

# DEVELOPMENT CHARGES 2026

## Purpose of Development Charges

Development charges (DC) are fees levied on new development to help offset the cost of servicing growth. The revenues collected from DCs are used to pay for growth-related capital infrastructure.

## Background

By-laws 2024-033 (as amended by By-law 2024-053) and 2024-034 impose Town-wide and area-specific DCs on new residential and non-residential development within the Town.

## Is my development subject to DCs?

You may be required to pay development charges for land development or redevelopment projects, if you are:

- Constructing a new building (residential and non-residential)
- Making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building

## What does revenue from DCs pay for?

Development charges help pay for growth-related capital costs for the following Town services:

- Growth Studies
- Library Services
- Fire & Emergency Services
- Indoor Recreation
- Outdoor Recreation
- Public Works
- Roads and Related
- Water Services
- Wastewater Service

## Indexing of DCs

DCs imposed under the current by-laws shall be adjusted semi-annually, on January 1 and July 1, without an amendment to the by-laws. The DC rates will be indexed in accordance with the Statistics Canada Non-Residential Building Quarterly Construction Price Index.

## Purpose of the Statement of the Treasurer

The annual treasurer's statement, identifying opening and closing reserve fund balances and transactions during the year, is available for review in the Clerk's Office at 19000 Leslie Street, Sharon, ON, during normal business hours.

## Exemptions

Certain developments are exempt from paying DCs, as provided under the Development Charges Act or the Town's DC by-laws. These exemptions include:

- Relocation of heritage buildings;
- Public hospitals;
- Places of worship;
- Mobile temporary sales centres;
- Farm buildings;
- Post secondary institutions;
- Temporary buildings;
- Accessory uses or structures not exceeding 100 square metres;
- Private schools;
- Affordable and attainable residential units;
- Long-term care homes.

For a complete list of exemptions, please review the DC by-laws and the Act, or contact Town staff.

## When is a DC payable?

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

In some cases, legislation or agreements may provide for alternative timing of payment. Please refer to By-law 2024-033 for more information.



# DEVELOPMENT CHARGES 2026

## Development Charges Rate Schedule Effective July 1, 2026

### Town-wide Residential DCs

	Residential Charge Per Unit			
	Single & Semi-Detached	Multiple Dwelling	Apartments ≥ 700 sq.ft.	Apartments < 700 sq.ft.
<b>Town of East Gwillimbury</b>				
Growth Studies	\$877	\$698	\$576	\$420
Library Services	\$4,272	\$3,401	\$2,800	\$2,048
Fire & Emergency Services	\$2,931	\$2,333	\$1,921	\$1,405
Indoor Recreation	\$23,151	\$18,429	\$15,178	\$11,097
Outdoor Recreation	\$10,070	\$8,015	\$6,601	\$4,826
Public Works	\$921	\$732	\$604	\$441
Roads and Related	\$9,367	\$7,458	\$6,140	\$4,489
Water Services	\$1,895	\$1,510	\$1,243	\$908
Wastewater Services	\$6,217	\$4,949	\$4,076	\$2,980
<b>Total Town Wide Charge</b>	<b>\$59,701</b>	<b>\$47,525</b>	<b>\$39,139</b>	<b>\$28,614</b>

### Town-wide Non-Residential DCs

	Non-Residential Charge Per Square Foot of GFA	
	Retail	Non-Retail
<b>Town of East Gwillimbury</b>		
Growth Studies	\$0.56	\$0.76
Library Services	\$0.00	\$0.00
Fire & Emergency Services	\$1.89	\$1.04
Indoor Recreation	\$0.00	\$0.00
Outdoor Recreation	\$0.00	\$0.00
Public Works	\$0.59	\$0.33
Roads and Related	\$9.23	\$1.53
Water Services	\$0.59	\$0.39
Wastewater Services	\$2.68	\$1.58
<b>Total Town Wide Charge</b>	<b>\$15.54</b>	<b>\$5.63</b>

Yonge Street Watermain Area Specific Charge (per acre): **\$6,809.36**

For more information, please contact Development Finance

905-478-4283 Ext. 1464  
developmentfinance@eastgwillimbury.ca

**Hours of Operation**  
Monday to Friday  
8:30 a.m. to 4:30 p.m.

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