,721	\$ 23,191	\$ 81,912
Small Apartments (<700SF)		\$ 37,202	\$ 15,938	\$ 53,140
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 283.73	\$ 85.45	\$ 369.18
Office		\$ 283.73	\$ 85.45	\$ 369.18
Institutional		\$ 283.73	\$ 85.45	\$ 369.18
Retail		\$ 779.41	\$ 85.45	\$ 864.86
Hotel / Motel		\$ 92.91	\$ 85.45	\$ 178.36

DC Reduction Program Details	Staff indicated that they would not be submitting an application		
Funding Requested:			
Housing Enabled:			
DC Revenue Losses:			
Anticipated Housing Accessing DC Reduction:			
	Source:		
Projects Funded:	Cost	Grant Funding	

DC Reserve Fund Balances	
<i>as of Year-End 2025</i>	
Cash Balance	\$ 19,000,500
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://www.aurora.ca/your-government/budget-and-finances/reserve-funds/schedule-of-reserve-funds/	

Other Information:
<p>DC Website: https://www.aurora.ca/business-and-development/planning-and-development/development-charges/</p> <p>DC Rates: https://media-002-ca.cdn.govstack.com/aurora-010-ca/media/vasnedoe/2024-development-charges-bylaw-no-6592-24-pamphlet-july-1</p>

TOWN OF EAST GWILLIMBURY					
DC Rates		as of: May 21, 2026	as of: July 1, 2026		
		York Region DC Rates	East Gwillimbury DC Rates	EG Community Capital Contribution	Total YORK + EG DC RATES
	Area:				
Residential Unit Type		\$ / Unit	\$ / Unit		\$ / Unit
Single/Semis	\$	84,718	\$ 59,701	\$ 7,466	\$ 151,885
Townhouses	\$	72,392	\$ 47,525	\$ 6,288	\$ 126,205
Large Apartments (>700SF)	\$	58,721	\$ 39,139	\$ 4,705	\$ 102,565
Small Apartments (<700SF)	\$	37,202	\$ 28,614	\$ 3,393	\$ 69,209
Non-Residential Type		\$ / SM	\$ / SM		\$ / SM
Industrial	\$	283.73	\$ 60.60		\$ 344.33
Office	\$	283.73	\$ 60.60		\$ 344.33
Institutional	\$	283.73	\$ 60.60		\$ 344.33
Retail	\$	779.41	\$ 167.27		\$ 946.68
Hotel / Motel	\$	92.91	\$ 60.60		\$ 153.51

DC Reduction Program Details	Staff indicated that they would not be submitting an application.		
Funding Requested:			
Housing Enabled:			
DC Revenue Losses:			
Anticipated Housing Accessing DC Reduction:			
	Source:		
	Projects Funded:	Cost	Grant Funding

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 32,168,164
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: 2024 Financial Information Return	

Other Information:
<p>DC Website: https://www.eastgwillimbury.ca/en/government/development-charges.aspx</p> <p>DC Rates: https://www.eastgwillimbury.ca/en/government/resources/Documents/DevelopmentCharges/2024-DC/DC-Rate-Schedule---Jul-1-2024.pdf</p>

TOWN OF GEORGINA																						
DC Rates	as of: May 21, 2026		as of: July 1, 2026																			
	York Region DC Rates		Georgina DC Rates					YORK + GEORGINA DC RATES														
	Area:		Keswick	Keswick-QW E/W	Sutton	High Street Sewer	Rest of Town	Keswick	Keswick-QW E/W	Sutton	High Street Sewer	Rest of Town										
		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit										
Residential Unit Type																						
Single/Semis	\$	84,718	\$	36,729	\$	40,496	\$	35,849	\$	36,088	\$	33,255	\$	121,447	\$	125,214	\$	120,567	\$	120,806	\$	117,973
Townhouses	\$	72,392	\$	35,150	\$	38,755	\$	34,308	\$	34,537	\$	31,826	\$	107,542	\$	111,147	\$	106,700	\$	106,929	\$	104,218
Large Apartments (>700SF)	\$	58,721	\$	25,711	\$	28,348	\$	25,095	\$	25,263	\$	23,279	\$	84,432	\$	87,069	\$	83,816	\$	83,984	\$	82,000
Small Apartments (<700SF)	\$	37,202	\$	17,752	\$	19,573	\$	17,327	\$	17,443	\$	16,073	\$	54,954	\$	56,775	\$	54,529	\$	54,645	\$	53,275
Non-Residential Type		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM
Industrial	\$	283.73	\$	50.96	\$	83.27	\$	46.32	\$	46.32	\$	33.16	\$	334.69	\$	367.00	\$	330.05	\$	330.05	\$	316.89
Office	\$	283.73	\$	50.96	\$	83.27	\$	46.32	\$	46.32	\$	33.16	\$	334.69	\$	367.00	\$	330.05	\$	330.05	\$	316.89
Institutional	\$	283.73	\$	50.96	\$	83.27	\$	46.32	\$	46.32	\$	33.16	\$	334.69	\$	367.00	\$	330.05	\$	330.05	\$	316.89
Retail	\$	779.41	\$	50.96	\$	83.27	\$	46.32	\$	46.32	\$	33.16	\$	830.37	\$	862.68	\$	825.73	\$	825.73	\$	812.57
Hotel / Motel	\$	92.91	\$	50.96	\$	83.27	\$	46.32	\$	46.32	\$	33.16	\$	143.87	\$	176.18	\$	139.23	\$	139.23	\$	126.07

DC Reduction Program Details		From Staff Report:					
Funding Requested: \$13,800,000		"Following a review of the program eligibility criteria, staff recommend combining four waterfront park projects currently included in the 2025 Development Charges Background Study into a single consolidated project for submission under the DCRP. Under DCRP, the consolidated waterfront parks project would be classified as a community infrastructure project that supports the development of complete communities."					
Housing Enabled:		Reduced DC Rates (if Successful)					
		Georgina - Keswick	Keswick - Queensway E/W	Georgina - Sutton	Georgina - High Street Sewer	Georgina - Rest of Town	
		March 2026-March 2029	\$ 18,365	\$ 20,248	\$ 17,925	\$ 18,044	\$ 16,628
		% Reduction	-50%	-50%	-50%	-50%	-50%
DC Revenue Losses: \$13,300,000		Note: reductions apply to all unit types, but shown for SDUs only					
Anticipated Housing Accessing DC Reduction:		From Staff Report: "The program requires municipalities to contribute a minimum of 10% of eligible project costs from non-development charge sources. This municipal contribution may include costs that are not DC-eligible, such as Benefit to Existing (BTE) components of the project. However, certain costs that are otherwise eligible for funding under the Development Charges Act, including soft costs, are not eligible expenditures under the DCRP and therefore cannot be counted toward the required municipal contribution. Based on current estimates, if the Town's application is approved, the required municipal contribution is expected to increase by approximately \$1.4 million above the funding assumptions included in the 2025 Development Charges Background Study. This amount would need to be funded from discretionary non-DC reserves as part of future budget planning."					
		Source: https://pub-georgina.escrimetings.com/filestream.ashx?DocumentId=22133					
		Projects Funded:	Cost	DC Eligible Portion	Grant Funding		
		Willow Beach Park	\$ 8,667,800	\$ 5,778,822	\$ 5,200,940		
		Young's Harbour Park	\$ 4,416,600	\$ 2,944,547	\$ 2,650,092		
		Jackson's Point Harbour, Bonnie Park, Malone Wharf	\$ 7,470,200	\$ 3,735,100	\$ 3,361,590		
		Maskinonge Pedestrian Bridge	\$ 3,600,000	\$ 3,600,000	\$ 3,240,000		

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 22,411,170
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-georgina.escrimetings.com/filestream.ashx?DocumentId=20924	

Other Information:	
<p>DC Website: https://www.georgina.ca/municipal-government/development-charges</p> <p>DC Rates: https://www.georgina.ca/sites/default/files/2026-05/dc-rates-eff-may-21-2026.pdf</p>	

TOWNSHIP OF KING									
DC Rates		as of: June 15, 2026		as of: July 1, 2026					
Area:	York Region DC Rates		King DC Rates			YORK + KING DCs			
	Nobleton	Outside	Nobleton	King City	Schomberg	Nobleton	King City	Schomberg	
Residential Unit Type	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	
Single/Semis	\$ 110,468	\$ 84,718	\$ 53,783	\$ 51,288	\$ 47,032	\$ 164,251	\$ 136,006	\$ 131,750	
Townhouses	\$ 95,029	\$ 72,392	\$ 43,689	\$ 41,662	\$ 38,205	\$ 138,718	\$ 114,054	\$ 110,597	
Large Apartments (>700SF)	\$ 72,614	\$ 58,721	\$ 33,210	\$ 31,669	\$ 29,041	\$ 105,824	\$ 90,390	\$ 87,762	
Small Apartments (<700SF)	\$ 46,004	\$ 37,202	\$ 23,843	\$ 22,737	\$ 20,850	\$ 69,847	\$ 59,939	\$ 58,052	
Non-Residential Type	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	
Industrial	\$ 430.43	\$ 283.73	\$ 132.40	\$ 133.90	\$ 126.15	\$ 562.83	\$ 417.63	\$ 409.88	
Office	\$ 430.43	\$ 283.73	\$ 132.40	\$ 133.90	\$ 126.15	\$ 562.83	\$ 417.63	\$ 409.88	
Institutional	\$ 430.43	\$ 283.73	\$ 132.40	\$ 133.90	\$ 126.15	\$ 562.83	\$ 417.63	\$ 409.88	
Retail	\$ 880.41	\$ 779.41	\$ 132.40	\$ 133.90	\$ 126.15	\$ 1,012.81	\$ 913.31	\$ 905.56	
Hotel / Motel	\$ 310.40	\$ 92.91	\$ 132.40	\$ 133.90	\$ 126.15	\$ 442.80	\$ 226.81	\$ 219.06	

DC Reduction Program Details	Staff indicated that they would not be submitting an application.		
Funding Requested:			
Housing Enabled:			
DC Revenue Losses:			
Anticipated Housing Accessing DC Reduction:			
	Source:		
	Projects Funded:	Cost	Grant Funding

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 9,846,221
Encumbrance	\$ 5,514,608
Balance Net of Encumbrance	\$ 4,331,613
Source:	https://www.king.ca/sites/default/files/docs/local-government/finance/2024%20Development%20Charges%20Summary.pdf

Other Information:
DC Website: https://www.king.ca/developmentcharges
DC Rates: https://www.king.ca/sites/default/files/2026-07/July%201%2C%202026%20to%20November%208%2C%202026.pdf

CITY OF MARKHAM				
DC Rates	as of: May 21, 2026	as of: May 21, 2026		
	York Region DC Rates	Markham DC Rates	ASDC Rates	Total YORK + MARKHAM DC RATES
Area:	\$ / Unit	\$ / Unit		\$ / Unit
Residential Unit Type				
Single/Semis	\$ 84,718	\$ 78,007		\$ 162,725
Townhouses	\$ 72,392	\$ 60,473		\$ 132,865
Large Apartments (>700SF)	\$ 58,721	\$ 47,592		\$ 106,313
Small Apartments (<700SF)	\$ 37,202	\$ 33,435		\$ 70,637
			See table - ASDCs imposed on Per Hectare basis and Vary Significantly by Area	
Non-Residential Type	\$ / SM	\$ / SM		\$ / SM
Industrial	\$ 283.73	\$ 257.73		\$ 541.46
Office	\$ 283.73	\$ 257.73		\$ 541.46
Institutional	\$ 283.73	\$ 257.73		\$ 541.46
Retail	\$ 779.41	\$ 321.28		\$ 1,100.69
Hotel / Motel	\$ 92.91	\$ 321.28		\$ 414.19
Mixed-Use IOI	\$ 283.73	\$ 156.39		\$ 440.12
Mixed-Use Retail	\$ 779.41	\$ 156.39		\$ 935.80

DC Reduction Program Details	General Committee discussed the prospect of an application at its June 16, 2026 meeting, but the discussion was in-camera	
Funding Requested:		
Housing Enabled:		
DC Revenue Losses:		
Anticipated Housing Accessing DC Reduction:		
	Source: https://pub-markham.escrimetings.com/Meeting.aspx?Id=1d64df71-618e-46a2-aded-	
Projects Funded:	Cost	Grant Funding

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 242,022,419
Encumbrance	\$ 131,087,688
Balance Net of Encumbrance	\$ 110,934,731
Source:	https://www.markham.ca/sites/default/files/Development%20Charges/Development%20Charges%20and%20Community%20Benefits%20

Other Information:	
DC Website:	https://www.markham.ca/economic-development-business/planning-development-services/development-charges
DC Rates:	https://www.markham.ca/sites/default/files/Development%20Charges/21-May-2026%20DC%20Pamphlet.pdf

Markham - Area-Specific Development Charge Rates			
Area	Area No.	ASDC Rate \$/ Hectare	By-law No.
Yonge Steeles Corridor	1B	\$ 1,981,953	2022-51
Armadale	5	\$ 11,964	2022-52
Armadale NE	7	\$ 20,924	2022-53
PD1-7	9	\$ 995,087	2022-54
Rodick / Miller Road Planning District	17	\$ 895,335	2022-55
Mount Joy	23	\$ 234,121	2022-56
South Unionville - Helen Avenue	42A-1	\$ 238,516	2022-57
Markham Centre	42B	\$ 10,802	2022-58
Markham Centre - Clegg	42B-2	\$ 228,386	2022-59
Markham Centre - Hotel	42B-4	\$ 1,210,064	2022-60
Markham Centre - South Highway 7	42B-6	\$ 1,670,820	2022-61
Markham Centre - Sciberras	42B-8	\$ 2,012,774	2022-62
Markham Centre - East Precinct	42B-9	\$ 319,371	2022-63
Cathedral	46	\$ 12,864	2022-64
York Downs	47B	\$ 11,089	2022-65
404 North Employment Lands	49	\$ 24,540	2022-66
Future Urban Area	50A	\$ 15,962	2022-67
Future Urban Area - Employment Block	50A-1	\$ 156,469	2022-68
Future Urban Area - Robinson Glen	50A-2	\$ 5,423	2022-69 & 2026-99
Future Urban Area - Berczy Glen Block	50A-3	\$ 275,664	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$ 94,974	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$ 65,162	2022-72

TOWN OF NEWMARKET						
DC Rates		as of: May 21, 2026	as of: July 1, 2026			
Residential Unit Type	Area:	York Region DC Rates	Newmarket DC Rates		Total YORK + NEWMARKET DC RATES	
			NW Quadrant	Excl. NW Quadrant	NW Quadrant	Excl. NW Quadrant
		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 84,718	\$ 42,422	\$ 45,483	\$ 127,140	\$ 130,201
Townhouses		\$ 72,392	\$ 33,278	\$ 35,680	\$ 105,670	\$ 108,072
Large Apartments (>700SF)		\$ 58,721	\$ 25,185	\$ 27,005	\$ 83,906	\$ 85,726
Small Apartments (<700SF)		\$ 37,202	\$ 17,991	\$ 19,289	\$ 55,193	\$ 56,491
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 283.73	\$ 90.40	\$ 105.52	\$ 374.13	\$ 389.25
Office		\$ 283.73	\$ 90.40	\$ 105.52	\$ 374.13	\$ 389.25
Institutional		\$ 283.73	\$ 90.40	\$ 105.52	\$ 374.13	\$ 389.25
Retail		\$ 779.41	\$ 90.40	\$ 105.52	\$ 869.81	\$ 884.93
Hotel / Motel		\$ 92.91	\$ 90.40	\$ 105.52	\$ 183.31	\$ 198.43

DC Reduction Program Details	Council endorsed the decision to not proceed with an application to the DCRP.
Funding Requested:	
Housing Enabled:	Reasons for declining to apply, from Staff Report: "Newmarket's DC rates are already among one of the lowest in York Region, and through current policy and future policy review, the Town is pursuing more targeted incentives to support needed housing supply. As a largely built-out community, the Town has limited eligible infrastructure growth projects and constraining its ability to offer deeper DC reductions for significant housing impact."
DC Revenue Losses:	
Anticipated Housing Accessing DC Reduction:	
	Sources: https://pub-newmarket.escrimemeetings.com/Meeting.aspx?Id=40682ac6-4f50-4f5f-9325-https://pub-newmarket.escrimemeetings.com/filestream.ashx?DocumentId=57995
Projects Funded:	Cost Grant Funding

DC Reserve Fund Balances	
<i>as of Year-End 2023</i>	
Cash Balance	\$ 34,268,505
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://www.newmarket.ca/media/file/info-2023-19-dc	

Other Information:
DC Website: https://www.newmarket.ca/business-development/development-planning/development-applications/development-charges DC Rates: https://www.newmarket.ca/media/file/development-charges-july-1-2026 https://www.newmarket.ca/media/file/development-charges-july-1-2026-northwest-quadrant

CITY OF RICHMOND HILL				
DC Rates	as of: May 21, 2026	as of: July 1, 2026		
	York Region DC Rates	Richmond Hill DC Rates	ASDC Rates	Total YORK + RICHMOND HILL DC RATES
Area:	\$ / Unit	\$ / Unit		\$ / Unit
Residential Unit Type				
Single/Semis	\$ 84,718	\$ 50,776		\$ 135,494
Townhouses	\$ 72,392	\$ 42,216		\$ 114,608
Large Apartments (>700SF)	\$ 58,721	\$ 32,068		\$ 90,789
Small Apartments (<700SF)	\$ 37,202	\$ 22,764		\$ 59,966
			See table - ASDCs imposed on Per Hectare basis and Vary Significantly by Area	
Non-Residential Type	\$ / SM	\$ / SM		\$ / SM
Industrial	\$ 283.73	\$ 162.23		\$ 445.96
Office	\$ 283.73	\$ 162.23		\$ 445.96
Institutional	\$ 283.73	\$ 162.23		\$ 445.96
Retail	\$ 779.41	\$ 202.26		\$ 981.67
Hotel / Motel	\$ 92.91	\$ 162.23		\$ 255.14

Richmond Hill - Area-Specific Development Charge Rates		
Area	Area No.	ASDC Rate \$ / Hectare
Headford - Excluding Storm		\$ 288,008
Bayview North East		\$ 389,870

DC Reduction Program Details										
Funding Requested: \$42,300,000	From Staff Report: "Staff are recommending these two projects as they are necessary to support residential growth and are roughly on par with the cost of DC reductions described earlier. In submitting just these two projects, we are also mitigating the potential financial exposure of the municipal contribution required under the program (see Financial Implications section for further detail)."									
Housing Enabled:	From Staff Report: "Should neither HAF nor internal reserve funding be available, the financial impact would need to be accommodated through the tax levy, representing an estimated one-time tax levy impact of 4.4%."									
DC Revenue Losses: \$44,090,000										
Anticipated Housing Accessing DC Reduction:	Source: https://pub-richmondhill.escibemeetings.com/filestream.ashx?DocumentId=74030									
Projects Funded:	<table><tr><td></td><td>Cost</td><td>Grant Funding</td></tr><tr><td>Vogell Road Bridge and Active Transportation Project</td><td>\$ 19,000,000</td><td>\$ 17,100,000</td></tr><tr><td>Operations Centre Yard Expansion and Upgrade</td><td>\$ 28,000,000</td><td>\$ 25,200,000</td></tr></table>		Cost	Grant Funding	Vogell Road Bridge and Active Transportation Project	\$ 19,000,000	\$ 17,100,000	Operations Centre Yard Expansion and Upgrade	\$ 28,000,000	\$ 25,200,000
	Cost	Grant Funding								
Vogell Road Bridge and Active Transportation Project	\$ 19,000,000	\$ 17,100,000								
Operations Centre Yard Expansion and Upgrade	\$ 28,000,000	\$ 25,200,000								

DC Reserve Fund Balances
as of Year-End 2024
Cash Balance \$ 185,165,127
Encumbrance \$ 60,539,829
Balance Net of Encumbrance \$ 124,625,298
Source: https://www.richmondhill.ca/en/shared-content/resources/documents/Development-Charges/2025-0709-Development-Charges-Cash-in-Lieu-of

Other Information:
DC Website: https://www.richmondhill.ca/en/business/Development-Charges.aspx#Area-Specific-Development-Charges-By-laws
DC Rates: https://www.richmondhill.ca/en/shared-content/resources/documents/Development-Charges/2026-Development-Charges-Brochure-July-01-

CITY OF VAUGHAN				
DC Rates	as of: May 21, 2026		as of: July 1, 2026	
	York Region DC Rates	Vaughan DC Rates	ASDC Rates	Total YORK + VAUGHAN DC RATES
Residential Unit Type	Area:			
		\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 84,718	\$ 49,028	\$ 133,746
Townhouses		\$ 72,392	\$ 40,336	\$ 112,728
Large Apartments (>700SF)		\$ 58,721	\$ 30,467	\$ 89,188
Small Apartments (<700SF)		\$ 37,202	\$ 21,958	\$ 59,160
			See table - ASDCs imposed vary significantly by Area	
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 283.73	\$ 154.24	\$ 437.97
Office		\$ 283.73	\$ 154.24	\$ 437.97
Institutional		\$ 283.73	\$ 154.24	\$ 437.97
Retail		\$ 779.41	\$ 154.24	\$ 933.65
Hotel / Motel		\$ 92.91	\$ 154.24	\$ 247.15

DC Reduction Program Details	Recent DC Rate Reductions		Calculated in 2026	
	Rates as of May 2026		DC Study	
	Single/Semis	\$ 98,056	\$ 62,930	\$ 49,028
Funding Requested:	Townhouses	\$ 80,672	\$ 55,277	\$ 40,336
	Large Apartments (>700SF)	\$ 60,933	\$ 44,220	\$ 30,467
Housing Enabled:	Small Apartments (<700SF)	\$ 43,915	\$ 32,314	\$ 21,958
DC Revenue Losses:	From Staff Report: "The City was in midst of reviewing its DC by-law and had proposed DC rate reductions of 36% through the statutory review process including incorporating Bill 60 changes and incorporating process involving "contingency" items. DCRP participation involved further reductions to bring reduction from current DC Rates from 36% reduction to 50% reduction - therefore, approximately 72% of the DC rate reduction was already proposed through the City's ongoing DC by-law review process."			
Anticipated Housing Accessing DC Reduction:	Source: https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=229317			
	Projects Funded:	Cost	Grant Funding	

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 557,700,000
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=202636	

Other Information:	
DC Website: https://www.vaughan.ca/business/development-charges	
DC Rates: https://www.vaughan.ca/media/345111/download?inline	
https://www.vaughan.ca/media/345121/download?inline	

Vaughan - Area-Specific Development Charge Rates			
Area	Ref. Code	ASDC Rate	By-law No.
		\$ / Hectare	
Rainbow Creek Drainage Works	D-8	\$ 5,382	110-2022
Pressure District 5 (Woodbridge Watermain)	D-15	\$ 7,625	160-2026
Zenway/Huntington Road Sanitary Sub Trunk	D-25	\$ 13,274	112-2022
Highway 27 South Servicing Works	D-26	\$ 172,589	159-2026
Huntington Road Sewer (Tradevalley to Rutherford)	D-27	\$ 10,754	114-2022
Edgeley Pond and Black Creek Channel Works - Immediately Affected Landowners	D-28.1	\$ 9,775,721	161-2021
Edgeley Pond and Black Creek Channel Works - VMC Draining to Edgeley	D-28.2	\$ 723,346	115-2022
Edgeley Pond and Black Creek Channel Works - Undeveloped Lands in the Black Creek Drainage Shed	D-28.3	\$ 94,698	116-2022
VMC - Interchange SWM Pond Retrofit Works	D-30	\$ 1,897,718	117-2022
Steeles West Sanitary Sewer Improvement Works	D-31	\$ 89,942	118-2022
Steeles West SWM Works	D-32	\$ 1,549,193	161-2026
Woodbridge Avenue Sanitary Sewer Improvements	D-33	\$ 37,628	158-2026
Rainbow Creek Sanitary Sub-Trunk	D-36	\$ 3,199	119-2022
Teston Road West Sanitary Sewer - Segment A	D-38.1	\$ 4,201	175-2025
Teston Road West Sanitary Sewer - Segment B	D-38.2	\$ 126,490	175-2025
Teston Road East Sanitary Sewer - Map 1	D-39.1	\$ 74,860	174-2025
Teston Road East Sanitary Sewer - Map 2	D-39.2	\$ 4,134	174-2025
Weston Road Block 41 Sanitary Sewer	D-40	\$ 23,594	157-2026
Weston Road Sanitary Sewer (Kirby to King-Vaughan)	D-41	\$ 89,396	162-2026
		\$ / Unit	
VMC West - Singles/Semis	D-34	\$ 773	158-2026
VMC West - Townhouse & Multiple	D-34	\$ 679	158-2026
VMC West - Large Apartment (>700SF)	D-34	\$ 543	158-2026
VMC West - Small Apartment (<700SF)	D-34	\$ 397	158-2026
VMC West - Non-Residential	D-34	\$ 8.29	158-2026
VMC SE Doughton Sanitary Sewer Improvements- Singles/Semis	D-35	\$ 890	119-2022
VMC SE Doughton Sanitary Sewer Improvements- Townhouse & Multiple	D-35	\$ 733	119-2022
VMC SE Doughton Sanitary Sewer Improvements- Large Apartment (>700SF)	D-35	\$ 553	119-2022
VMC SE Doughton Sanitary Sewer Improvements- Small Apartment (<700SF)	D-35	\$ 399	119-2022
VMC SE Doughton Sanitary Sewer Improvements- Non-Residential	D-35	\$ 8.76	119-2022
VMC Jane Street Sanitary Sewer Trunk Improvements - Singles/Semis	D-35	\$ 433	120-2022
VMC Jane Street Sanitary Sewer Trunk Improvements - Townhouse & Multiple	D-35	\$ 356	120-2022
VMC Jane Street Sanitary Sewer Trunk Improvements - Large Apartment (>700SF)	D-35	\$ 268	120-2022
VMC Jane Street Sanitary Sewer Trunk Improvements - Small Apartment (<700SF)	D-35	\$ 193	120-2022
VMC Jane Street Sanitary Sewer Trunk Improvements - Non-Residential	D-35	\$ 4.78	120-2022

TOWN OF WHITCHURCH-STOUFFVILLE			
DC Rates		as of: May 21, 2026	as of: May 21, 2026
	York Region DC Rates	W-S DC Rates	Total YORK + W-S DC RATES
Area:			
Residential Unit Type	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis	\$ 84,718	\$ 46,728	\$ 131,446
Townhouses	\$ 72,392	\$ 38,429	\$ 110,821
Large Apartments (>700SF)	\$ 58,721	\$ 30,854	\$ 89,575
Small Apartments (<700SF)	\$ 37,202	\$ 21,139	\$ 58,341
Non-Residential Type	\$ / SM	\$ / SM	\$ / SM
Industrial	\$ 283.73	\$ 128.09	\$ 411.82
Office	\$ 283.73	\$ 128.09	\$ 411.82
Institutional	\$ 283.73	\$ 128.09	\$ 411.82
Retail	\$ 779.41	\$ 128.09	\$ 907.50
Hotel / Motel	\$ 92.91	\$ 128.09	\$ 221.00

DC Reduction Program Details																			
Funding Requested: \$46,300,000	From Staff Report dated June 17, 2026: "The total estimated project cost is approximately \$59 million, of which approximately \$51.4 million is estimated to be eligible under the program. Subject to Provincial approval, the Town could receive funding of up to 90% of eligible project costs, representing a potential grant contribution of approximately \$46.3 million. The Town would be responsible for the remaining municipal share, as well as any ineligible costs and project cost overruns, totalling \$5.6 million."																		
Housing Enabled: 5,722 units	From Staff Report dated June 17, 2026, regarding Sub-Trunk 1 Extension: "Given current DCs reserve fund constraints, the Town does not presently have sufficient DC funding available to construct the project and would likely need to rely on debt financing to advance the works. The project is considered a strong funding candidate because it would unlock capacity for approximately 3,000 new residential units. If funding is secured through the program, the project could be advanced earlier than currently planned, accelerating residential development within the Phase 3 lands. Earlier project delivery would provide several benefits, including: • Enabling approximately 3,000 new housing units sooner than currently anticipated; • Accelerating the collection of DC revenues from new development; • Advancing the growth of the Town's assessment base and associated property tax revenues; and • Reducing the Town's reliance on debt financing to fund this critical growth-related infrastructure project."																		
DC Revenue Losses: \$37,400,000																			
Anticipated Housing Accessing DC Reduction: 1,943 units	Source: https://pub-townofws.escrimemeetings.com/filestream.ashx?DocumentId=17033																		
Projects Funded:	<table><tr><td></td><td>Cost</td><td>Grant Funding</td></tr><tr><td>WW08-S02&S03 York-Durham Line Sewer Main Sub-Trunk #1</td><td>\$ 41,079,000</td><td>\$ 30,313,962</td></tr><tr><td>W48-Stouffville Road, 600mm Watermain Twinning from Z2BPS to Hwy48</td><td>\$ 5,949,000</td><td>\$ 5,354,100</td></tr><tr><td>WW32 Stouffville Road Sewer Upgrade from 200mm to 300mm</td><td>\$ 3,078,000</td><td>\$ 2,770,200</td></tr><tr><td>W04, W05, W57 Watermain Along Highway 48</td><td>\$ 6,356,000</td><td>\$ 5,720,400</td></tr><tr><td>WW33 375mm Sewer on Bona Land</td><td>\$ 2,580,000</td><td>\$ 2,136,240</td></tr></table>		Cost	Grant Funding	WW08-S02&S03 York-Durham Line Sewer Main Sub-Trunk #1	\$ 41,079,000	\$ 30,313,962	W48-Stouffville Road, 600mm Watermain Twinning from Z2BPS to Hwy48	\$ 5,949,000	\$ 5,354,100	WW32 Stouffville Road Sewer Upgrade from 200mm to 300mm	\$ 3,078,000	\$ 2,770,200	W04, W05, W57 Watermain Along Highway 48	\$ 6,356,000	\$ 5,720,400	WW33 375mm Sewer on Bona Land	\$ 2,580,000	\$ 2,136,240
	Cost	Grant Funding																	
WW08-S02&S03 York-Durham Line Sewer Main Sub-Trunk #1	\$ 41,079,000	\$ 30,313,962																	
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W04, W05, W57 Watermain Along Highway 48	\$ 6,356,000	\$ 5,720,400																	
WW33 375mm Sewer on Bona Land	\$ 2,580,000	\$ 2,136,240																	

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 27,736,778
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-townofws.escrimemeetings.com/filestream.ashx?DocumentId=16922	

Other Information:
<p>DC Website: https://townofws.ca/work/building-and-renovating/development-charges-costs/</p> <p>DC Rates: https://townofws.ca/media/uctfsa0/combineddc_guide-2026-05-21-to-2026-06-30.pdf</p>

YORK REGION							
DC Reduction Program Details Funding Requested: \$1,740,000,000 Housing Enabled: 50,000 homes DC Revenue Losses: Anticipated Housing Accessing DC Reduction:	Council members approved an application to apply for funding to fund the North York-Durham Sewage System Expansion.						
	<p>From Staff Report:</p> <p>"Development Charge Reduction Program could stimulate economic growth through real estate and infrastructure construction activity</p> <p>The Provincial and Federal governments created the DCRP to support economic growth by accelerating housing-enabling infrastructure and directly boosting housing development through lower costs. Statistics Canada data shows real estate contributes more than 15% to Ontario's gross domestic product (GDP), with construction activity adding another 7%. Any increased and accelerated activity in these sectors resulting from the DCRP could raise GDP and create jobs.</p> <p>Staff worked with the Province and other stakeholders to inform program design</p> <p>Staff worked with other municipalities to develop a coordinated advocacy position on the DCRP. These findings were presented to the Regional and Single Tier Chief Administrative Officers and used in discussions with the Ministry of Municipal Affairs and Housing. The following principles guided this work:</p> <ul style="list-style-type: none"> • Ensuring municipalities had guarantees of funding prior to any DC rate reductions; • Potential quantum of funding needed to offset, or partially offset, a reduction in DC collections; • Level of required non-DC municipal contribution; and • Timing of program roll-out to consider municipal election timelines and Council recess." 						
	<p>From Staff Report:</p> <p>"Development Charge Reduction Program funding for the North York-Durham Sewage System Expansion would improve fiscal sustainability and reduce risk</p> <p>The proposed NYDSS, mandated and approved by the Province under the Supporting Growth and Housing in York and Durham Regions Act, 2022, consists of three integrated phases of wastewater infrastructure that will enable 50,000 housing units across Aurora, East Gwillimbury, and Newmarket (with downstream impacts in the Regional network that will also benefit five more local municipalities).</p> <p>The Region's 2026 capital plan includes \$1.4 billion in costs for all three phases of the NYDSS over the next 10 years (Table 3). This figure is lower than total eligible project costs as the 10-year capital plan excludes a portion of costs due to fiscal constraints. Phases 2 and 3 currently require developer financing to proceed. DCRP funding would allow the project to advance sooner and unlock capacity earlier. Despite a desire to accelerate the NYDSS, the Region is constrained by fiscal capacity. The capital plan assumes \$0.6 billion in funding from development charge revenues and \$0.7 billion through prepaid development charge credit agreements along with \$0.1 billion in grants previously received. Sufficient funding awarded through the DCRP could reduce requirement for developer financing, helping to de-risk landowners' participation and lower financial risk to the Region."</p>						
	<p>From Staff Report:</p> <p>"Should the Region reduce its Region-wide residential DC rates by 50%, housing growth may be spurred across the Region with modest local economic benefits. New funding for NYDSS helps advance this vital project and could reduce the requirement for developer financing, helping to derisk the landowners' participation. However, participation in the program would result in tax levy and user rate pressures, to both fund the DC rate reduction as well as the Region's 10% contribution to the project costs.</p> <p>Pressures to the user rate and tax levy would be managed through subsequent annual budget processes and the next water and wastewater user rate study. This could require incremental increases to tax levy and user rate or a reprioritization of otherwise planned spending. Actual impacts would depend on take-up and timing of when discounts are realized, which will occur at occupancy of participating developments.</p> <p>On balance, applying for a large provincially legislated wastewater priority offers long-term benefits across the Region should it receive full funding for the amount submitted. Financial implications will be closely monitored and updates will be provided to Council as part of the 2027-2030 Multi-Year Budget and Fiscal Strategy."</p>						
	Source: https://yorkpublishing.escrimetings.com/filestream.ashx?DocumentId=50896						
	<table> <tr> <th>Projects Seeking Funding</th><th>Cost</th><th>Funding Requested</th></tr> <tr> <td>North York-Durham Sewage System</td><td>\$ 1,930,000,000</td><td>\$ 1,740,000,000</td></tr> </table>		Projects Seeking Funding	Cost	Funding Requested	North York-Durham Sewage System	\$ 1,930,000,000
Projects Seeking Funding	Cost	Funding Requested					
North York-Durham Sewage System	\$ 1,930,000,000	\$ 1,740,000,000					

DC Reserve Fund Balances		
<i>as of Year-End 2025</i>		
Cash Balance	\$	414,700,000
10-Year Capital Expenditures / Debt Servicing	\$	5,408,200,000
Unallocated Reserve Fund Balance	\$	(4,993,500,000)
Source: https://yorkpublishing.escrimetings.com/filestream.ashx?DocumentId=49392		

Other Information:	
DC Website & DC Rates: https://www.york.ca/business/economic-and-development-services/land-development/development-charges	

CITY OF BRAMPTON			
DC Rates	as of: Aug 1, 2026	as of: Aug 1, 2026	
	Peel Region DC Rates	Brampton DC Rates	Total PEEL + BRAMPTON DC Rates
Area:			
Residential Unit Type	<i>\$ / Unit</i>	<i>\$ / Unit</i>	<i>\$ / Unit</i>
Single/Semis	\$ 79,981	\$ 69,994	\$ 149,974
Townhouses	\$ 63,345	\$ 55,217	\$ 118,562
Large Apartments (>750SF)	\$ 58,015	\$ 39,585	\$ 97,600
Small Apartments (<750SF)	\$ 30,683	\$ 24,360	\$ 55,043
Non-Residential Type	<i>\$ / SM</i>	<i>\$ / SM</i>	<i>\$ / SM</i>
Industrial	\$ 246.45	\$ 122.20	\$ 368.65
Office	\$ 321.04	\$ 421.77	\$ 742.81
Institutional	\$ 321.04	\$ 221.05	\$ 542.09
Retail	\$ 321.04	\$ 221.05	\$ 542.09
Hotel / Motel	\$ 321.04	\$ 221.05	\$ 542.09

DC Reduction Program Details	From Council Minutes:
Funding Requested: \$190,000,000	"Should the City of Brampton receive more than \$190 million in funding through the Development Charge Reduction Program, staff report back to Council with options to increase the residential development charge reduction from 30% to 50%, which would increase the effective average discount rate from 53% to 67%, including the Purpose-Built Rental program."
Housing Enabled:	
DC Revenue Losses: \$150,930,000	
Anticipated Housing Accessing DC Reduction:	
	Source: https://pub-brampton.escibemeetings.com/filestream.ashx?DocumentId=170519
Projects Seeking Funding (excl. Secondary Project List)	
	Cost
Howden Recreation Centre	\$ 50,400,000
Clark Boulevard Extension (Rutherford to Hansen) and Eastern Avenue Widening (Rutherford to Kennedy)	\$ 29,675,000
Clarkway Drive Widening (Castlemore Rd to Mayfield Rd)	\$ 81,080,000
Countryside Drive Improvements (Gore to E of Clarkway)	\$ 19,020,000
Goreway Drive Widening PH1 (Humberwest to Cottrelle)	\$ 23,500,000
Heritage Road Widening (Steeles to Rivermont)	\$ 103,250,000
McVean Drive (Castlemore to Mayfield)	\$ 77,602,540
Williams Parkway (Kennedy to Dixie)	\$ 32,750,000
Bus Purchases	\$ 647,000,000
Shelters, Pads & Stops	\$ 5,900,000

DC Reserve Fund Balances
<i>as of Year-End 2024</i>
Cash Balance \$ 399,070,000
Encumbrance \$ 589,600,000
Balance Net of Encumbrance \$ (190,530,000)
Source: https://pub-brampton.escibemeetings.com/filestream.ashx?DocumentId=141903

Other Information:
DC Website: https://www.brampton.ca/EN/Business/planning-development/Development-Charges/Pages/Amended-Rates.aspx
DC Rates: https://www.brampton.ca/EN/Business/planning-development/Development-Charges/Documents/Development%20Charges/Current%20Development%20Charges.pdf

TOWN OF CALEDON

DC Rates	as of: Aug 1, 2026		as of: Feb 1, 2026			
	Peel Region DC Rates		Caledon DC Rates		Total PEEL + CALEDON DC Rates	
	Area:					
Residential Unit Type		<i>\$ / Unit</i>		<i>\$ / Unit</i>		<i>\$ / Unit</i>
Single/Semis	\$	78,983	\$	62,829	\$	141,812
Townhouses	\$	62,555	\$	56,959	\$	119,514
Large Apartments (>750SF)	\$	57,292	\$	43,197	\$	100,489
Small Apartments (<750SF)	\$	30,300	\$	25,352	\$	55,652
Non-Residential Type		<i>\$ / SM</i>		<i>\$ / SM</i>		<i>\$ / SM</i>
Industrial	\$	242.07	\$	119.84	\$	361.91
Office	\$	316.66	\$	119.84	\$	436.50
Institutional	\$	316.66	\$	119.84	\$	436.50
Retail	\$	316.66	\$	119.84	\$	436.50
Hotel / Motel	\$	316.66	\$	119.84	\$	436.50

[illegible]

DC Reserve Fund Balances

as of Year-End 2024

Cash Balance	\$	79,689,194
Encumbrance	\$	51,893,026
Balance Net of Encumbrance	\$	27,796,168

Source: <https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/Annual-Treasurers-2024-Statement-->

Other Information:

DC Website: <https://www.caledon.ca/en/town-services/development-charges.aspx#Current-development-charge-rates-effective-February-1-2026>

DC Rates: <https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/Current-Development-Charges-February-01-2026-For-Public-Information.pdf>

CITY OF MISSISSAUGA				
DC Rates	as of: Aug 1, 2026	as of: July 1, 2026		
	Peel Region DC Rates	Mississauga DC Rates	Stormwater Management DC	Total PEEL + MISSISSAUGA DC Rates
Area:			City-Wide	
Residential Unit Type	\$ / Unit	\$ / Unit	\$ / Hectare	\$ / Unit
Single/Semis	\$ 79,981	\$ 53,024	\$ 5,922.00	\$ 138,927
Townhouses	\$ 63,345	\$ 41,252	\$ 5,922.00	\$ 110,519
Large Apartments (>750SF)	\$ 58,015	\$ 36,140	\$ 5,922.00	\$ 100,077
Small Apartments (<750SF)	\$ 30,683	\$ 19,690	\$ 5,922.00	\$ 56,295
Non-Residential Type	\$ / SM	\$ / SM	\$ / Hectare	\$ / SM
Industrial	\$ 246.45	\$ 132.34	\$ 5,922.00	\$ 378.79
Office	\$ 321.04	\$ 157.49	\$ 5,922.00	\$ 478.53
Institutional	\$ 321.04	\$ 157.49	\$ 5,922.00	\$ 478.53
Retail	\$ 321.04	\$ 157.49	\$ 5,922.00	\$ 478.53
Hotel / Motel	\$ 321.04	\$ 157.49	\$ 5,922.00	\$ 478.53

DC Reduction Program Details																									
Funding Requested:	Mississauga reduced development charges as of January 29, 2025 - 50% for residential unit types and 100% for 3BR rental units. And added February 11, 2026 to 100% DCR for 1BR plus den and 2BR rental units. Developers were required to pull a building permit for footings and foundations before December 31, 2027. 25-Year Rental Tenure is required for DC reduction.																								
\$ 2,175,000,000																									
Housing Enabled: 9900-16000	Region of Peel reduced DCs through Council motions July 10, 2025 - 50% for residential unit types. And added January 22, 2026 to 100% for 1BR plus den and 2BR and 3BR rental units. Permits must be pulled by November 13, 2026 or November 13, 2027 for plans of subdivision.																								
DC Revenue Losses:																									
Anticipated Housing Accessing DC Reduction:	The City/Region DC reductions were extended via Council resolution.																								
	From Staff Report: "The City of Mississauga is in an advantageous position with regards to the DC reduction program requirement, given the depth of the DC reductions. Following the release of the Mayor's Housing Taskforce recommendation report in January 2025, Council voted to reduce its DCs by 100% for three-bedroom rental units, and by 50% for all other types of residential units. Subsequently, Council passed another motion to extend the 100% DC reduction to rental units that are one-bedroom plus den or larger. The 50% to 100% DC reductions are available to homebuilders until December 31, 2027. In accordance with the DCRP requirements, Council passed a Motion at its last meeting to extend the DC incentives to March 30, 2029 – effective immediately following the execution of a Transfer Payment Agreement under the DCRP. Along with deep DC reductions, Mississauga has taken sector-leading action on streamlining planning and development processes to get more affordable homes built, including forwardthinking policies like "three strikes and you're in," electronic plan submissions, and incentivizing affordable rental development. In March 2026, the City received approval from the Province for its Official Plan, which will unlock over 370,000 over the next 25 years. To realize this growth and to be successful in building Mississauga, significant investment from other levels of government is critical – the City cannot tackle the housing crisis alone. The COPB presents a unique opportunity for all three levels of government to work together to build housing-enabling infrastructure. As a municipal leader in housing policy, and due to the hard work of Council and staff, Mississauga is well-positioned and ready for significant COPB investment."																								
	Source: https://www.mississauga.ca/services-and-programs/planning-and-development/growth-charges/development-																								
Projects Seeking Funding	<table><tr><th></th><th>Cost</th><th>Grant Funding</th><th>Housing Enabled / Community Needs Met</th></tr><tr><td>Transit Zero Emission Maintenance and Storage Facility</td><td>\$ 650,000,000</td><td></td><td>9,900</td></tr><tr><td>Downtown Transit Mobility Hub</td><td>\$ 500,000,000</td><td></td><td>9,900</td></tr><tr><td>Mississauga Valley Net Zero Community Centre/Library & Cooksville CC/Library</td><td>\$ 350,000,000</td><td></td><td>16,000</td></tr><tr><td>Housing Enabling Road Infrastructure</td><td>\$ 175,000,000</td><td></td><td>9,000</td></tr><tr><td>New Downtown Music & Convention Centre</td><td>\$ 500,000,000</td><td></td><td>14,000</td></tr></table>		Cost	Grant Funding	Housing Enabled / Community Needs Met	Transit Zero Emission Maintenance and Storage Facility	\$ 650,000,000		9,900	Downtown Transit Mobility Hub	\$ 500,000,000		9,900	Mississauga Valley Net Zero Community Centre/Library & Cooksville CC/Library	\$ 350,000,000		16,000	Housing Enabling Road Infrastructure	\$ 175,000,000		9,000	New Downtown Music & Convention Centre	\$ 500,000,000		14,000
	Cost	Grant Funding	Housing Enabled / Community Needs Met																						
Transit Zero Emission Maintenance and Storage Facility	\$ 650,000,000		9,900																						
Downtown Transit Mobility Hub	\$ 500,000,000		9,900																						
Mississauga Valley Net Zero Community Centre/Library & Cooksville CC/Library	\$ 350,000,000		16,000																						
Housing Enabling Road Infrastructure	\$ 175,000,000		9,000																						
New Downtown Music & Convention Centre	\$ 500,000,000		14,000																						

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 195,000,000
Encumbrance	not reported
Balance Net of Encumbrance	n.a.
Source:	https://www.mississauga.ca/wp-content/uploads/2025/04/21150635/2024-Annual-Treasurers-Statement.pdf

Other Information:	
DC Website:	https://www.mississauga.ca/services-and-programs/planning-and-development/growth-charges/development-charges/development-
DC Rates:	https://www.mississauga.ca/wp-content/uploads/2026/06/24151859/Mississauga-DC-Rates-By-Service-Effective-July-1-2026-until-July-

DC Reduction Program Details		PEEL REGION						
Funding Requested: \$890 million		Resolution Number 2026-489 carried						
Housing Enabled: 36000 units								
DC Revenue Losses:								
Anticipated Housing Accessing DC Reduction:		<p>From Staff Report:</p> <p>"On May 28, 2026, Peel Region staff presented Regional Council with a status quo financial forecast which showed that if current spending continues, the Development Charge (DC) Reserve Funds will fall much deeper into deficit. The deficit is expected to grow to about \$700 million by the end of 2026 and \$2.7 billion by the end of 2030, even after adding \$3 billion in new DC-supported debt. A small deficit in the DC Reserve Funds can be managed for a short time, but the current deficit is too large and cannot be sustained.</p> <ul style="list-style-type: none"> On May 28, 2026, Regional Council approved Resolution #2026-435 for all new growthrelated capital procurements for water and wastewater to be paused effective June 11, 2026 until a sufficient commitment of funding is received, to be ratified by Regional Council at its next meeting. A commitment of funding from upper levels of government has not yet been received to address immediate cash flow challenges of the growth-related water and wastewater capital program. However, on June 1, 2026, the Province released the Development Charge Reduction Program (DCRP) guidelines and application process associated with the CanadaOntario Partnership to Build announcement. Peel will need to have serious discussions with the Province on the funding of the accelerated housing-enabling capital program to address the 10 year capital program. The Province has indicated that this application process will move expediently and will consider local circumstances. Peel staff have prepared a list of five (5) water and wastewater capital projects for approximately \$6,922 million that could be advanced for consideration for the DCRP. A further extension of Peel Region's DC Deferral and Grant Program to March 30, 2029 to meet the DCRP requirements is estimated to result in an additional \$330 million grants-in-lieu of DCs and 15,000 housing units. In total, this equates to a potential \$890 million grants-in-lieu of DCs and 36,000 housing units to be incentivized by Peel Region's DC Deferral and Grant Program. Based on the DCRP guidelines, the maximum funding Peel Region may potentially receive is \$890 million over 10 years, in line with the amount of estimated DC relief. There may be a requirement under the Development Charges Act, 1997 to fund the full amount of DC relief realized under Peel Region's DC Deferral and Grant Program, as the DCRP is for project specific funding rather than general funding, however more clarity from the Province is needed. All new growth-related capital procurements for water and wastewater would be paused until a satisfactory Transfer Payment Agreement for the Development Charge Reduction Program has been negotiated and executed with the Province that addresses Peel Region's immediate funding challenges for growth-related water and wastewater infrastructure." <p>From Staff Report:</p> <p>"Peel Region staff have prepared a list of five (5) water and wastewater capital projects that could be advanced for consideration for the DCRP in the total amount of \$6,922 million.</p> <p>Staff will evaluate the funding provided through the DCRP against overall capital requirements and determine the suitability of advancing further capital projects. Staff recommend that all new capital procurements should continue to be paused until a satisfactory Transfer Payment Agreement for the Development Charge Reduction Program that addresses Peel Region's immediate funding challenges for growth-related water and wastewater infrastructure has been negotiated and executed with the Province.</p> <p>Staff also recommend that the Region's DC Deferral and Grant Program should only be extended to March 30, 2029, on the condition that a satisfactory Transfer Payment Agreement for the Development Charge Reduction Program has been executed."</p> <p>Sources: https://pub-peelregion.escrimetings.com/filestream.ashx?DocumentId=46470 https://pub-peelregion.escrimetings.com/filestream.ashx?DocumentId=46472</p> <table border="1"> <thead> <tr> <th>List of Projects for DC Reduction Program</th> <th>Cost</th> <th>Funding Requested</th> </tr> </thead> <tbody> <tr> <td colspan="3">See above link for long list of projects appended to Staff Report</td> </tr> </tbody> </table>	List of Projects for DC Reduction Program	Cost	Funding Requested	See above link for long list of projects appended to Staff Report		
List of Projects for DC Reduction Program	Cost	Funding Requested						
See above link for long list of projects appended to Staff Report								
DC Reserve Fund Balances								
<i>as of Year-End 2025</i>								
Cash Balance	\$ (417,100,000)							
Balance Committed to Active Capital Works	\$ (3,970,500,000)							
Committed DC Reserve Fund Balance	\$ (4,387,600,000)							
Source: https://pub-peelregion.escrimetings.com/filestream.ashx?DocumentId=46545								
Other Information:								
DC Website: https://peelregion.ca/about/finance/development-charges								
DC Rates: https://peelregion.ca/sites/default/files/2026-07/DC-rates-August-1-2026-January-31-2027.pdf								

CITY OF BURLINGTON															
DC Rates		as of: April 1, 2026						as of: June 1, 2026							
		Halton Region DC Rates		Area Specific Charge:		Area Specific Charge:		Burlington DC Rates		Front-Ending Recovery		Total HALTON + BURLINGTON DC RATES			
Area:		Region-wide		Greenfield		Built Boundary						Greenfield		Built Boundary	
		\$ / Unit		\$ / Unit		\$ / Unit		\$ / Unit		\$ / Unit		\$ / Unit		\$ / Unit	
Residential Unit Type															
Single/Semis		\$	41,369	\$	38,512	\$	13,327	\$	22,474	\$	9,500	\$	111,855	\$	86,669
Townhouses (3BR+)		\$	33,490	\$	31,191	\$	10,804	\$	17,829	\$	7,591	\$	90,101	\$	69,714
Townhouses (<3BR)		\$	33,490	\$	31,191	\$	10,804	\$	12,840	\$	5,516	\$	83,036	\$	62,650
Large Apartments (2BR+)		\$	22,134	\$	20,615	\$	7,141	\$	11,974	\$	4,655	\$	59,378	\$	45,904
Small Apartments (<2BR)		\$	20,083	\$	18,708	\$	6,488	\$	9,055	\$	3,587	\$	51,432	\$	39,212
Non-Residential Type															
			\$ / SM						\$ / SM				\$ / SM		
Industrial		\$	124.46	\$	128.32	\$	47.62	\$	153.47		n.a.	\$	406.25	\$	325.55
Office		\$	124.46	\$	128.32	\$	47.62	\$	153.47		n.a.	\$	406.25	\$	325.55
Institutional		\$	124.46	\$	128.32	\$	47.62	\$	153.47		n.a.	\$	406.25	\$	325.55
Retail		\$	649.23	\$	128.32	\$	47.62	\$	153.47		n.a.	\$	931.02	\$	850.32
Hotel / Motel		\$	124.46	\$	128.32	\$	47.62	\$	153.47		n.a.	\$	406.25	\$	325.55

DC Reduction Program Details	At June 15 meeting of Council, request was made for credit for pre-existing DC reductions and grant programs (through Community Improvement Plan). In June 2024, the City reduced proposed DC rates by 28%, and in April 2026 the City approved a CUP supporting affordable housing with \$5 million in DC exemptions
Funding Requested:	
Housing Enabled:	From CAO-02-26 - "The proposed resolution also requests flexibility regarding the required municipal contribution. As noted in FIN-06-26, if DCRP funding is insufficient to fully offset the required DC relief, the City may be required to fund the difference from tax-supported sources. Staff identified this as a concern because the program requires the DC reduction to be maintained for the full threeyear period and does not appear to include a municipal exposure cap. ... The proposed resolution seeks to mitigate this risk by requesting that previous Councilapproved DC reductions and housing-related incentives be recognized, and that the City's 10 per cent contribution be eliminated or funded from non-tax-supported sources, including Housing Accelerator Fund funding and development charges where eligible. "
DC Revenue Losses:	
Anticipated Housing Accessing DC Reduction:	
	Sources: https://burlingtonpublishing.escrimemeetings.com/filestream.ashx?DocumentId=97518 https://burlingtonpublishing.escrimemeetings.com/filestream.ashx?DocumentId=97371
	Projects Seeking Funding (for discussion) No project list available (as of June 25, 2026)
	Cost Grant Funding

DC Reserve Fund Balances	
as of Year-End 2025	
Ending Balance	\$ 56,180,900
Less: Commitments	\$ 22,254,476
Total Balance After Commitments	\$ 33,926,424
Sources:	https://burlingtonpublishing.escrimemeetings.com/filestream.ashx?DocumentId=96283

Other Information:	
DC Website: https://www.burlington.ca/en/planning-and-development/development-charges.aspx DC Rates: https://navburl-burlington.opendata.arcgis.com/documents/3a911b749854440483718d574c8088e3/about	

TOWN OF MILTON										
DC Rates	as of: April 1, 2026				as of: June 1, 2026					
	Halton Region DC				Milton DC Rates	ASDC - Minor Rates		Front-Ending Recovery Payment	Total HALTON + MILTON DC RATES	
	Area:	Rates	Area Specific Charge:	Area Specific Charge:		for SWM			Greenfield	Built Boundary
		Region-wide	Greenfield	Built Boundary						
		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit			
Residential Unit Type										
Single/Semis	\$	41,369	\$ 38,512	\$ 13,327	\$ 31,290	\$ 73	\$ 9,500	\$	120,744	\$ 95,558
Townhouses (3BR+)	\$	33,490	\$ 31,191	\$ 10,804	\$ 23,531	\$ 57	\$ 7,591	\$	95,860	\$ 75,473
Townhouses (<3BR)	\$	33,490	\$ 31,191	\$ 10,804	\$ 23,531	\$ 57	\$ 5,516	\$	93,784	\$ 73,398
Large Apartments (2BR+)	\$	22,134	\$ 20,615	\$ 7,141	\$ 14,441	\$ 37	\$ 4,655	\$	61,882	\$ 48,408
Small Apartments (<2BR)	\$	20,083	\$ 18,708	\$ 6,488	\$ 10,647	\$ 26	\$ 3,587	\$	53,050	\$ 40,830
Non-Residential Type		\$ / SM			\$ / SM				\$ / SM	
Industrial	\$	124.46	\$ 128.32	\$ 47.62	\$ 65.34	\$ 0.75	n.a.	\$	318.87	\$ 238.17
Office	\$	124.46	\$ 128.32	\$ 47.62	\$ 65.34	\$ 0.75	n.a.	\$	318.87	\$ 238.17
Institutional	\$	124.46	\$ 128.32	\$ 47.62	\$ 65.34	\$ 0.75	n.a.	\$	318.87	\$ 238.17
Retail	\$	649.23	\$ 128.32	\$ 47.62	\$ 65.34	\$ 0.75	n.a.	\$	843.64	\$ 762.94
Hotel / Motel	\$	124.46	\$ 128.32	\$ 47.62	\$ 65.34	\$ 0.75	n.a.	\$	318.87	\$ 238.17

DC Reduction Program Details		Not Proceeding with Application.	
Funding Requested:			
Housing Enabled:		From Staff Report: "Due to the uncertainty in the degree that the various incentive programs will stimulate additional building activity, and the fact that a 3-year timeframe is long enough to allow for a number of variables to grow the housing starts (and therefore exemptions that require funding), a scenario analysis can be used to measure various potential outcomes that could transfer additional cost to the Town via the DCRP."	
DC Revenue Losses: \$90 million (base scenario) to \$208 million (Sc3)		"In order to protect the property tax base from unanticipated financial pressure that could result from an increased volume of housing units within the 3-year period, sufficient grant funding for the related capital projects should be secured to mitigate that exposure."	
Anticipated Housing Accessing DC Reduction:		From Staff Report: "Given the potential magnitude of the revenue reductions (example - \$90 million in the baseline scenario), an overall deficit balance for the DC and PPC reserve funds is possible, and would require mitigation or a funding plan from the Town. Options to manage a shortfall could include (but are not limited to): <ul style="list-style-type: none">• Utilization of external borrowing;• Internal borrowing from other Town reserves;• Timing adjustments within the Town's capital forecast;• Other solutions that may be identified or introduced."	
Sources: https://www.bildgta.ca/wp-content/uploads/2026/06/Development-Charge-Reduction-Program-DCRP.pdf?_cldee=AsLbJ3Swoela5inpuVskwCSXoSPKOQqgWey4XVBwIalZjNrmKqMk6xSUeo_&recipientid=contact-ffdc0e484ef6ed118848002248b1e353-			
Projects Seeking Funding (for discussion)		Cost	DC Recoverable Municipal Share
Maintenance and Operations Facilities	\$ 86,000,000	\$ 47,900,000	\$ 38,100,000
Main St. Extension (Fifth to Sixth)	\$ 24,200,000	\$ 24,200,000	\$ -
5th Line (Derry to Britannia)	\$ 45,900,000	\$ 39,000,000	\$ 6,900,000
6th Line (401 to Derry Road)	\$ 37,900,000	\$ 32,200,000	\$ 5,700,000
Trafalgar Fire Station	\$ 10,200,000	\$ 10,200,000	\$ -
Boyne Community Centre	\$ 135,700,000	\$ 135,700,000	\$ -
Boyne Library Branch	\$ 22,100,000	\$ 22,100,000	\$ -
Operations Centre Expansion	\$ 16,400,000	\$ 16,400,000	\$ -

DC Reserve Fund Balances	
as of Year-End 2024	
Ending Balance	\$ 40,095,879
Plus: Balance in DC Exemptions	\$ 11,852,615
Plus: DCs Receivable	\$ 1,433,656
Less: Outstanding Commitments	\$ 68,571,213
Adjusted Balance	\$ (15,189,063)
Source: https://www.milton.ca/en/business-and-development/resources/Development-Planning/Development-Charges/ES-016-25---2024-Annual-Treasurers-Statement.pdf	

Other Information:	
DC Website: https://www.milton.ca/en/business-and-development/development-charges.aspx#Residential-rates DC Rates: https://www.milton.ca/en/business-and-development/resources/Development-Charges/April-2026/May-2026/Residential-Rates---June-1-2026.pdf	

TOWN OF OAKVILLE											
DC Rates	as of: April 1, 2026				as of: April 1, 2026						
	Halton Region DC				Oakville DC Rates	Front-Ending Recovery Payment	Total HALTON + OAKVILLE DC RATES				
	Area:	Region-wide \$/ Unit	Area Specific Charge: Greenfield \$/ Unit	Area Specific Charge: Built Boundary \$/ Unit			Greenfield \$/ Unit	Built Boundary			
Residential Unit Type											
Single/Semis	\$	41,369	\$	38,512	\$	59,108	\$	9,500	\$	123,303	
Townhouses (3BR+)	\$	33,490	\$	31,191	\$	43,753	\$	7,591	\$	95,638	
Townhouses (<3BR)	\$	33,490	\$	31,191	\$	43,753	\$	5,516	\$	93,562	
Large Apartments (2BR+)	\$	22,134	\$	20,615	\$	29,667	\$	4,655	\$	63,597	
Small Apartments (<2BR)	\$	20,083	\$	18,708	\$	22,366	\$	3,587	\$	52,523	
Non-Residential Type											
		\$/ SM				\$/ SM			\$/ SM		
Industrial	\$	124.46	\$	128.32	\$	175.15	n.a.	\$	427.93	\$	347.23
Office	\$	124.46	\$	128.32	\$	175.15	n.a.	\$	427.93	\$	347.23
Institutional	\$	124.46	\$	128.32	\$	175.15	n.a.	\$	427.93	\$	347.23
Retail	\$	649.23	\$	128.32	\$	175.15	n.a.	\$	952.70	\$	872.00
Hotel / Motel	\$	124.46	\$	128.32	\$	175.15	n.a.	\$	427.93	\$	347.23

DC Reduction Program Details	Not Proceeding with Application.																								
Funding Requested: \$150,000,000 for all Tier 1-3 projects																									
Housing Enabled:	From Staff Report re 3 risks of program: "The Development Charge Reduction Program represents both a financial opportunity and a financial risk to the Town. Should the Town submit and be successful, the Town would receive federal and provincial funding that would finance growth-related infrastructure that would otherwise be funded by development charges. However, this opportunity needs to be weighed against a number of risks and challenges. For one, the Town would need to contribute 10% of the funding for eligible projects. With these expected to range from \$7.5 million to \$12 million, this would result in an additional pressure on the Town's Capital reserve, which is already forecasted to be below it's target balance over the next 10 years. Secondly, any potential disconnects between actual DC relief provided and approved DCRP funding could result in either a requirement for the Town to fund excess relief (likely through the Capital reserve) or in a reduction of DCRP funding from the program. Thirdly, the timing of the discounts and funding of the projects adds cash flow uncertainty at a time when previous provincial changes to the DC Act have already impacted cash flows."																								
DC Revenue Losses: \$75 to \$120 million (based on 30%-50% reduction range)																									
Anticipated Housing Accessing DC Reduction:	From Council Memo re: Avoided Risk and BTE Eligibility Towards 10% Municipal Share: "Since the writing of the Canada-Ontario Development Charge Reduction Program staff report that appears as Item 5.1 on the June 15, 2026, Planning and Development Council agenda, the Ministry of Municipal Affairs and Housing has shared new guidance resources, including a Frequently Asked Questions (FAQ) document. The FAQ provides an answer regarding the municipality contribution that differs from the released program guidelines and what is outlined in the staff report. The new document sets out the following: 'Municipal contributions of at least 10% can comprise funding for non-DC eligible project costs. For example, if a municipality has a \$100M project, of which \$50M was related to costs of the infrastructure that would benefit existing residents, municipal funding of this amount would be considered as part of the municipality's 10% contribution and assessed accordingly.' As a result of this information, the Benefit to Existing ("BTE") shares of eligible projects would count towards the minimum 10% municipal contribution." From Staff Report: Tier 1 projects are for housing-enabling infrastructure that are more shovel-ready and would be more likely to receive funding through DCRP. Tier 2 projects are for housing-enabling infrastructure that are less shovel-ready and would be less likely to receive full funding through DCRP as a result. Tier 3 projects are for eligible infrastructure that is not considered housing-enabling infrastructure, which the DCRP will still consider, but not at the same priority level as housingenabling infrastructure. The eligible costs shown do not reflect the total cost of projects, as they can only reflect the DC funded share of hard costs and land																								
	Links: https://pub-oakville.escrimemeetings.com/filestream.ashx?DocumentId=99787 https://pub-oakville.escrimemeetings.com/filestream.ashx?DocumentId=99789																								
	<table> <tr> <th>Projects Seeking Funding</th><th>Cost</th></tr> <tr> <td>Tier 1: Speers Road Widening (Fourth to Dorval)</td><td>\$ 20,000,000</td></tr> <tr> <td>Tier 1: Wyecroft Road Widening (Bronte to Third)</td><td>\$ 30,000,000</td></tr> <tr> <td>Tier 1: North Service Road urbanization and widening (Eighth to 1km E of Invicta)</td><td>\$ 30,000,000</td></tr> <tr> <td>Tier 1: Burnhamthorpe Road urbanization (Sixth to Trafalgar)</td><td>\$ 9,000,000</td></tr> <tr> <td>Tier 1: Burnhamthorpe Road urbanization (East of Neyagawa to Sixth)</td><td>\$ 7,000,000</td></tr> <tr> <td>Tier 2: Burnhamthorpe Road urbanization (Trafalgar to West of Ninth Line)</td><td>\$ 18,000,000</td></tr> <tr> <td>Tier 2: Wyecroft Road widening (Fourth to Dorval)</td><td>\$ 6,000,000</td></tr> <tr> <td>Tier 2: Speers Road widening (Dorval to Kerr)</td><td>\$ 12,000,000</td></tr> <tr> <td>Tier 2: Transit expansion buses</td><td>\$ 9,000,000</td></tr> <tr> <td>Tier 3: Fire Station 4</td><td>\$ 6,700,000</td></tr> <tr> <td>Tier 3: Fire Station 9 Aerial Unit</td><td>\$ 2,300,000</td></tr> </table>	Projects Seeking Funding	Cost	Tier 1: Speers Road Widening (Fourth to Dorval)	\$ 20,000,000	Tier 1: Wyecroft Road Widening (Bronte to Third)	\$ 30,000,000	Tier 1: North Service Road urbanization and widening (Eighth to 1km E of Invicta)	\$ 30,000,000	Tier 1: Burnhamthorpe Road urbanization (Sixth to Trafalgar)	\$ 9,000,000	Tier 1: Burnhamthorpe Road urbanization (East of Neyagawa to Sixth)	\$ 7,000,000	Tier 2: Burnhamthorpe Road urbanization (Trafalgar to West of Ninth Line)	\$ 18,000,000	Tier 2: Wyecroft Road widening (Fourth to Dorval)	\$ 6,000,000	Tier 2: Speers Road widening (Dorval to Kerr)	\$ 12,000,000	Tier 2: Transit expansion buses	\$ 9,000,000	Tier 3: Fire Station 4	\$ 6,700,000	Tier 3: Fire Station 9 Aerial Unit	\$ 2,300,000
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DC Reserve Fund Balances	
<i>as of Year-End 2025</i>	
Ending Balance	\$ 295,247,000
Less: Approved Commitments	\$ 202,451,000
Adjusted Balance	\$ 92,796,000
Sources:	https://www.oakville.ca/getmedia/026e7012-c520-40d5-9f91-b2564c7095c0/town-hall-development-charges-annual-report-2025.pdf https://www.oakville.ca/getmedia/c442314c-17db-4ad3-ae23-62447d46eb76/town-hall-development-charges-annual-report-2025-appendix-a.pdf

Other Information:
<p>DC Website: https://www.oakville.ca/town-hall/budget-finance/growth-infrastructure-financing-tools/development-charges/</p> <p>DC Rates: see Download Charges as of Today link on above webpage</p>

TOWN OF HALTON HILLS										
DC Rates		as of: April 1, 2026			as of: April 1, 2026					
Area:	Halton Region DC Rates		Area Specific Charge:		Area Specific Charge:		Halton Hills DC Rates		Front-Ending Recovery Payment	Total HALTON + HALTON HILLS DC RATES
	Region-wide \$ / Unit	Greenfield \$ / Unit	Built Boundary \$ / Unit				\$ / Unit			Greenfield \$ / Unit Built Boundary
Residential Unit Type										
Single/Semis	\$ 41,369	\$ 38,512	\$ 13,327			\$ 41,352	\$ 9,500.00	\$ 130,733	\$ 105,548	
Townhouses (3BR+)	\$ 33,490	\$ 31,191	\$ 10,804			\$ 29,083	\$ 7,591.33	\$ 101,354	\$ 80,967	
Townhouses (<3BR)	\$ 33,490	\$ 31,191	\$ 10,804			\$ 19,550	\$ 5,516.06	\$ 89,746	\$ 69,359	
Large Apartments (2BR+)	\$ 22,134	\$ 20,615	\$ 7,141			\$ 21,329	\$ 4,655.19	\$ 68,733	\$ 55,259	
Small Apartments (<2BR)	\$ 20,083	\$ 18,708	\$ 6,488			\$ 15,727	\$ 3,586.52	\$ 58,104	\$ 45,883	
Non-Residential Type	\$ / SM					\$ / SM		\$ / SM		
Industrial	\$ 124.46	\$ 128.32	\$ 47.62			\$ 44.73	n.a.	\$ 297.51	\$ 216.81	
Office	\$ 124.46	\$ 128.32	\$ 47.62			\$ 124.47	n.a.	\$ 377.25	\$ 296.55	
Institutional	\$ 124.46	\$ 128.32	\$ 47.62			\$ 124.47	n.a.	\$ 377.25	\$ 296.55	
Retail	\$ 649.23	\$ 128.32	\$ 47.62			\$ 124.47	n.a.	\$ 902.02	\$ 821.32	
Hotel / Motel	\$ 124.46	\$ 128.32	\$ 47.62			\$ 124.47	n.a.	\$ 377.25	\$ 296.55	

DC Reduction Program Details	Not proceeding with application.				
Funding Requested:					
Housing Enabled:	From Staff Report re: Concerns: "The primary concern relates to the uncertainty surrounding both the amount and timing of provincial funding. While the program is intended to offset forgone development charge revenues, there is no guarantee that participating municipalities will receive sufficient funding to fully compensate for the reduction in revenues.				
DC Revenue Losses:	In addition, provincial funding may be subject to clawback should housing targets not be achieved, regardless of whether a municipality has already reduced development charges and/or committed funding to eligible projects. This creates a significant financial risk for participating municipalities due to the volatile and unpredictable nature of the housing market.				
Anticipated Housing Accessing DC Reduction:	The program also requires development charge rates to be reduced based on the rates in effect as of March 30, 2026, and remain fixed for three years. Participating municipalities would not be permitted to increase rates through any means, including annual indexing for inflation or updates resulting from new development charge background studies and by-laws. This restriction would limit the Town's ability to respond to inflationary pressures and changed assumptions to the amount of growth, and corresponding infrastructure needs and costs since the completion of the 2022 DC Background Study."				
	From Staff Report: "Staff also note that there is no mechanism or assurance that development charge reductions would ultimately be passed on to homebuyers. As a result, the degree to which the program would improve housing affordability remains uncertain. Based on the Town's projected timing of residential growth, staff do not anticipate that participation in the program would provide sufficient financial benefit to offset the associated risks. The Town's anticipated level of housing activity during the program period is modest, limiting the potential funding available while leaving the Town exposed to the financial impacts of reduced development charge revenues."				
	Source: https://pub-haltonhills.escrimetings.com/filestream.ashx?DocumentId=33920				
	Projects Seeking Funding (for discussion) Eighth Line Road Reconstruction Gellert Community Centre Phase II				
	<table><tr><th>Cost</th><th>Grant Funding</th></tr><tr><td></td><td></td></tr></table>	Cost	Grant Funding		
Cost	Grant Funding				

DC Reserve Fund Balances	
as of Year-End 2025	
Ending Balance	\$ 287,043
Less: Approved Commitments	n.a.
Adjusted Balance	n.a.
Sources: https://pub-haltonhills.escrimetings.com/filestream.ashx?DocumentId=33821 https://pub-haltonhills.escrimetings.com/filestream.ashx?DocumentId=33822	

Other Information:	
DC Website:	https://www.haltonhills.ca/en/business/development-charges.aspx
DC Rates:	https://www.haltonhills.ca/getContentAsset/25cbec35-3cd9-410b-9af1-ad9d663c9a57/5765e65f-0e8b-4885-a5ce-2084ab89c9fb/Development-Charge-Rates.pdf?language=en

HALTON REGION		
DC Reduction Program Details	Council elected to not proceed with application	
Funding Requested:		
Housing Enabled: 217,000 (through LBL project alone)	From Staff Report: "• Staff have identified three eligible projects: Lower Base Line Wastewater Pumping Station and Associated Linear Wastewater Infrastructure, Mid-Halton Wastewater Treatment Plant Expansion, and Burloak Water Treatment Plant Expansion, all of which support significant residential growth and align with provincial objectives. • Based on program parameters and risk analysis, staff estimate the funding request to range from approximately \$200 million (30% DC reduction scenario) to \$420 million (50% reduction scenario), with corresponding 10% municipal contributions of \$20 million to \$42 million."	
DC Revenue Losses:		
Anticipated Housing Accessing DC Reduction:	From Staff Report: "Forecasting building permit activity remains inherently challenging, as it is closely tied to broader construction trends and market conditions. Recent economic shifts have introduced significant volatility, with changes in demand, financing costs, and developer confidence occurring rapidly. As a result, developers may adjust the timing of permit applications, either accelerating or delaying projects, based on the evolving financial viability of their developments, not solely on DC considerations. To assess potential uptake of the reduced DC rates, staff applied conservative assumptions based on all Single Detached Equivalent (SDE) units within the current allocation program, along with anticipated built boundary growth under current economic conditions. This approach aligns with local municipal housing pledges and establishes a reasonable funding framework while acknowledging that some variability in development activity may occur. While, growth projections inherently carry a risk of over or underestimation, in Halton Region they are grounded in commitments made through allocation programs, where developers have signed agreements indicating their intent to proceed with construction in the near term. Overestimation of growth could result in a potential clawback of funds, while underestimation may lead to a revenue shortfall borne by municipalities. The risk of overestimation is mitigated, as any unrealized funding could be offset by higher development charges, at current rates, applied to units that do not advance to building permit or occupancy stages. In contrast, the risk of underestimation is more significant, if actual housing units exceed projections, the lower development charge rate would create a funding gap. At minimum, this shortfall would require interim financing to support the associated infrastructure costs. Funding scenarios were developed to illustrate offsetting funding required under varying levels of DC relief, including a 30% reduction scenario and a 50% reduction scenario. Under a 30% reduction, the estimated offsetting funding required is approximately \$200 million, whereas a 50% reduction would significantly increase the funding need to approximately \$420 million, along with a corresponding increase in financial risk."	
	From Staff Report: "For developers who are participating in allocation programs and have not reached the building permit milestone as of March 30, 2026, where early payment of DCs exceeds the applicable March 30, 2026, discounted rate, the Region will honour the DC discount upon fulfillment of the eligibility criteria outlined above. However, developers will be required to continue scheduled DC installment payments until occupancy. Once the eligibility criteria have been met, the applicable refund, without interest (reflecting the discount) will be issued. To establish minimum funding requirements, an application will clearly communicate that DC reductions are contingent upon securing a minimum funding commitment of \$200 million to \$420 million, depending on the level of DC reduction, 30% or 50% respectively."	
	Source: https://ednweb.halton.ca/OnBaseAgendaOnline/Documents/ViewDocument/FN-15-26-PW-24-26%20Development%20Charge%20Reduction%20Program.docx.pdf?meetingId=4631&documentType=Agenda&itemId=132737&publishI	
List of Projects for DC Reduction Program		
Lower Base Line WW Pumping Station and Linear Works	Cost \$ 463,623,000	Eligible Residential \$ 262,983,000
Mid-Halton Wastewater Expansion	\$ 283,576,000	\$ 94,443,000
Burloak Water Treatment Expansion	\$ 270,308,000	\$ 205,434,000

DC Reserve Fund Balances				
<i>as of Year-End 2025</i>				
Cash Balance	\$	52,149,250	\$	(20,005,844)
Balance Committed to Active Capital Works		n.a.		n.a.
Committed DC Reserve Fund Balance		n.a.		n.a.
Source: https://www.halton.ca/repository/2025-statement-of-development-charges-reserve-funds				

Other Information:	
<p>DC Website: https://www.halton.ca/the-region/finance-and-transparency/financing-growth/development-charges-front-ending-recovery-payment</p> <p>DC Rates: https://www.halton.ca/the-region/finance-and-transparency/financing-growth/development-charges-front-ending-recovery-payment</p>	

CITY OF BARRIE							
DC Rates		as of: January 1, 2026					
Area:	Barrie DC Rates	Water/WW Area Specific		Water/WW Area Specific		Total CITY OF BARRIE DC Rates	
		City-wide	Former City	Salem & Hewitt's		Former City	Salem & Hewitt's
Residential Unit Type		\$ / Unit	\$ / Unit	\$ / Unit		\$ / Unit	\$ / Unit
Single/Semis	\$	99,600	\$ 14,547	\$ 24,846	\$	114,147	\$ 124,446
Townhouses	\$	74,643	\$ 10,903	\$ 18,621	\$	85,546	\$ 93,264
Large Apartments (2BR+)	\$	62,333	\$ 9,104	\$ 15,549	\$	71,437	\$ 77,882
Small Apartments (<2BR)	\$	40,517	\$ 5,918	\$ 10,107	\$	46,435	\$ 50,624
Non-Residential Type		\$ / SM					
Industrial	\$	309.56	\$ 42.81	\$ 70.03	\$	352.37	\$ 379.59
Office	\$	309.56	\$ 42.81	\$ 70.03	\$	352.37	\$ 379.59
Institutional	\$	309.56	\$ 42.81	\$ 70.03	\$	352.37	\$ 379.59
Retail	\$	536.22	\$ 67.79	\$ 172.46	\$	604.01	\$ 708.68
Hotel / Motel	\$	309.56	\$ 42.81	\$ 70.03	\$	352.37	\$ 379.59

DC Reduction Program Details	The City created a DC Waiver Pilot Program eligible for residential developments of 5+ storeys, and received 12 applications by December 31, 2025 deadline, with 8 of the 12 seeing building activity underway by May 31, 2026, and have received a full waiver of DCs in return for providing 20% of the units as affordable for a period of 25 years. These 8 applications have a combined 1,117 housing units, of which 224 housing units would be affordable.		
Funding Requested:			
Housing Enabled:	Council directed a second intake period, subject to the following: 1. Building Permit Applications must be received by the City by no later than July 15, 2026; and 2. Building activity must commence by no later than Oct 31, 2026; and 3. For affordable ownership projects a minimum of 60% of the units must be sold at or below the affordable ownership purchase price secured through an agreement with the City.		
DC Revenue Losses:			
Anticipated Housing Accessing DC Reduction:	The DC Waiver program had a funding cap of \$80 million. It is unclear if the City is seeking to qualify for DCRP funding through the existence of the DC Waiver Pilot Program		
	Source: https://pub-barrie.escribemeetings.com/FileStream.ashx?DocumentId=14054		
	Projects Seeking Funding	Cost	Grant Funding

DC Reserve Fund Balances	
<i>as of Year-End 2024</i>	
Cash Balance	\$ 117,745,530
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-barrie.escribemeetings.com/filestream.ashx?documentid=2314	

Other Information:
<p>DC Website: https://www.barrie.ca/planning-building-infrastructure/development/development-charges</p> <p>DC Rates: https://www.barrie.ca/DevelopmentChargesBrochure.pdf</p>

CITY OF ORILLIA

DC Rates

as of: July 1, 2026

Orillia DC Rates

Area:

City-wide

\$ / Unit

Residential Unit Type

Single/Semis	\$	31,772
Townhouses	\$	29,663
Large Apartments (2BR+)	\$	24,925
Small Apartments (<2BR)	\$	17,449

Non-Residential Type

\$ / SM

Industrial	\$	131.84
Office	\$	131.84
Institutional	\$	131.84
Retail	\$	131.84
Hotel / Motel	\$	131.84

DC Reduction Program Details

Funding Requested:

\$34,000,000

Housing Enabled:

DC Revenue Losses:

\$3.6M to \$14.4M

Anticipated Housing Accessing DC Reduction:

From Staff Report:

"DC rate reduction will result in immediate foregone development charge revenue for a threeyear period estimated to be in the range of \$3.6 to \$14.4 million depending on actual growth. Of the DC revenue to be collected after the discount, residential developers are afforded a legislated deferred payment until the date of occupancy; rental developments are permitted a further five years to pay DCs in interest-free, annual installments.

DCRP grant funding will be deferred to future years based on specific milestones and in 10% increments. This deferred funding stream will be financed by other City reserve balances. It is expected that the City's upfront municipal contribution and any project cost overruns will be financed using a combination of Wastewater Asset Reserve funding and debt financing.

If successful in this grant application, the potential one-time cost to the City is between \$3.5 – \$5.2 million. The financial benefit of this grant includes encouraging faster home construction and stronger permanent tax base."

From Staff Report:

"Based on historical patterns, a forecast of low to medium growth over the next three years is most likely. It is anticipated that the higher DC reduction in combination with removal of Harmonized Tax will boost the purchasing power of the buyers and support higher unit constructions in Orillia. DCRP is intended to strengthen a municipal tax base by trading one-time fees for permanent, recurring property tax revenue.

A municipal contribution level of 10% will cost the City \$3.5 million regardless of the growth achieved and the discount provided. The higher discount will be seen as more competitive while posing no added risk to the application.

Securing Provincial funding to expand the Wastewater Treatment Centre would support the City in maintaining manageable debt and DC Reserve levels and offers an important opportunity to advance this priority wastewater system expansion and resulting residential development activity."

Source: <https://orillia.civicweb.net/FileStorage/9A62CCA69DFA41998A7E41592B27AB57-260615%20CC%20CS-26>

Projects Seeking Funding

	Cost	DC Funding
Wastewater Treatment Centre	\$ 58,000,000	\$ 34,000,000

DC Reserve Fund Balances

as of Year-End 2025

Cash Balance	\$	(25,370,728)
Encumbrance		n.a.
Balance Net of Encumbrance		n.a.

Source: <https://orillia.civicweb.net/FileStorage/B7B80E0C34EA4F5D82D2511B2D8E3601-260615%20CC%20CS-26-27%20->

Other Information:

DC Website: <https://www.orillia.ca/build-and-invest/planning-and-development/development-charges/>

DC Rates: <https://www.orillia.ca/media/14jhoa4s/dc-pamphlet-july-1-2026.pdf>

TOWNSHIP OF ADJALA-TOSORONTIO

DC Rates

As of: January 1, 2026

As of: June 10, 2026

Area:	Simcoe County DC Rates		Adjala-Tosorontio DC Rates		Total SIMCOE + ADJALA DC Rates	
			Everett	Outside Everett	Everett	Outside Everett
Residential Unit Type	\$ / Unit		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis	\$ 14,975		\$ 23,887	\$ 23,887	\$ 38,862	\$ 38,862
Townhouses	\$ 11,820		\$ 18,650	\$ 18,650	\$ 30,470	\$ 30,470
Large Apartments (2BR+)	\$ 8,029		\$ 12,552	\$ 12,552	\$ 20,581	\$ 20,581
Small Apartments (<2BR)	\$ 8,029		\$ 8,752	\$ 8,752	\$ 16,781	\$ 16,781
Non-Residential Type	\$ / SM		\$ / SM	\$ / SM	\$ / SM	
Industrial	\$ 63.01		\$ 75.61	\$ 75.61	\$ 138.62	\$ 138.62
Office	\$ 63.01		\$ 75.61	\$ 75.61	\$ 138.62	\$ 138.62
Institutional	\$ 63.01		\$ 75.61	\$ 75.61	\$ 138.62	\$ 138.62
Retail	\$ 63.01		\$ 75.61	\$ 75.61	\$ 138.62	\$ 138.62
Hotel / Motel	\$ 63.01		\$ 75.61	\$ 75.61	\$ 138.62	\$ 138.62

DC Reduction Program Details

No information available - the Township was in the process of adopting a new DC by-law in June 2026

Funding Requested:

Housing Enabled:

DC Revenue Losses:

Anticipated Housing Accessing DC Reduction:

Source:

Projects Seeking Funding

Cost Grant Funding

DC Reserve Fund Balances

as of Year-End 2025

Cash Balance	\$ 5,861,356
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.

Source: <https://adjala-tosorontio.civicweb.net/document/69800/>

Other Information:

DC Website: <https://adjtos.ca/business-and-development/development-charges/>

DC Rates: https://adjtos.ca/wp-content/uploads/2026/07/HEMSON_Adjala-Tosorontio-2026-DC-Pamphlet-final.pdf

TOWN OF BRADFORD WEST GWILLIMBURY

DC Rates		As of: January 1, 2026	As of: January 1, 2026		Total SIMCOE + BWG DC Rates	
		Simcoe County DC	BWG DC Rates		Bond Head	Bradford
Residential Unit Type	Area:	\$ / Unit	Bond Head	Bradford	Bond Head	Bradford
Single/Semis		\$ 14,975	\$ 122,334	\$ 76,871	\$ 137,309	\$ 91,846
Townhouses		\$ 11,820	\$ 88,651	\$ 56,501	\$ 100,471	\$ 68,321
Large Apartments (2BR+)		\$ 8,029	\$ 61,734	\$ 38,670	\$ 69,763	\$ 46,699
Small Apartments (<2BR)		\$ 8,029	\$ 43,337	\$ 26,871	\$ 51,366	\$ 34,900
Non-Residential Type		\$ / SM	\$ / SM		\$ / SM	\$ / SM
Industrial		\$ 63.01	\$ 291.06	\$ 322.49	\$ 354.07	\$ 385.50
Office		\$ 63.01	\$ 291.06	\$ 322.49	\$ 354.07	\$ 385.50
Institutional		\$ 63.01	\$ 291.06	\$ 322.49	\$ 354.07	\$ 385.50
Retail		\$ 63.01	\$ 291.06	\$ 322.49	\$ 354.07	\$ 385.50
Hotel / Motel		\$ 63.01	\$ 291.06	\$ 322.49	\$ 354.07	\$ 385.50

DC Reduction Program Details	From Staff Report:
Funding Requested: \$96,591,985	"The proposed application is based on a maximum uptake of 3,900 residential units over a period of three years. Using the project list and program amount, the average development charge reduction available through the application is approximately \$27,500 per residential unit.
Housing Enabled:	This fixed-sum approach has several advantages: <ul style="list-style-type: none"> • it is easier for builders, purchasers, and staff to understand; • it provides a predictable incentive per unit; • it avoids the complexity of applying different percentage reductions across different development charge categories; • it can be capped at a defined number of units; • it allows the Town to preserve a minimum level of development charge revenue for growth-related infrastructure. Based on the current municipal-wide residential development charge outside Bond Head, a \$27,500 reduction would represent approximately 35.8% per single and semi-detached unit.
DC Revenue Losses:	Based on the current Bond Head residential development charge, the same fixed reduction would represent approximately 22.5% per single and semi-detached unit.
Anticipated Housing Accessing DC Reduction: 3900 units	The difference occurs because the Bond Head development charge rate is higher. A fixed-dollar reduction creates the same per-unit benefit to the housing unit, but a different percentage reduction depending on the applicable development charge area."
Source: https://pub-bradfordwestgwillimbury.escrimetings.com/filestream.ashx?DocumentId=14623	
Projects Seeking Funding	Cost Grant Funding
WPCP Plant D Upgrades, Headworks and Odour Control, and Tertiary Filtration	
John Fennel Reservoir Expansion	
BWG Church Well Replacement	
Line 8	
Bond Head Firehall	

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ (173,453,757)
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-bradfordwestgwillimbury.escrimetings.com/filestream.ashx?DocumentId=14602	

Other Information:
DC Website: https://www.townofbwg.com/living-in-bwg/building-and-renovating/development-charges/
DC Rates: https://www.townofbwg.com/media/4tbmwloi/dc-rates-effective-january-1-2026.pdf

TOWNSHIP OF CLEARVIEW														
DC Rates	As of: Jan. 1, 2026		As of: March 23, 2026											
	Simcoe County DC		Clearview DC Rates			Total SIMCOE + CLEARVIEW DC Rates								
	Area:		Stayner	Creemore	New Lowell	Stayner	Creemore	New Lowell						
Residential Unit Type	\$ / Unit		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit		\$ / Unit	\$ / Unit				
Single/Semis	\$	14,975	\$	40,901	\$	65,111	\$	28,865	\$	55,876	\$	80,086	\$	43,840
Townhouses	\$	11,820	\$	33,149	\$	52,770	\$	23,394	\$	44,969	\$	64,590	\$	35,214
Large Apartments (2BR+)	\$	8,029	\$	25,052	\$	39,880	\$	17,680	\$	33,081	\$	47,909	\$	25,709
Small Apartments (<2BR)	\$	8,029	\$	16,540	\$	22,428	\$	11,672	\$	24,569	\$	30,457	\$	19,701
Non-Residential Type	\$ / SM		\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM		\$ / SM	\$ / SM	\$ / SM			
Industrial	\$	63.01	\$	212.16	\$	336.26	\$	141.01	\$	275.17	\$	399.27	\$	204.02
Office	\$	63.01	\$	212.16	\$	336.26	\$	141.01	\$	275.17	\$	399.27	\$	204.02
Institutional	\$	63.01	\$	212.16	\$	336.26	\$	141.01	\$	275.17	\$	399.27	\$	204.02
Retail	\$	63.01	\$	212.16	\$	336.26	\$	141.01	\$	275.17	\$	399.27	\$	204.02
Hotel / Motel	\$	63.01	\$	212.16	\$	336.26	\$	141.01	\$	275.17	\$	399.27	\$	204.02

DC Reduction Program Details	From Staff Report: "Observations
Funding Requested:	<ul style="list-style-type: none"> • The total funding generated under the program is highly dependent on growth levels and maybe clawed back if the projected levels aren't reached.
Housing Enabled:	<ul style="list-style-type: none"> • Even under optimistic growth scenarios, the resulting funding may be insufficient to significantly advance major infrastructure projects. • As such, the DCRP may not provide meaningful financial benefit relative to the scale of capital investments required.
DC Revenue Losses:	Discussion
Anticipated Housing Accessing DC Reduction:	While the DCRP provides an opportunity to offset some development charge revenue losses, participation has broader financial implications for the Township:
	<ul style="list-style-type: none"> • The program requires uniform DC reductions across all services and geographic areas.
	<ul style="list-style-type: none"> • This limits the Township's ability to strategically apply relief only where needed (e.g., targeted infrastructure projects).
	<ul style="list-style-type: none"> • Reduced DC revenues may impact the Township's ability to fund planned capital projects through existing development charge reserves. "
	From Staff Report:
	"1. Impact on Existing Capital Funding Strategies
	<ul style="list-style-type: none"> • Participation in the DCRP would necessitate reducing DCs Township-wide.
	<ul style="list-style-type: none"> • This could result in a shortfall in DC revenues allocated to priority projects, including the Stayner Water Supply project, even if funding is sought for projects in other areas such as Creemore.
	2. Growth Risk and Potential Clawbacks
	<ul style="list-style-type: none"> • Funding is contingent on actual development activity.
	<ul style="list-style-type: none"> • If projected growth does not materialize: <ul style="list-style-type: none"> o The Province may reduce or claw back funding to align with actual DC relief provided. o This introduces potential cash flow challenges and financial risk to the municipality.
	3. Uncertainty in Funding Allocation Across Services
	<ul style="list-style-type: none"> • DC reductions must apply to all service categories, including water, fire, police, and library services.
	<ul style="list-style-type: none"> • It remains unclear whether: <ul style="list-style-type: none"> o Funding awarded for a specific project (e.g., water infrastructure in Creemore) can be used to offset DC reductions applied to other service categories."
	Not yet confirmed whether Council directed an application be submitted or not.
	Source: https://pub-clearview.escribemeetings.com/FileStream.ashx?DocumentId=2247
Projects Seeking Funding	<div> <div>Cost</div> <div>Grant Funding</div> </div>

as of Year-End 2024		
Cash Balance	\$	5,568,988
Encumbrance		n.a.
Balance Net of Encumbrance		n.a.

Source: <https://www.clearview.ca/sites/default/files/2026-02/2024%20Development%20Charge%20Statement.pdf>

DC Website: <https://www.clearview.ca/building-planning/development-charges>
DC Rates: https://www.clearview.ca/sites/default/files/2026-03/DC%20Pamphlet%20Update%20%28Legal%29%20-%20%202026_March262026_0.pdf

TOWN OF COLLINGWOOD					
DC Rates		As of: Jan. 1, 2026		As of May 4, 2026	
		Simcoe County DC Rates		Collingwood DC Rates	
Area:				Total SIMCOE + COLLINGWOOD DC Rates	
Residential Unit Type		\$ / Unit		\$ / Unit	
Single/Semis	\$	14,975	\$	80,121	\$ 95,096
Townhouses	\$	11,820	\$	59,614	\$ 71,434
Large Apartments (2BR+)	\$	8,029	\$	47,683	\$ 55,712
Small Apartments (<2BR)	\$	8,029	\$	29,800	\$ 37,829
Non-Residential Type		\$ / SM		\$ / SM	
Industrial	\$	63.01	\$	324.06	\$ 387.07
Office	\$	63.01	\$	324.06	\$ 387.07
Institutional	\$	63.01	\$	324.06	\$ 387.07
Retail	\$	63.01	\$	324.06	\$ 387.07
Hotel / Motel	\$	63.01	\$	324.06	\$ 387.07

DC Reduction Program Details		Council Motion to Not Apply: RES-256-2026
Funding Requested:		Moved by: Councillor Kathy Jeffery Seconded by: Councillor Rob Ring THAT Council directs staff to not prepare an application to the Development Charge Reduction Program;
Housing Enabled:		AND THAT Council endorse a letter to Province advising that the Town of Collingwood is not far enough along to prepare an application to the Development Charge Reduction program for funding of the Wastewater Treatment Plant & Stewart Road Water Booster Pumping Station & Reservoir.
DC Revenue Losses:		CARRIED
Anticipated Housing Accessing DC Reduction:		From Staff Report: "DC Impacts Removing the Wastewater Treatment Plant Expansion and Stewart Road Water Booster Pumping Station & Reservoir projects from our DC background study would reduce our overall residential DCs by 38.88%. This reduction would reduce the Wastewater Treatment Plant DC category by 100% and the Water services DC category by 32.76%. The value of lost DC revenue this reduction would result in depends on the number of new homes that receive building permits over the next three years. The more permits received, the greater the DC loss will be."
		Source: https://pub-collingwood.escrimemeetings.com/filestream.ashx?DocumentId=10126
Projects Seeking Funding		Cost Grant Funding
		Wastewater Treatment Plant Expansion
		Stewart Road Water Boosting Pumping Station & Reservoir

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 34,072,873
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-collingwood.escrimemeetings.com/filestream.ashx?DocumentId=9962	

Other Information:	
DC Website: https://www.collingwood.ca/development-growth-economy/development-charges	
DC Rates: https://www.collingwood.ca/media/file/development-charges-pamphlet-may-2026pdf	

TOWNSHIP OF ESSA

DC Rates		As of Jan. 1, 2026	as of: Jan. 1, 2026		Total SIMCOE + ESSA DC Rates	
		Simcoe County DC	Essa DC Rates			
Area:			Angus	All Other Areas	Angus	All Other Areas
Residential Unit Type		\$ / Unit	\$ / Unit	\$ / Unit		\$ / Unit
Single/Semis	\$	14,975	\$ 43,771	\$ 34,227	\$ 58,746	\$ 49,202
Townhouses	\$	11,820	\$ 38,698	\$ 30,259	\$ 50,518	\$ 42,079
Large Apartments (2BR+)	\$	8,029	\$ 25,737	\$ 20,112	\$ 33,766	\$ 28,141
Small Apartments (<2BR)	\$	8,029	\$ 18,819	\$ 14,673	\$ 26,848	\$ 22,702
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM
Industrial	\$	63.01	\$ 225.48	\$ 173.93	\$ 288.49	\$ 236.94
Office	\$	63.01	\$ 225.48	\$ 173.93	\$ 288.49	\$ 236.94
Institutional	\$	63.01	\$ 225.48	\$ 173.93	\$ 288.49	\$ 236.94
Retail	\$	63.01	\$ 225.48	\$ 173.93	\$ 288.49	\$ 236.94
Hotel / Motel	\$	63.01	\$ 225.48	\$ 173.93	\$ 288.49	\$ 236.94

DC Reduction Program Details																
Funding Requested: \$26,455,577	<div>From Staff Report:</div> <div>"The Development Charge Reduction Program presents a potential opportunity for the Township to secure external funding for eligible capital projects while supporting provincial housing objectives. Participation may improve development affordability and encourage residential construction within the municipality.</div> <div>Potential benefits of participation include:</div> <div><ul style="list-style-type: none">• Unlock Development over 3000 ERU in Angus• Access to provincial and federal funding for growth-related infrastructure.• Support for future housing development and growth management objectives.• Potential acceleration of planned infrastructure projects.</div> <div>In addition, water servicing capacity remains an important consideration for growth and unlocking development within Angus (Attachment No.1). Angus has experienced constraints related to available municipal water capacity, and future residential development is being influenced by the timing and availability of water infrastructure upgrades."</div>															
Housing Enabled: 3,000 units total																
DC Revenue Losses: \$11,232,480																
Anticipated Housing Accessing DC Reduction: 900 units																
<div>Source: https://ghd-app-cac-p-essa-township-12563371.azurewebsites.net/media/wfaa1ryz/cao008-26-</div>																
<table><tr><th>Projects Seeking Funding</th><th>Cost</th><th>Grant Funding</th></tr><tr><td>Mill Street Watermain</td><td>\$ 6,271,229</td><td>\$ 5,385,012</td></tr><tr><td>Cecil Street Watermain</td><td>\$ 2,688,136</td><td>\$ 2,086,157</td></tr><tr><td>Elevated Tank Construction</td><td>\$ 17,365,150</td><td>\$ 15,402,202</td></tr><tr><td>New Well & Pump House Upgrades</td><td>\$ 5,179,668</td><td>\$ 3,582,206</td></tr></table>		Projects Seeking Funding	Cost	Grant Funding	Mill Street Watermain	\$ 6,271,229	\$ 5,385,012	Cecil Street Watermain	\$ 2,688,136	\$ 2,086,157	Elevated Tank Construction	\$ 17,365,150	\$ 15,402,202	New Well & Pump House Upgrades	\$ 5,179,668	\$ 3,582,206
Projects Seeking Funding	Cost	Grant Funding														
Mill Street Watermain	\$ 6,271,229	\$ 5,385,012														
Cecil Street Watermain	\$ 2,688,136	\$ 2,086,157														
Elevated Tank Construction	\$ 17,365,150	\$ 15,402,202														
New Well & Pump House Upgrades	\$ 5,179,668	\$ 3,582,206														

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 24,767,468
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://efis.fma.csc.gov.on.ca/fir/index.php/en/year-municipality/year-2024-2-2-2-2/	

Other Information:
DC Website: https://www.essatownship.on.ca/development-construction/planning-development-services/development-charges/ DC Rates: https://www.essatownship.on.ca/media/sbrkwf0j/jan-6-2026-dc-pamphlet.pdf

TOWN OF INNISFIL												
DC Rates		As of: Jan. 1, 2026	As of: April 2026									
		Simcoe County DC Rates	Innisfil DC Rates					Total SIMCOE + INNISFIL DC Rates				
Area:			Innisfil North	Friday Harbour	Innisfil South	Innisfil Central	Cookstown	Innisfil North	Friday Harbour	Innisfil South	Innisfil Central	Cookstown
Residential Unit Type		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 14,975	\$ 107,339	\$ 100,640	\$ 107,218	\$ 125,840	\$ 97,792	\$ 122,314	\$ 115,615	\$ 122,193	\$ 140,815	\$ 112,767
Townhouses		\$ 11,820	\$ 86,134	\$ 80,758	\$ 86,035	\$ 100,978	\$ 78,471	\$ 97,954	\$ 92,578	\$ 97,855	\$ 112,798	\$ 90,291
Large Apartments (2BR+)		\$ 8,029	\$ 63,904	\$ 59,917	\$ 63,832	\$ 74,919	\$ 58,219	\$ 71,933	\$ 67,946	\$ 71,861	\$ 82,948	\$ 66,248
Small Apartments (<2BR)		\$ 8,029	\$ 47,930	\$ 44,938	\$ 47,874	\$ 56,189	\$ 43,666	\$ 55,959	\$ 52,967	\$ 55,903	\$ 64,218	\$ 51,695
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 63.01	\$ 324.88	\$ 324.88	\$ 324.88	\$ 324.88	\$ 324.88	\$ 387.89	\$ 387.89	\$ 387.89	\$ 387.89	\$ 387.89
Office		\$ 63.01	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53
Institutional		\$ 63.01	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53
Retail		\$ 63.01	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53
Hotel / Motel		\$ 63.01	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 620.52	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53	\$ 683.53

DC Reduction Program Details		Council resolution (2026.06.10-07-SPCR-01) directs staff to prepare and submit an application to the DCRP	
Funding Requested:		From Staff Report:	
Housing Enabled:		"Option 1 – Do Not Apply to the DCRP The key pros and cons of not applying to the program are as follows. PROS • No foregone DC revenue. • No risk of being bound to future DCRP terms and conditions. • No administrative burden (i.e., saved time) for Town staff.	
DC Revenue Losses: \$25m to \$62m		CONS • No opportunity to benefit from federal and provincial project funding under the program. • Being seen to be non-responsive to the housing market slowdown and affordability concerns. • Potential future pressure to make DC reductions outside of the DCRP.	
Anticipated Housing Accessing DC Reduction		Option 2 – Apply to the DCRP The key pros and cons of applying to the program are as follows (these assume an application will be successful). PROS • Opportunity to benefit from federal/provincial grant funding, which would otherwise not be available to the Town. • Demonstrates a willingness to take action with respect to housing affordability and promoting development. • If the program works as intended, new construction and economic activity will result. CONS • Foregone DC revenue will very likely exceed any grant funding received, resulting in a negative financial impact on the Town that local taxpayers and ratepayers will have to cover. • No guarantee that new home sales or construction will increase. • No guarantee that home prices will be reduced from what they otherwise would have been."	
		Regarding applicability to IDAG lands: "InnServices is currently implementing the Lakeshore Wastewater Treatment Plant expansion. This is an approximately \$300M project that is being largely funded through the Innisfil Developer Allocation Group (IDAG) agreement. The IDAG agreement is essentially an early DC payment agreement. Analysis of the IDAG agreement indicates that any DC reductions made through the DCRP would not apply to the IDAG agreement because the IDAG agreement legally "fixes" the DC amounts for those parties to the agreement."	
		Source: https://innisfil.civicweb.net/FileStorage/4E0BAC538DC244C7A410EF9A551BC3FE-DSR-089-26%20Development%20Charge%20Reduction%20Program.pdf	
Projects Under Consideration		Cost	Grant Funding
Lakeshore WW Treatment Plan			
Alcona Water Treatmentn Plan			

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 42,507,735
Less: Commitment not yet spent	\$ 164,290,665
Balance Net of Commitments	\$ (121,782,930)
Source: https://www.innisfil.ca/media/file/2024-development-charges-annual-treasurer-report	

Other Information:
DC Website: https://www.innisfil.ca/building-development/planning-development/development-charges DC Rates: https://www.innisfil.ca/media/file/non-idag-dc-pamphlet-april-2026

TOWN OF NEW TECUMSETH						
DC Rates		As of July 1,2026		As of July 1,2026		
		Simcoe County DC Rates		New Tecumseth DC Rates		Total SIMCOE + NEW TECUMSETH DC Rates
Residential Unit Type	Area:					
		\$ / Unit		\$ / Unit		\$ / Unit
Single/Semis		\$ 14,975		\$ 91,044		\$ 106,019
Townhouses		\$ 11,820		\$ 75,574		\$ 87,394
Large Apartments (2BR+)		\$ 8,029		\$ 65,457		\$ 73,486
Small Apartments (<2BR)		\$ 8,029		\$ 41,651		\$ 49,680
Non-Residential Type		\$ / SM		\$ / SM		\$ / SM
Industrial		\$ 63.01		\$ 379.28		\$ 442.29
Office		\$ 63.01		\$ 450.89		\$ 513.90
Institutional		\$ 63.01		\$ 450.89		\$ 513.90
Retail		\$ 63.01		\$ 450.89		\$ 513.90
Hotel / Motel		\$ 63.01		\$ 450.89		\$ 513.90

DC Reduction Program Details	Motion 2026-234 - "Staff be directed to decline the opportunity to participate in the Development Charge Reduction Program"	
Funding Requested:		
Housing Enabled:	From Staff Report: "Financial Considerations	
DC Revenue Losses:	While there are several outstanding questions about the program, including the amount and timing of expense reimbursement and the extent of funding required by the Town from property taxes and/or utility rates, there is a need for careful evaluation.	
Anticipated Housing Accessing DC Reduction:	Additionally, it appears that the program is focused on linear infrastructure whereas the biggest forecasted pressure for DC revenue is in the recreation facility area. A reduction in the DC rates would create a greater funding gap in an area which may not be eligible for grant funding.	
	The program presents an opportunity to access external funding and accelerate growthrelated infrastructure while supporting provincial objectives. However, participation in the program does not reflect the Town’s current financial position with respect to DC reserve balances or existing funding commitments.	
	Based on current projections, DC reserves are anticipated to move into an overall deficit position in the near term, driven by ongoing capital funding obligations and committed debenture repayments. The financial sustainability of these reserves is currently dependent on maintaining existing DC rates to mitigate and recover from the projected shortfall.	
	Further compounding this pressure is the Town’s outstanding DC credit balance of \$33.8 million, which will require an extended period to fully redeem. This obligation will continue to constrain available DC funding and delay the replenishment of reserves, limiting the Town’s financial flexibility in supporting growth-related infrastructure."	
	Source: https://newtecumseth.civicweb.net/document/198569/Development%20Charge%20	
	Projects Seeking Funding	<div> <div>Cost</div> <div>Grant Funding</div> </div>

Cash Balance	\$	7,899,397
Encumbrance		n.a.
Balance Net of Encumbrance		n.a.

Source: <https://www.newtecumseth.ca/wp-content/uploads/2026/06/2025-Statement-of-the-Treasurer.pdf>

DC Website: <https://www.newtecumseth.ca/build-here/development/>
DC Rates: <https://www.newtecumseth.ca/wp-content/uploads/2026/06/2026-DC-Rate-schedule-Effective-Jul-01-2026.pdf>

TOWN OF MIDLAND			
DC Rates	As of Jan. 1, 2026		Total SIMCOE + MIDLAND DC Rates
	Simcoe County DC Rates	Midland DC Rates	
Area:			
Residential Unit Type	<i>\$ / Unit</i>	<i>\$ / Unit</i>	<i>\$ / Unit</i>
Single/Semis	\$ 14,975	\$ 27,684	\$ 42,659
Townhouses	\$ 11,820	\$ 27,328	\$ 39,148
Large Apartments (2BR+)	\$ 8,029	\$ 21,539	\$ 29,568
Small Apartments (<2BR)	\$ 8,029	\$ 14,169	\$ 22,198
Non-Residential Type	<i>\$ / SM</i>	<i>\$ / SM</i>	<i>\$ / SM</i>
Industrial	\$ 63.01	\$ 161.47	\$ 224.48
Office	\$ 63.01	\$ 161.47	\$ 224.48
Institutional	\$ 63.01	\$ 161.47	\$ 224.48
Retail	\$ 63.01	\$ 161.47	\$ 224.48
Hotel / Motel	\$ 63.01	\$ 161.47	\$ 224.48

DC Reduction Program Details		Council Resolution: RES-2026-104
Funding Requested:	That Staff Report CSR-2026-016 regarding the Development Charge Reduction Program dated June 16, 2026, be received; and	
Housing Enabled:	1. That Council direct Staff to prepare and submit an application to the Development Charge Reduction Program; and	
DC Revenue Losses:	2. That Council authorize a reduction of the Residential Development Charge rates by 60% conditional upon one or more submitted projects are funded to a degree equal to or greater than the potential loss, from March 30, 2026, for the three-year period required under the Development Charge Reduction Program.	
Anticipated Housing Accessing DC Reduction:	CARRIED	
	From Staff Report: "Financial Implications Development charges are a key source of funding for the Town's capital program. Reducing rates by the required 30% to 50% or more would result in: • A significant decline in development charge revenue during the three-year reduction period. • A funding gap that would need to be addressed through other sources, such as taxes, reserves, or debt. DCRP funding is not expected to fully offset the loss of development charge revenue. The Town would also be required to fund at least 10% of project costs and cover any cost overruns and financing costs. Because funding is provided based on project milestones, the Town would need to finance costs upfront. It would also be necessary to ensure that growth-related infrastructure remains adequately funded and that long-term financial stability is maintained. If the Town participates in the DCRP, staff will need to determine the minimum funding required to mitigate the impact of reducing development charges by 30% to 50% or more. There is also a risk that actual housing unit counts, or unit mix may differ from projections, which could leave the Town in a more or less favourable financial position. Infrastructure Planning Implications If the Town participates, staff will need to: • Identify eligible, shovel-ready, growth-related infrastructure projects already included in the Development Charge Background Study and capital plan that can begin construction by July 31, 2030, and be completed by October 31, 2035. • Forecast the increase in housing units expected from reduced development charge rates over the three-year period. • Estimate the value of the foregone development charge revenue to help maximize potential DCRP funding."	
	Source: https://midland.civicweb.net/document/80214/Development%20Charge	
	Projects Seeking Funding	Cost Grant Funding

DC Reserve Fund Balances	
<i>as of Year-End 2023</i>	
Cash Balance	\$ 1,350,291
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://media-003-ca.cdn.qovstack.com/midland-ca/media/mswivc5n/town-of-midland-2023-	

Other Information:
<p>DC Website: https://www.midland.ca/build-invest/planning-development/development-charges/</p> <p>DC Rates: https://media-003-ca.cdn.qovstack.com/midland-ca/media/3d3nvaw5/town-of-midland-</p>

Township of Oro-Medonte					
DC Rates	as of Jan. 1, 2026		as of Jan. 1, 2026		Total SIMCOE + Oro-Medonte DC Rates
	Simcoe County DC Rates		Oro-Medonte DC Rates		
	Area:				
Residential Unit Type	\$ / Unit		\$ / Unit		\$ / Unit
Single/Semis	\$	14,975	\$	29,255	\$ 44,230
Townhouses	\$	11,820	\$	23,438	\$ 35,258
Large Apartments (2BR+)	\$	8,029	\$	17,824	\$ 25,853
Small Apartments (<2BR)	\$	8,029	\$	11,617	\$ 19,646
Non-Residential Type	\$ / SM		\$ / SM		\$ / SM
Industrial	\$	63.01	\$	114.74	\$ 177.75
Office	\$	63.01	\$	114.74	\$ 177.75
Institutional	\$	63.01	\$	114.74	\$ 177.75
Retail	\$	63.01	\$	114.74	\$ 177.75
Hotel / Motel	\$	63.01	\$	114.74	\$ 177.75

[illegible]

as of Year-End 2025	
Cash Balance	\$ 1,136,319
Committed Funds	n.a.
Closing Balance net of Committed Funds	n.a.

Source: <https://media-001-ca.cdn.govstack.com/oromedonte-003-ca/media/b52mtzw1/fi2026-08->

DC Website: <https://www.oro-medonte.ca/living-here/development-charges/>
DC Rates: <https://www.oro-medonte.ca/media/0xudkv4o/2024-11-21-dc-fees-complete-package.pdf>

TOWN OF PENETANGUISHENE

TOWN OF PENETANGUISHENE			
DC Rates	as of: Jan. 1, 2026		Total SIMCOE + PENETANGUISHENE DC Rates
	Simcoe County DC Rates	Penetanguishene DC Rates	
Area:	\$ / Unit	\$ / Unit	\$ / Unit
Residential Unit Type			
Single/Semis	\$ 14,975	\$ 27,239	\$ 42,214
Townhouses	\$ 11,820	\$ 21,791	\$ 33,611
Large Apartments (2BR+)	\$ 8,029	\$ 17,978	\$ 26,007
Small Apartments (<2BR)	\$ 8,029	\$ 17,978	\$ 26,007
Non-Residential Type	\$ / SM	\$ / SM	\$ / SM
Industrial	\$ 63.01	\$ 153.62	\$ 216.63
Office	\$ 63.01	\$ 153.62	\$ 216.63
Institutional	\$ 63.01	\$ 153.62	\$ 216.63
Retail	\$ 63.01	\$ 153.62	\$ 216.63
Hotel / Motel	\$ 63.01	\$ 153.62	\$ 216.63

DC Reduction Program Details		Recommendation in staff report was to apply to DCRP.	
Funding Requested: \$7,600,000	From Staff Report: "Conclusions Staff support an application to the DC Reduction Program with a 60% DC reduction (above the 30% to 50% requirement noted in the program guidelines) and with 15% municipal contribution to the infrastructure project (as opposed to 10% noted in the program guidelines). The increased reduction in DCs and greater municipal contribution is recommended by staff to submit a more competitive application. Although the impact of the DC reduction would be felt locally, the scale of the impact is relatively small compared to other fast growing urban municipalities across the Province. Submitting a highly competitive application with greater DC reductions will assist with the prioritization of the Town's application. Staff note that many developers or local home builders have expressed interest in the Town's participation and this application by the Town would be well received. The potential DC revenue lost falls well below the Fox Street STP projects estimated value of \$8.4 million. This will provide the financial incentive for housing starts for both large developments in Town and small infill opportunities, spur construction activity and growth and aid in the Provincial goal of building 1.5 million houses in Ontario. Staff support an increased municipal contribution to the Fox Street STP projects, from the minimum 10% to 15%. This is a change of an \$800,000 municipal contribution to \$1,260,000. Again, this is to increase the Town's application competitiveness as identified in the guidelines."		
Housing Enabled:			
DC Revenue Losses:			
Anticipated Housing Accessing DC Reduction: 429 units			
		Source: https://penetanguisheneon.community-ca.diligentoneplatform.com/document/35c5660f-794e-	
Projects Seeking Funding		Cost	Grant Funding
Fox Street Sewage Treatment Plant		\$ 8,400,000	\$ 7,600,000

DC Reserve Fund Balances	
as of Year-End 2022	
Cash Balance	\$ 2,209,739
Committed Funds	n.a.
Closing Balance net of Committed Funds	n.a.
Source: https://penetanguishene.civicweb.net/filepro/documents/12974/?expanded=12977&preview=320154	

Other Information:
DC Website: https://www.penetanguishene.ca/business-and-development/building-department/development-charges-and-building-
DC Rates: https://penetanguisheneon.community-ca.diligentoneplatform.com/home/public/document/2bcbfa64-62e7-4d41-a8ff-

TOWNSHIP OF RAMARA

DC Rates		as of: Jan. 1, 2026	as of: Jan. 1, 2026			
		Simcoe County DC	Ramara DC Rates		Total SIMCOE + RAMARA DC Rates	
Area:			Bayshore	Brechin/Lagoon City	Bayshore	Brechin/Lagoon City
Residential Unit Type	\$ / Unit		\$ / Unit	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis	\$	14,975	\$	42,919	\$	57,894
Townhouses	\$	11,820	\$	41,068	\$	52,888
Large Apartments (2BR+)	\$	8,029	\$	40,638	\$	48,667
Small Apartments (<2BR)	\$	8,029	\$	40,638	\$	48,667
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM	\$ / SM	\$ / SM
Industrial	\$	63.01	\$	53.52	\$	116.53
Office	\$	63.01	\$	53.52	\$	116.53
Institutional	\$	63.01	\$	-	\$	63.01
Retail	\$	63.01	\$	53.52	\$	116.53
Hotel / Motel	\$	63.01	\$	53.52	\$	116.53

DC Reduction Program Details		Recommendations were presented by Township staff, but no recommendation was provided, and no Council Minutes are available about what Council decision.									
<div>Funding Requested: \$186,499,427</div> <div>Housing Enabled: 5,457</div> <div>DC Revenue Losses: \$222,000 to \$369,000 over 3 years</div> <div>Anticipated Housing Accessing DC Reduction:</div>	From Staff Report: "Financial Information The potential lost DC revenue for a 30% to 50% reduction over three years is estimated at approximately \$222,000 to \$369,000. While funding is intended to help offset this loss, staff anticipate that funding may be received in a similar range of \$222,000 to \$369,000. Therefore, even if funding is received in the anticipated range, it would represent only a very small portion of the overall project costs, and staff believe the Township would be responsible for the significant remaining balance, as the total cost of Rama Road Water and Sanitary Sewer is \$275,369,357 (2024 dollars), and the total estimated cost of Brechin/Lagoon City Sewer Servicing is\$51,690,600 (2024 dollars)."										
	Source: https://ramara.civicweb.net/document/131482/Development%20Charge%20Reduction%20Program.pdf?ha										
	<table><tr><th>Project Considerations</th><th>Cost</th><th>Grant Funding</th></tr><tr><td>Rama Road Water and Sanitary Sewer</td><td>\$ 275,369,357</td><td>\$ 175,681,967</td></tr><tr><td>Brechin / Lagoon City Sewer Servicing</td><td>\$ 51,690,600</td><td>\$ 10,817,460</td></tr></table>			Project Considerations	Cost	Grant Funding	Rama Road Water and Sanitary Sewer	\$ 275,369,357	\$ 175,681,967	Brechin / Lagoon City Sewer Servicing	\$ 51,690,600
Project Considerations	Cost	Grant Funding									
Rama Road Water and Sanitary Sewer	\$ 275,369,357	\$ 175,681,967									
Brechin / Lagoon City Sewer Servicing	\$ 51,690,600	\$ 10,817,460									

DC Reserve Fund Balances	
<i>as of Year-End 2025</i>	
Cash Balance	\$ 3,941,464
Committed Funds	n.a.
Closing Balance net of Committed Funds	n.a.
Source: https://www.ramara.ca/media/tgm524u/ramara-2025-financial-statements.pdf	

Other Information:
DC Website: https://www.ramara.ca/business-and-development/economic-development/development-charges/ DC Rates: https://www.ramara.ca/media/rgkh5tfo/development-charge-summary.pdf

TOWNSHIP OF SEVERN

DC Rates		as of: Jan. 1, 2026		as of: Jan. 1, 2026							
		Simcoe County DC		Severn DC Rates				Total SIMCOE + SEVERN DC Rates			
Residential Unit Type	Area:			Westshore		Coldwater		Westshore		Coldwater	
		\$ / Unit		\$ / Unit		\$ / Unit		\$ / Unit		\$ / Unit	
Single/Semis	\$	14,975	\$	52,651	\$	39,309	\$	67,626	\$	54,284	
Townhouses	\$	11,820	\$	45,755	\$	34,161	\$	57,575	\$	45,981	
Large Apartments (2BR+)	\$	8,029	\$	34,195	\$	25,529	\$	42,224	\$	33,558	
Small Apartments (<2BR)	\$	8,029	\$	22,501	\$	16,798	\$	30,530	\$	24,827	
Non-Residential Type		\$ / SM		\$ / SM		\$ / SM		\$ / SM		\$ / SM	
Industrial	\$	63.01	\$	494.43	\$	253.66	\$	557.44	\$	316.67	
Office	\$	63.01	\$	494.43	\$	253.66	\$	557.44	\$	316.67	
Institutional	\$	63.01	\$	494.43	\$	253.66	\$	557.44	\$	316.67	
Retail	\$	63.01	\$	494.43	\$	253.66	\$	557.44	\$	316.67	
Hotel / Motel	\$	63.01	\$	494.43	\$	253.66	\$	557.44	\$	316.67	

<div>DC Reduction Program Details</div> <div><div>Funding Requested:</div><div>\$17,700,000</div><div>(excluding Westshore Recreation Facility)</div></div> <div><div>Housing Enabled:</div><div>800 units</div></div> <div><div>DC Revenue Losses:</div><div>\$3,600,000 over 3 years</div></div> <div><div>Anticipated Housing Accessing DC Reduction:</div></div>	<div>From Staff Report:</div> <div>"Recommendation THAT Finance/Treasury Report No. T26-005, dated June 17, 2026, with respect to the Development Charge Reduction Program Application be received;</div> <div>AND THAT Council approve submission of an application to the Province of Ontario under the Development Charge Reduction Program for growth-related wastewater infrastructure projects in Coldwater;</div> <div>AND FURTHER THAT Council approve a reduction consisting of 60% on township-wide development charges and 85% on Coldwater wastewater development charges, with all other area-specific charges remaining at full rates, applicable to all residential development types for a period of three (3) years, effective upon execution of a Transfer Payment Agreement with the Province, as a condition of the funding application;</div> <div>AND FURTHER THAT Council approve a 15% municipal contribution to the eligible project costs;</div> <div>AND FURTHER THAT staff be directed to include the Westshore Recreation Facility (Sports Dome) and any other eligible, near shovel-ready projects at staff's discretion in the DCRP application to maximize funding opportunities (noting the program allows up to five projects);</div> <div>AND FURTHER THAT staff be authorized to finalize and submit the application, including any minor adjustments to the reduction structure, contribution level, or project details in consultation with the CAO and Treasurer."</div>								
	<div>Source: https://severn.civicweb.net/document/76544/Development%20Charge%20Reduction%20Program%20Applicati</div>								
	<table><tr><th>Projects Seeking Funding</th><th>Cost</th><th>Grant Funding</th></tr><tr><td>Coldwater wastewater projections</td><td>\$ 20,850,000</td><td>\$ 17,700,000</td></tr><tr><td>Westshore Recreation Facility (Sports Dome)</td><td>TBD</td><td></td></tr></table>	Projects Seeking Funding	Cost	Grant Funding	Coldwater wastewater projections	\$ 20,850,000	\$ 17,700,000	Westshore Recreation Facility (Sports Dome)	TBD
Projects Seeking Funding	Cost	Grant Funding							
Coldwater wastewater projections	\$ 20,850,000	\$ 17,700,000							
Westshore Recreation Facility (Sports Dome)	TBD								

DC Reserve Fund Balances

as of Year-End 2024

Cash Balance	\$	7,092,894
Committed Funds		n.a.
Closing Balance net of Committed Funds		n.a.

Source: <https://www.severn.ca/media/lrldwg0z/2024-twp-of-severn-consolidated-financial-statements.pdf>

Other Information:

DC Website: <https://www.severn.ca/build-and-invest/planning-and-development/>
DC Rates: <https://severn.civicweb.net/filepro/documents/?preview=63721>

TOWNSHIP OF SPRINGWATER

DC Rates	as of: Jan. 1, 2026		as of: Jan. 1, 2026		Total SIMCOE + SPRINGWATER DC Rates
	Simcoe County DC Rates		Springwater DC Rates		
Residential Unit Type	Area:	\$ / Unit		\$ / Unit	\$ / Unit
Single/Semis		\$ 14,975		\$ 25,302	\$ 40,277
Townhouses		\$ 11,820		\$ 18,313	\$ 30,133
Large Apartments (2BR+)		\$ 8,029		\$ 14,087	\$ 22,116
Small Apartments (<2BR)		\$ 8,029		\$ 9,184	\$ 17,213
Non-Residential Type		\$ / SM		\$ / SM	\$ / SM
Industrial		\$ 63.01		\$ 80.78	\$ 143.79
Office		\$ 63.01		\$ 80.78	\$ 143.79
Institutional		\$ 63.01		\$ 80.78	\$ 143.79
Retail		\$ 63.01		\$ 80.78	\$ 143.79
Hotel / Motel		\$ 63.01		\$ 80.78	\$ 143.79

[illegible]

DC Reserve Fund Balances	

as of Year-End 2021		
Cash Balance	\$	4,515,166
Committed Funds	\$	4,149,793
Closing Balance net of Committed Funds	\$	365,373

Source: <https://www.springwater.ca/business-development/development-charges/>

Other Information:	
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DC Website: <https://www.springwater.ca/business-development/development-charges/>

DC Rates: <https://www.springwater.ca/media/m4je0uch/2026-dc-chart-effective-january-1-2026.pdf>

TOWNSHIP OF TAY				
DC Rates		as of: Jan. 1, 2026	as of: Jan. 1, 2026	
	Area:	Simcoe County DC Rates	Tay DC Rates	Total SIMCOE + TAY DC Rates
Residential Unit Type		\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 14,975	\$ 59,574	\$ 74,549
Townhouses		\$ 11,820	\$ 44,403	\$ 56,223
Large Apartments (2BR+)		\$ 8,029	\$ 37,929	\$ 45,958
Small Apartments (<2BR)		\$ 8,029	\$ 37,929	\$ 45,958
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 63.01	\$ 337.69	\$ 400.70
Office		\$ 63.01	\$ 337.69	\$ 400.70
Institutional		\$ 63.01	\$ 337.69	\$ 400.70
Retail		\$ 63.01	\$ 337.69	\$ 400.70
Hotel / Motel		\$ 63.01	\$ 337.69	\$ 400.70

DC Reduction Program Details	No information available regarding staff recommendations or Council approval of application for DCRP funding.		
Funding Requested:			
Housing Enabled:			
DC Revenue Losses:			
Anticipated Housing Accessing DC Reduction:			
	Source:		
	Projects Seeking Funding	Cost	Grant Funding

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 1,976,621
Committed Funds	\$ 511,694
Closing Balance net of Committed Funds	\$ 1,464,927
Source: https://www.tay.ca/media/0m0f5j3i/2024-treasurer-s-statement-for-development-charge-and-parkland-dedication-reserve-funds.pdf	

Other Information:
DC Website: https://www.tay.ca/business-and-development/planning-and-zoning/ DC Rates: https://www.tay.ca/media/eajbxd2j/2026-tay-dc-pamphlet.pdf

TOWNSHIP OF TINY

DC Rates	as of: Jan. 1, 2026		as of: Jan. 1, 2026		Total SIMCOE + TINY DC Rates
	Simcoe County DC Rates		Tiny DC Rates		
Area:					
Residential Unit Type	\$ / Unit		\$ / Unit		\$ / Unit
Single/Semis	\$	14,975	\$	10,046	\$ 25,021
Townhouses	\$	11,820	\$	8,250	\$ 20,070
Large Apartments (2BR+)	\$	8,029	\$	7,664	\$ 15,693
Small Apartments (<2BR)	\$	8,029	\$	5,244	\$ 13,273
Non-Residential Type	\$ / SM		\$ / SM		\$ / SM
Industrial	\$	63.01	\$	79.38	\$ 142.39
Office	\$	63.01	\$	79.38	\$ 142.39
Institutional	\$	63.01	\$	79.38	\$ 142.39
Retail	\$	63.01	\$	79.38	\$ 142.39
Hotel / Motel	\$	63.01	\$	79.38	\$ 142.39

DC Reduction Program Details	No information available regarding staff recommendations or Council approval of application for DCRP funding.	
Funding Requested:		
Housing Enabled:		
DC Revenue Losses:		
Anticipated Housing Accessing DC Reduction:		
	Source:	
	<u>Projects Seeking Funding</u>	<u>Cost</u> <u>Grant Funding</u>

DC Reserve Fund Balances

as of Year-End 2025

Cash Balance	\$	251,397
Committed Funds	\$	11,813
Closing Balance net of Committed Funds	\$	239,584

Source: <https://www.tiny.ca/sites/default/files/2026-06/2025%20Annual%20Treasurer%20Statement.pdf>

Other Information:

DC Website: <https://www.tiny.ca/building-tiny/getting-started/building-vacant-lot/development-charges>
DC Rates: <https://www.tiny.ca/building-tiny/getting-started/building-vacant-lot/development-charges>

TOWN OF WASAGA BEACH

DC Rates		as of: Jan. 1, 2026	as of: Jan. 1, 2026	
		Simcoe County DC Rates	Wasaga Beach DC Rates	Total SIMCOE + WASAGA BEACH DC Rates
Residential Unit Type	Area:	\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 14,975	\$ 42,157	\$ 57,132
Townhouses		\$ 11,820	\$ 35,045	\$ 46,865
Large Apartments (2BR+)		\$ 8,029	\$ 24,014	\$ 32,043
Small Apartments (<2BR)		\$ 8,029	\$ 24,014	\$ 32,043
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 63.01	\$ 181.23	\$ 244.24
Office		\$ 63.01	\$ 181.23	\$ 244.24
Institutional		\$ 63.01	\$ 181.23	\$ 244.24
Retail		\$ 63.01	\$ 181.23	\$ 244.24
Hotel / Motel		\$ 63.01	\$ 181.23	\$ 244.24

DC Reduction Program Details	Staff recommended not applied as the "program is not viable at this time".	
Funding Requested:		
Housing Enabled:	<p>Risks of Participation, or other considerations</p> <ul style="list-style-type: none"> • Development Charge rates will be reduced and revenue forgone for a three-year period • The Town will have a funding gap that will have to be funded (taxes, reserves, debt) • If there are cost overruns or financing costs, the Town will have to fund these • Soft costs, such as design, engineering are ineligible for funding • Uncertain funding outcome, risk of committing to DC reductions without securing proportional funding • DC bylaw will have to be amended immediately • Ongoing compliance and audits of program conditions • Annual reporting on expenditures and housing outcomes • Cash flow and timing challenges, as funding is milestone based. • Capacity constraints for resources, given significant capital program the Town is already undertaking, currently using bridging strategies and debt financing, additional capacity to do more is not easily absorbed • Impact on other capital maintenance, repairs, projects, if requirement is to bring forward a housing enabling project, that may not have been the next planned town priority • Impact on current Asset Management financial plan and addressing current identified needs -growth versus maintaining state of good repair of existing infrastructure, may not be sufficient resources to do both • Project Readiness o Priority given to shovel-ready projects • Infrastructure must be operationally sustainable, lifecycle costs, maintenance, etc. are the Town's responsibility 	
DC Revenue Losses:		
Anticipated Housing Accessing DC Reduction:		
	Source: https://pub-wasagabeach.escribemeetings.com/filestream.ashx?DocumentId=16541	
	Projects Seeking Funding	Cost Grant Funding

DC Reserve Fund Balances	
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as of Year-End 2024

Cash Balance	\$	4,749,308
Encumbrance		n.a.
Balance Net of Encumbrance		n.a.

Source: <https://pub-wasagabeach.escribemeetings.com/filestream.ashx?DocumentId=14492>

Other Information:	
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DC Website: _____

DC Rates: <https://www.wasagabeach.com/media/whsa4yq0/schedule-j-development-charges.pdf>

SIMCOE COUNTY

DC Reduction Program Details

Funding Requested:

From Staff Report:

"That Item CO 2026-193, dated June 9, 2026, regarding the Development Charge Reduction Program, be received; and That staff proceed with submission of the Development Charge Reduction Program application; and That County Council, in principle, support a reduction of the residential Development Charge rates by 30% to 50% or more from March 30, 2026 levels;"

Housing Enabled:

No specific projects or program metrics re: funding requests available in staff report.

DC Revenue Losses:

Anticipated Housing Accessing DC Reduction:

Source: <https://simcoe.civicweb.net/document/160443/CO%202026-193.pdf?handle=8ED31A902A084B38BB64F8E259117C20>

Projects Seeking Funding

Cost

DC Eligible

DC Reserve Fund Balances

as of Year-End 2025

Cash Balance \$ 6,507,077

Less: Committed Funds

Balance Net of Encumbrance

Source: <https://simcoe.ca/wp-content/uploads/2026/08/Simcoe-2025-Financial-Statements.pdf>

Other Information:

DC Website: <https://simcoe.ca/simcoe-business/finance/development-charges/>

DC Rates Link: <https://simcoe.ca/wp-content/uploads/2025/12/Development-Charge-Bulletin-January-2026.pdf>

TOWN OF AJAX				
DC Rates		as of: July 1, 2026	as of: May 1, 2026	
		Durham Region DC Rates	Ajax DC Rates	TOTAL DURHAM + AJAX DC RATES
Area:	Non-Season			
Residential Unit Type	\$ / Unit		\$ / Unit	\$ / Unit
Single/Semis	\$ 76,227		\$ 45,279	\$ 121,506
Townhouses	\$ 60,684		\$ 36,932	\$ 97,616
Large Apartments (2BR+)	\$ 44,320		\$ 24,635	\$ 68,955
Small Apartments (<2BR)	\$ 27,224		\$ 15,461	\$ 42,685
Non-Residential Type	\$ / SM		\$ / SM	\$ / SM
Industrial	\$ 213.13		\$ 126.59	\$ 339.72
Office	\$ 448.32		\$ 126.59	\$ 574.91
Institutional	\$ 246.49		\$ 126.59	\$ 373.08
Retail	\$ 448.32		\$ 126.59	\$ 574.91
Hotel / Motel	\$ 448.32		\$ 126.59	\$ 574.91

DC Reduction Program Details																			
Funding Requested: \$122,000,000	From Staff Report: "The Town must be satisfied that participation provides a clear benefit to the community and aligns with municipal priorities before any reductions are implemented. No financial or operational commitments are required until such an agreement is finalized and executed."																		
Housing Enabled: 25,953 over 10 years	From Staff Report: "Per Table 1, the Town's application to the DCRP would support projects with an estimated total value of approximately \$154 million (2026 costs), with up to 90% of eligible costs funded through provincial and federal contributions. The Town would be responsible for a minimum municipal contribution of 10%.																		
DC Revenue Losses: \$26-\$44million over 3 years	The financing of approved projects would be addressed through the annual budget process and may include the strategic use of assessment growth from newly occupied units, reserves and reserve funds, as well as short- and long-term borrowing. Final financing strategies will be determined following confirmation of project scope, timing, and funding allocations in order to maximize financial flexibility and minimize financing costs. It is important to note that any cost overages on approved projects would have to be managed within Town reserve and reserve funds.																		
Anticipated Housing Accessing DC Reduction: 3,480 units over 3 years	Preliminary modelling estimates that the Town would provide approximately \$26 million in development charge (DC) relief under a 30% reduction scenario, and approximately \$44 million under a 50% reduction scenario over the three-year program period. These estimates are based on the Development Charges Background Study forecast of approximately 3,480 units over three years and assume a level of developer response to the reduced DC rates."																		
	From Staff Report: "In the event of a successful TPA, the grant funding is intended to offset a portion of the financial impact associated with reduced DC revenues by supporting housing-enabling infrastructure projects that would otherwise be funded through DC collections. This funding is important as rising construction and financing costs have made some development projects increasingly challenging to advance, which can slow the delivery of new housing and associated infrastructure. At the same time, municipalities are often required to fund and construct critical infrastructure in advance of development, creating financial pressures and funding gaps. Without support, there is a risk that essential infrastructure projects may be delayed, potentially impacting housing supply and community growth objectives. The grant helps offset these pressures by sharing the financial burden associated with reduced development charge revenues, enabling municipalities to continue delivering housing-supportive infrastructure in a timely manner."																		
	Source: https://ajax-publicmeetings.powerappsportals.com/_api/crf6e-cityconnectionsmeetingses/c23c6151-5676-f111-ab0e-																		
Projects Seeking Funding	<table><tr><th></th><th>Cost</th><th>Grant Funding</th></tr><tr><td>Rossland Road Widening</td><td>\$ 58,700,000</td><td>\$ 45,700,000</td></tr><tr><td>Harwood Road Widening</td><td>\$ 20,100,000</td><td>\$ 18,100,000</td></tr><tr><td>Hunt Street Extension</td><td>\$ 41,300,000</td><td>\$ 29,300,000</td></tr><tr><td>Church Street Urbanization</td><td>\$ 17,200,000</td><td>\$ 14,100,000</td></tr><tr><td>Various Parks and Parkettes (7 in total)</td><td>\$ 16,800,000</td><td>\$ 14,800,000</td></tr></table>		Cost	Grant Funding	Rossland Road Widening	\$ 58,700,000	\$ 45,700,000	Harwood Road Widening	\$ 20,100,000	\$ 18,100,000	Hunt Street Extension	\$ 41,300,000	\$ 29,300,000	Church Street Urbanization	\$ 17,200,000	\$ 14,100,000	Various Parks and Parkettes (7 in total)	\$ 16,800,000	\$ 14,800,000
	Cost	Grant Funding																	
Rossland Road Widening	\$ 58,700,000	\$ 45,700,000																	
Harwood Road Widening	\$ 20,100,000	\$ 18,100,000																	
Hunt Street Extension	\$ 41,300,000	\$ 29,300,000																	
Church Street Urbanization	\$ 17,200,000	\$ 14,100,000																	
Various Parks and Parkettes (7 in total)	\$ 16,800,000	\$ 14,800,000																	

DC Reserve Fund Balances	
as of Year-End 2024	
Cash Balance	\$ 45,686,272
Encumbrance	\$ 16,761,026
Balance Net of Encumbrance	\$ 28,925,246
Source: https://ajax.ca/wp-content/uploads/2026/05/Annual-Treasurers-Statement-2024_.pdf	

Other Information:
DC Website: https://ajax.ca/build-invest/for-developers-builders/development-charges-fees/
DC Rates: https://ajax.ca/build-invest/for-developers-builders/development-charges-fees/

TOWNSHIP OF BROCK				
DC Rates		as of: July 1, 2026	as of: July 1, 2026	
		Durham Region DC Rates	Brock DC Rates	TOTAL DURHAM + BROCK DC RATES
Area:	Non-Seatons			
Residential Unit Type	\$ / Unit		\$ / Unit	\$ / Unit
Single/Semis	\$ 76,227		\$ 33,521	\$ 109,748
Townhouses	\$ 60,684		\$ 26,046	\$ 86,730
Large Apartments (2BR+)	\$ 44,320		\$ 16,028	\$ 60,348
Small Apartments (<2BR)	\$ 27,224		\$ 16,028	\$ 43,252
Non-Residential Type	\$ / SM		\$ / SM	\$ / SM
Industrial	\$ 213.13		\$ 107.51	\$ 320.64
Office	\$ 448.32		\$ 107.51	\$ 555.83
Institutional	\$ 246.49		\$ 107.51	\$ 354.00
Retail	\$ 448.32		\$ 107.51	\$ 555.83
Hotel / Motel	\$ 448.32		\$ 107.51	\$ 555.83

DC Reduction Program Details	
Funding Requested:	From Staff Report: "7.0 Conclusion Given that none of the eligible projects in the Development Charge Study do not directly generate capacity or incentivize more development, and from a municipal finance perspective, staff's recommendation would be to not apply for this funding, but support applications at the Regional level to reduce the overall DCs. Development in large parts of the municipality are at a halt, awaiting Regional increases in capacity, however, it is agreed that any reduction in DC's may incentivise development and staff feel that a decrease at the Regional level will benefit local development. This grant program does not provide assurances that the benefits will be achieved and adds a level of financial risk that cannot be fully determined at this time.
Housing Enabled:	
DC Revenue Losses:	8.0 Recommendation Be It Resolved That Report # 2026-FI-014, titled "Development Charge Reduction Program", be received for information; and That Council acknowledge and express appreciation for the funding opportunity under the Ontario-Canada Development Charge Reduction Program, by providing a letter to the provincial government, while advising that the Township does not have any eligible shovelready projects and is therefore unable to submit an application at this time; and That the Township support the Region of Durham in advancing its application(s), which, if successful, would help to reduce development charges across the Region and support housing development"
Anticipated Housing Accessing DC Reduction:	
	Staff recommended that the Township not apply.
	Source: https://pub-townshipofbrock.escrimemeetings.com/filestream.ashx?DocumentId=22096
Projects Seeking Funding	CostGrant Funding

DC Reserve Fund Balances	
<i>as of Year-End 2024</i>	
Cash Balance	\$ 6,785,183
Encumbrance	n.a.
Balance Net of Encumbrance	n.a.
Source: https://pub-townshipofbrock.escrimemeetings.com/filestream.ashx?DocumentId=17591	

Other Information:
<p>DC Website: https://www.townshipofbrock.ca/building-and-business-development/planning-and-development/development-charges/</p> <p>DC Rates: https://www.townshipofbrock.ca/media/14djbcr/development-charges-pamphlet.pdf</p>

MUNICIPALITY OF CLARINGTON				
DC Rates		as of: July 1, 2026	as of: July 1, 2026	
		Durham Region DC Rates	Clarington DC Rates	TOTAL DURHAM + CLARINGTON DC RATES
	Area:	Non-Seaton		
Residential Unit Type		\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 76,227	\$ 43,498	\$ 119,725
Townhouses		\$ 60,684	\$ 35,708	\$ 96,392
Large Apartments (2BR+)		\$ 44,320	\$ 20,980	\$ 65,300
Small Apartments (<2BR)		\$ 27,224	\$ 14,596	\$ 41,820
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 213.13	\$ 98.17	\$ 311.30
Office		\$ 448.32	\$ 215.01	\$ 663.33
Institutional		\$ 246.49	\$ 215.01	\$ 461.50
Retail		\$ 448.32	\$ 215.01	\$ 663.33
Hotel / Motel		\$ 448.32	\$ 215.01	\$ 663.33

DC Reduction Program Details																																		
Funding Requested: \$55,900,000	From Staff Report: "Staff have reviewed the 2025 Development Charges Background Study to determine eligible projects for which to apply. The goal of the program is to accelerate housing starts and improve housing affordability; a result of participation will be that the Municipality offsets growth related capital costs by a minimum of 10 per cent.																																	
Housing Enabled: 2,500 units (see section 2.3 of staff report)	Staff are recommending participation in the program, subject to understanding the value of approved projects by the Province, recognizing that there is a cost to the Municipality, however there will be non-property tax benefits to the Municipality such as increased employment, increased housing, reduced homelessness and positive inter governmental relations with the Province and Government of Canada."																																	
DC Revenue Losses: \$49,364,700																																		
Anticipated Housing Accessing DC Reduction:	<p>From Staff Report:</p> <p>"3.6 Based on the high forecast, which assumes an average of 363 units per year, the total DC revenue is approximately \$13.7 million per year. This means that the projected 50 per cent reduction would be approximately \$6.9 million per year in DCs.</p> <p>3.7 The DC study assumes an average of 1,111 homes between 2026 and 2028, with average DC revenue of \$52.1 million per year. If this housing number is met, the projected 50 per cent reduction would be approximately \$26.0 million per year...</p> <p>3.8 Staff are estimating, for a conservative number, that the likely units are between the high forecast and the DC study. This would be approximately 740 units per year for three years and approximately \$16.5 million in annual foregone DC revenue (\$49.3 million over three years)."</p> <p>From Staff Report re: Funding of 10% Municipal Share:</p> <p>"3.13 Funding the projects will require approximately \$5.0 million based on the application total of \$50.0 million. Staff are suggesting that a portion of the real growth assessment be used, net of the growth-related operating costs, to fund the Municipal portion. This would operate like a Tax Increment Grant."</p> <p>Source: https://pub-clarington.escrimemeetings.com/filestream.ashx?DocumentId=64287</p> <table><tr><th>Projects Seeking Funding</th><th>Cost</th><th>Grant Funding</th></tr><tr><td>Longworth Ave. Bridge Structure @ Brookhill</td><td>\$ 1,826,000</td><td></td></tr><tr><td>Grady Drive Structure and Road Link</td><td>\$ 4,497,500</td><td></td></tr><tr><td>Hancock Box Culvert</td><td>\$ 1,457,900</td><td></td></tr><tr><td>Lambs Road Box Culvert Extension</td><td>\$ 286,400</td><td></td></tr><tr><td>Longworth Ave and Green Rd Intersection</td><td>\$ 207,900</td><td></td></tr><tr><td>Arthur St. Railroad Crossing</td><td>\$ 957,100</td><td></td></tr><tr><td>Road Works - Rural to Urban Collector (Various)</td><td>\$ 34,874,800</td><td></td></tr><tr><td>Road Works - Rural Upgrade/Rural Redevelopment</td><td>\$ 2,800,000</td><td></td></tr><tr><td>Road Works - Semi Urban to Urban Collector</td><td>\$ 1,797,600</td><td></td></tr><tr><td>Courtice Waterfront Underpass Modification</td><td>\$ 8,181,459</td><td></td></tr></table>	Projects Seeking Funding	Cost	Grant Funding	Longworth Ave. Bridge Structure @ Brookhill	\$ 1,826,000		Grady Drive Structure and Road Link	\$ 4,497,500		Hancock Box Culvert	\$ 1,457,900		Lambs Road Box Culvert Extension	\$ 286,400		Longworth Ave and Green Rd Intersection	\$ 207,900		Arthur St. Railroad Crossing	\$ 957,100		Road Works - Rural to Urban Collector (Various)	\$ 34,874,800		Road Works - Rural Upgrade/Rural Redevelopment	\$ 2,800,000		Road Works - Semi Urban to Urban Collector	\$ 1,797,600		Courtice Waterfront Underpass Modification	\$ 8,181,459	
Projects Seeking Funding	Cost	Grant Funding																																
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Road Works - Semi Urban to Urban Collector	\$ 1,797,600																																	
Courtice Waterfront Underpass Modification	\$ 8,181,459																																	

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 67,061,731
Committed Amounts - Prior Years & 2026	\$ 29,500,067
Balance Net of Encumbrance	\$ 37,561,664
Source: https://pub-clarington.escrimemeetings.com/filestream.ashx?DocumentId=62113	

Other Information:
<p>DC Website: https://www.clarington.net/planning-and-development/land-development-and-building/development-charges/</p> <p>DC Rates: https://www.clarington.net/planning-and-development/land-development-and-building/development-charges/</p>

CITY OF OSHAWA

DC Rates		as of: July 1, 2026	as of: July 1, 2026	TOTAL DURHAM + OSHAWA DC RATES	
		Durham Region DC Rates	Oshawa DC Rates		
Residential Unit Type	Area:	Non-Seaton			
		\$ / Unit	\$ / Unit		\$ / Unit
Single/Semis		\$ 76,227	\$ 40,720		\$ 116,947
Townhouses		\$ 60,684	\$ 30,404		\$ 91,088
Large Apartments (2BR+)		\$ 44,320	\$ 25,599		\$ 69,919
Small Apartments (<2BR)		\$ 27,224	\$ 16,072		\$ 43,296
Non-Residential Type		\$ / SM	\$ / SM		\$ / SM
Industrial		\$ 213.13	\$ -		\$ 213.13
Office		\$ 448.32	\$ 201.98		\$ 650.30
Institutional		\$ 246.49	\$ 201.98		\$ 448.47
Retail		\$ 448.32	\$ 201.98		\$ 650.30
Hotel / Motel		\$ 448.32	\$ 201.98		\$ 650.30

DC Reduction Program Details

On May 25, 2026, Council authorized a motion to apply for the DC Reduction Program.

Project	Cost	Grant Funding
Project 1		
Project 2		
Project 3		
Project 4		
Project 5		
Project 6		
Project 7		
Project 8		
Project 9		
Project 10		
Project 11		
Project 12		
Project 13		
Project 14		
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Project 92		
Project 93		
Project 94		
Project 95		
Project 96		
Project 97		
Project 98		
Project 99		
Project 100		

Grant Funding

DC Reserve Fund Balances

as of Year-End 2025

Cash Balance	\$	83,863,237
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Encumbrance	n.a.
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Balance Net of Encumbrance	n.a.
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Source: 2025 Financial Information Return

Other Information:

CITY OF PICKERING						
DC Rates		as of: July 1, 2026		as of: July 1, 2026		
Area:	Durham Region DC Rates		Pickering DC Rates		TOTAL DURHAM + PICKERING DC RATES	
	Non-Seaton	Seaton	Non-Seaton	Seaton	Non-Seaton	Seaton
Residential Unit Type	\$ / Unit		\$ / Unit		\$ / Unit	
Single/Semis	\$ 76,227	\$ 61,940	\$ 44,055	\$ 27,339	\$ 120,282	\$ 89,279
Townhouses	\$ 60,684	\$ 49,117	\$ 34,010	\$ 21,141	\$ 94,694	\$ 70,258
Large Apartments (2BR+)	\$ 44,320	\$ 32,402	\$ 27,314	\$ 16,654	\$ 71,634	\$ 49,056
Small Apartments (<2BR)	\$ 27,224	\$ 25,133	\$ 17,154	\$ 10,766	\$ 44,378	\$ 35,899
Non-Residential Type	\$ / SM		\$ / SM		\$ / SM	
Industrial	\$ 213.13	\$ 197.09	\$ 117.86	\$ 36.92	\$ 330.99	\$ 234.01
Office	\$ 448.32	\$ 354.56	\$ 117.86	\$ 36.92	\$ 566.18	\$ 391.48
Institutional	\$ 246.49	\$ 229.92	\$ 117.86	\$ 36.92	\$ 364.36	\$ 266.84
Retail	\$ 448.32	\$ 354.56	\$ 117.86	\$ 36.92	\$ 566.18	\$ 391.48
Hotel / Motel	\$ 448.32	\$ 354.56	\$ 117.86	\$ 36.92	\$ 566.18	\$ 391.48

DC Reduction Program Details													
Funding Requested: \$26,549,335	From Staff Report: "2. That Council direct staff to prepare and submit an application to the Development Charge Reduction Program in the estimated amount of \$29.4 million, with the Federal and Provincial governments providing up to 90% of the eligible project costs, and the City of Pickering being responsible for funding the other 10% of the program costs; 3. That Council directs staff to prepare and submit an application to the Development Charge Reduction Program that would include the following capital projects: Seaton Fire Station #3, William Jackson Road & Culvert and Audley Road & Culvert;"												
Housing Enabled:													
DC Revenue Losses: \$19,813,607	From Staff Report: "As shown in the table above, the City's commitment to the two projects is \$2.9 million. The additional cost will be funded from additional assessment growth, which is estimated to be \$3,930,000. Current year building permit activity levels indicate a possible deficit in the Building Services Cost centre at year's end, which could potentially be reduced if the projected uptake in housing units occurs.												
Anticipated Housing Accessing DC Reduction: 2,198 units	The other factors to consider are, that the reduction in DC's should increase housing sales that in-turn would result in an increase in housing construction activity creating more direct and indirect jobs. An average residential home usually consists of a high content of Canadian construction materials such as lumber, bricks and concrete. In addition, the labour component is usually based on the local area population"												
Source: https://pub-pickering.escribemeetings.com/FileStream.ashx?DocumentId=7926													
Projects Seeking Funding	<table><tr><td></td><td>Cost</td><td>Municipal Share</td><td>Grant Funding</td></tr><tr><td>Fire Station #3</td><td>\$ 15,166,002</td><td>\$ 1,516,600</td><td>\$ 13,649,402</td></tr><tr><td>William Jackson Road Reconstruction and Culvert Replacement</td><td>\$ 14,333,259</td><td>\$ 1,433,326</td><td>\$ 12,899,933</td></tr></table>		Cost	Municipal Share	Grant Funding	Fire Station #3	\$ 15,166,002	\$ 1,516,600	\$ 13,649,402	William Jackson Road Reconstruction and Culvert Replacement	\$ 14,333,259	\$ 1,433,326	\$ 12,899,933
	Cost	Municipal Share	Grant Funding										
Fire Station #3	\$ 15,166,002	\$ 1,516,600	\$ 13,649,402										
William Jackson Road Reconstruction and Culvert Replacement	\$ 14,333,259	\$ 1,433,326	\$ 12,899,933										

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 139,683,329
Budget Commitments	\$ 119,522,427
Balance Net of Commitments	\$ 20,160,902
Source: https://www.pickering.ca/media/duff5swy/fin-10-26.pdf	

Other Information:
DC Website: https://www.pickering.ca/business-building-development/planning-and-development/development-charges/
DC Rates: https://www.pickering.ca/media/w4en3hp/developmentcharges_citywide_2026-2027final.pdf
https://www.pickering.ca/media/540gsf5e/developmentcharges_seatonlands_2026-2027_final.pdf

TOWNSHIP OF SCUGOG

DC Rates		as of: July 1, 2026		as of: July 1, 2026			
		Durham Region DC Rates		Scugog DC Rates		TOTAL DURHAM + SCUGOG DC RATES	
Area:		Non-Seaton					
Residential Unit Type		\$ / Unit			\$ / Unit		
Single/Semis	\$		76,227	\$	33,581	\$	109,808
Townhouses	\$		60,684	\$	27,231	\$	87,915
Large Apartments (2BR+)	\$		44,320	\$	18,721	\$	63,041
Small Apartments (<2BR)	\$		27,224	\$	18,721	\$	45,945
		\$ / SM		\$ / SM		\$ / SM	
Non-Residential Type							
Industrial	\$		213.13	\$	99.57	\$	312.70
Office	\$		448.32	\$	237.13	\$	685.45
Institutional	\$		246.49	\$	166.97	\$	413.46
Retail	\$		448.32	\$	237.13	\$	685.45
Hotel / Motel	\$		448.32	\$	237.13	\$	685.45

[illegible]

DC Reserve Fund Balances	

as of Year-End 2025		
Cash Balance	\$	13,345,356
Encumbrance		n.a.
Balance Net of Encumbrance		n.a.
Source: 2025 Financial Information Return		

Other Information:	
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DC Website: <https://www.scugog.ca/building-development/planning-and-development/development-charges/>
DC Rates: <https://www.scugog.ca/media/pbbmx2lp/scugog-schedule-of-development-charges-july-1-2026.pdf>

TOWNSHIP OF UXBRIDGE

DC Rates		as of: July 1, 2026	as of: July 1, 2026	TOTAL DURHAM + UXBRIDGE DC RATES	
		Durham Region DC Rates	Uxbridge DC Rates		
Residential Unit Type	Area:	Non-Seaton			
		\$ / Unit	\$ / Unit		\$ / Unit
Single/Semis	\$	76,227	\$	34,525	\$ 110,752
Townhouses	\$	60,684	\$	28,008	\$ 88,692
Large Apartments (2BR+)	\$	44,320	\$	18,291	\$ 62,611
Small Apartments (<2BR)	\$	27,224	\$	18,291	\$ 45,515
Non-Residential Type		\$ / SM	\$ / SM		\$ / SM
Industrial	\$	213.13	\$	167.31	\$ 380.44
Office	\$	448.32	\$	167.31	\$ 615.63
Institutional	\$	246.49	\$	167.31	\$ 413.80
Retail	\$	448.32	\$	167.31	\$ 615.63
Hotel / Motel	\$	448.32	\$	167.31	\$ 615.63

[illegible]

DC Reserve Fund Balances	Report (TR-09/26) presented to Council Meeting May 25, 2026, but schedules not included in meeting agenda, and only available upon request
<i>as of Year-End 2025</i>	from staff. Balances available in annual financial statement, which are reproduced below.
Cash Balance	\$ 10,738,100
Committed Amounts - Prior Years & 2026	n.a.
Balance Net of Encumbrance	n.a.
Sources:	https://pub-uxbridge.escribemeetings.com/filestream.ashx?DocumentId=25425 https://pub-uxbridge.escribemeetings.com/filestream.ashx?DocumentId=25426

Other Information:

DC Website: <https://www.uxbridge.ca/doing-business/development-and-planning/development-charges>
DC Rates: <https://www.uxbridge.ca/public/download/files/353513>

TOWN OF WHITBY				
DC Rates		as of: July 1, 2026	as of: Feb. 1, 2026	
		Durham Region DC Rates	Whitby DC Rates	TOTAL DURHAM + WHITBY DC RATES
	Area:	Non-Seaton		
Residential Unit Type		\$ / Unit	\$ / Unit	\$ / Unit
Single/Semis		\$ 76,227	\$ 53,022	\$ 129,249
Townhouses		\$ 60,684	\$ 40,410	\$ 101,094
Large Apartments (2BR+)		\$ 44,320	\$ 22,260	\$ 66,580
Small Apartments (<2BR)		\$ 27,224	\$ 17,010	\$ 44,234
Non-Residential Type		\$ / SM	\$ / SM	\$ / SM
Industrial		\$ 213.13	\$ 89.69	\$ 302.82
Office		\$ 448.32	\$ 330.28	\$ 778.60
Institutional		\$ 246.49	\$ 187.11	\$ 433.60
Retail		\$ 448.32	\$ 330.28	\$ 778.60
Hotel / Motel		\$ 448.32	\$ 330.28	\$ 778.60

DC Reduction Program Details		From Staff Report:											
Funding Requested: \$101,736,000 Housing Enabled: n.a. DC Revenue Losses: 61100000 over 3 years (high growth scenario) Anticipated Housing Accessing DC 4,656 units over 3 years (high growth scenario)		"Recommendation: 1. That the Town of Whitby submit an application for the Canada-Ontario Partnership to Build – Development Charges Reduction Program ("DCRP"), as outlined in Staff Report FS 21-26, to: a) Commit to a 30% residential development charges reduction for a period of three years; and b) Request for \$101,736,000 in DCRP grant funding for three priority projects; 2. That, subject to the DCRP approval of the Town's three priority projects at the 90% grant funding level, staff be delegated authority to: a) Amend the Town of Whitby's Development Charges By-law #7748-21 to implement the proposed 30% residential DC reduction, retroactive "to March 30, 2026, as outlined in Staff Report FS 21-26; b) Sign the Transfer Payment Agreement related to grant funding;"											
		From Staff Report: "Despite the incremental cost to the town, staff recommend participation in the DCRP due to the following: - To partner with other levels of government on a program to increase housing supply in Ontario and Whitby. If the DCRP works as intended, the DC discounts will incentivize developers and builders to proceed with residential construction projects. Further, the partnership may lead to other funding opportunities in the future with the Federal and Provincial governments; - To incent possible price reductions for homebuyers should developers/builders pass along the DC discounts or through an increase in supply; - Advancing other growth-related projects from a combination of: • Receipt of DC revenues (albeit discounted at 70%) sooner as residential developments proceed due to the DC discount incentive; and • Forgone DC revenues over the next three years (\$61.1 million) are projected to be lower than the DCRP grant (\$101.74 million), which means that other DC projects do not need to be deferred or scoped down. - Support local jobs in both the residential construction sector and municipal infrastructure delivery, as increased building activity and accelerated Town projects would generate employment across trades, engineering, consulting, and related services."											
		Source: https://pub-whitby.escrimemeetings.com/filestream.ashx?DocumentId=43867											
		<table> <tr> <th>Projects Seeking Funding</th><th>Cost</th><th>DC Eligible</th></tr> <tr> <td>Columbus Road Phases 2 and 3</td><td>\$ 100,000,000</td><td>\$ 85,000,000</td></tr> <tr> <td>Fire Hall 6</td><td>\$ 17,000,000</td><td>\$ 17,000,000</td></tr> <tr> <td>Operations Centre Expansion</td><td>\$ 12,000,000</td><td>\$ 11,040,000</td></tr> </table>	Projects Seeking Funding	Cost	DC Eligible	Columbus Road Phases 2 and 3	\$ 100,000,000	\$ 85,000,000	Fire Hall 6	\$ 17,000,000	\$ 17,000,000	Operations Centre Expansion	\$ 12,000,000
Projects Seeking Funding	Cost	DC Eligible											
Columbus Road Phases 2 and 3	\$ 100,000,000	\$ 85,000,000											
Fire Hall 6	\$ 17,000,000	\$ 17,000,000											
Operations Centre Expansion	\$ 12,000,000	\$ 11,040,000											

DC Reserve Fund Balances	
as of Year-End 2025	
Cash Balance	\$ 132,113,955
Committed Funds for Capital Projects	\$ 177,793,868
Allocated Funds for Capital Projects	\$ 744,120,234 (note: these are projects in the approved 10-year forecast)
Balance Net of Encumbrance	\$ (789,800,147)
Source:	https://www.whitby.ca/media/t1dpmogz/fs-28-26-staff-report.pdf

Other Information:	
DC Website:	https://www.whitby.ca/services-and-payments/building-and-renovating/development-charges/#ResidentialDevelopment
DC Rates:	https://www.whitby.ca/media/vhybb2uv/development-charges-rate-schedule-2026-02-01.pdf

DURHAM REGION

DC Reduction Program Details

Funding Requested:

Housing Enabled:
n.a.

DC Revenue Losses:
\$292M to \$486M

Anticipated Housing Accessing DC Reduction:
13,242 units

From Staff Report:

"2.1 The Region of Durham, through its annual Business Plans and Budgets, has been advancing the infrastructure needed to support and meet the Provincial housing targets. Regional Council has also approved significant investments supporting housing development through the Region's Housing and Homelessness Strategy, At Home Incentive Program and Regional Revitalization Program as well as various DC incentive programs.

2.2 This report seeks authorization for staff to submit a series of project applications aligned with the program criteria, Council-approved 2023 Development Charge Background Study and based on the associated financial requirements, which are summarized in Section 7 of this report. At the time of writing, staff are continuing to seek clarification from the Province on a number of questions related to the DCRP to help inform the Region's application.

2.3 Staff will subsequently provide Council with a summary of the final submission by way of memorandum. A Special Council meeting is anticipated in August to consider the outcome of the funding request, including funding implications for the Region, and to approve, if appropriate, the necessary by-law amendments to implement the proposed DC reductions."

No specific project information available yet.

Source: <https://pub-durhamregion.escribemeetings.com/filestream.ashx?DocumentId=10560>

Projects Seeking Funding

Cost

DC Eligible

DC Reserve Fund Balances

as of Year-End 2025

	Residential	Commercial	Institutional	Industrial	Transit Non-Res	Seaton	Total
Cash Balance	\$ 891,760,000	\$ 87,046,000	\$ 5,351,501	\$ 141,130,091	\$ 9,381,906	\$ 17,724,234	\$ 1,152,393,732
Less: Committed Funds for Capital Projects	\$ 747,813,000	\$ 53,159,000	\$ 3,060,184	\$ 38,330,639	\$ 8,656,857	\$ -	\$ 851,019,680
Balance Net of Encumbrance	\$ 143,947,000	\$ 33,887,000	\$ 2,291,317	\$ 102,799,452	\$ 725,049	\$ 17,724,234	\$ 301,374,052

Source: <https://www.durham.ca/media/4kmjtvq1/2026-info-49-annual-dc-reserve-fund.pdf>

Other Information:

DC Website: <https://www.durham.ca/doing-business/planning-and-development/development-charges/>

DC Rates: <https://www.durham.ca/media/vybhyyp2/durham-region-wide-development-charge-information-jul-1-2026.pdf>
<https://www.durham.ca/media/dddh3agq/seaton-development-charge-information-jul-1-2026.pdf>