

Development Charges

The recovery of costs by Ontario municipalities for capital infrastructure required to support new growth is governed by the *Development Charges Act (1997)* and supporting regulations.

Timing of By-Law Updates

This legislation provides for the periodic (maximum 5 year) replacement of existing development charge by-laws, at which time a detailed background study is required to support new charges to be incorporated into the revised development charge (D.C.) by-law. The Act also provides that a municipality can, notwithstanding the term of the by-law, revise all or part of the current by-law in the event that material changes have occurred that require adjustments to the quantum of charges. In the case of revisions to the existing by-law, either as a result of the termination of an existing by-law or in the event that the current by-law is amended prior to its expiry, the Act is prescriptive in the documentation that must be included in the background study.

Comparison of Development Charges

A comparison of development charges was undertaken using the most current data available. These rates reflect properties in the urban areas.

Municipalities with varying development charge rates, based on location within the municipality, have been included in the report for the urban centre. Examples include Hamilton, Halton, Ottawa, Greater Sudbury and Kawartha Lakes.

The tables on the next few pages summarize the total development charges in each municipality, including upper, lower and education charges.

General Introductory Comments

- The municipalities of Cornwall, Sault Ste. Marie, Thunder Bay and Timmins do not charge development charges
- There were no school board charges for the Region of Niagara, Belleville, Brockville, Central Elgin, Chatham-Kent, Cobourg, Cornwall, Kawartha Lakes, Kingston, District of Muskoka, Middlesex Centre, Norfolk, North Bay, Peterborough, Prince Edward County, Quinte West, Simia, St. Thomas, Stratford, Sudbury, Tillsonburg, and Windsor.
- There is a significant range in terms of development charges across the survey
- 12 municipalities have no municipal industrial development charges, 9 of which are located in Southwest Ontario
- 3 municipalities have no municipal commercial development charges

2008 Development Charges

Total Municipality	Total Development Charges						Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit			
Cornwall	none	none	none	none	none	none	none	none
Sault Ste. Marie	none	none	none	none	none	none	none	none
Thunder Bay	none	none	none	none	none	none	none	none
Timmins	none	none	none	none	none	none	none	none
Norfolk	\$ 1,216	\$ 901	\$ 901	\$ 607	\$ 754	\$ 0.68		
Brockville	\$ 1,341	\$ 1,260	\$ 1,260	\$ 767	\$ 767	\$ 0.33	\$ 0.33	
Chatham-Kent	\$ 2,315	\$ 2,082	\$ 2,082	\$ 1,322	\$ 1,322	\$ 2.23		
Quinte West	\$ 3,000	\$ 2,294	\$ 2,294	\$ 1,496	\$ 2,082	\$ 1.10	\$ 1.10	
Sudbury	\$ 3,079	\$ 1,859	\$ 1,859	\$ 1,859	\$ 1,859			
Prince Edward County	\$ 3,691	\$ 2,733	\$ 2,733	\$ 1,538	\$ 1,893	\$ 2.50	\$ 2.50	
North Bay	\$ 4,174	\$ 3,490	\$ 3,490	\$ 1,494	\$ 2,368	\$ 0.71	\$ 0.71	
Sarnia	\$ 4,852	\$ 3,512	\$ 3,512	\$ 2,472	\$ 2,472	\$ 3.98	\$ 3.29	
Middlesex Centre	\$ 5,087	\$ 3,622	\$ 3,622	\$ 2,069	\$ 2,736	\$ 1.61	\$ 0.64	
Wainfleet	\$ 5,827	\$ 4,532	\$ 4,532	\$ 3,237	\$ 3,237	\$ 3.88	\$ 2.20	
Belleville	\$ 6,067	\$ 4,239	\$ 4,239	\$ 2,935	\$ 3,712	\$ 2.54		
St. Thomas	\$ 6,660	\$ 5,531	\$ 5,531	\$ 3,284	\$ 3,917	\$ 4.13		
Central Elgin	\$ 7,130	\$ 7,130	\$ 7,130					
St. Catharines	\$ 7,943	\$ 5,948	\$ 5,948	\$ 3,602	\$ 3,602	\$ 3.88	\$ 2.20	
Tillsonburg	\$ 9,322	\$ 6,920	\$ 6,920	\$ 3,611	\$ 4,811	\$ 3.67		
Brantford	\$ 9,378	\$ 6,696	\$ 6,696	\$ 4,215	\$ 6,811	\$ 6.06	\$ 5.32	
Amherstburg	\$ 9,878	\$ 9,324	\$ 9,324	\$ 8,874	\$ 8,874			
Wellesley	\$ 10,078	\$ 8,136	\$ 8,136	\$ 6,665	\$ 6,665	\$ 4.79	\$ 4.79	
Kawartha Lakes	\$ 10,380	\$ 10,380	\$ 10,380	\$ 10,380	\$ 10,380	\$ 1.75	\$ 1.75	
Kingston	\$ 10,600	\$ 8,655	\$ 8,655	\$ 5,142	\$ 6,615	\$ 9.34	\$ 9.34	
Welland	\$ 10,765	\$ 8,676	\$ 8,676	\$ 5,369	\$ 6,444	\$ 7.76	\$ 4.40	
Windsor	\$ 10,883	\$ 9,233	\$ 9,233	\$ 5,606	\$ 5,606	\$ 2.05		
Thorold	\$ 10,931	\$ 8,519	\$ 8,519	\$ 5,948	\$ 5,948	\$ 5.68	\$ 2.20	
Port Colborne	\$ 10,969	\$ 8,242	\$ 8,242	\$ 5,805	\$ 6,766	\$ 5.51	\$ 3.49	
North Dumfries	\$ 11,155	\$ 9,213	\$ 9,213	\$ 7,742	\$ 7,742	\$ 4.79	\$ 4.79	
Toronto	\$ 11,524	\$ 9,261	\$ 9,261	\$ 4,909	\$ 7,629	\$ 8.51	\$ 0.24	
Cobourg	\$ 11,560	\$ 9,083	\$ 9,083	\$ 9,083	\$ 5,369	\$ 6.27	\$ 2.73	
Bracebridge	\$ 11,923	\$ 10,485	\$ 10,485	\$ 5,194	\$ 7,817	\$ 2.66	\$ 2.66	
West Lincoln	\$ 11,933	\$ 8,657	\$ 8,657	\$ 5,946	\$ 6,544	\$ 6.39	\$ 4.71	
Peterborough	\$ 11,998	\$ 10,343	\$ 10,343	\$ 7,035	\$ 7,035	\$ 4.08		
Tecumseh	\$ 12,012	\$ 9,306	\$ 9,306	\$ 4,940	\$ 7,606	\$ 3.35	\$ 3.35	
Pelham	\$ 12,176	\$ 9,115	\$ 9,115	\$ 6,508	\$ 6,508	\$ 3.88	\$ 2.20	
Ottawa	\$ 12,212	\$ 9,397	\$ 9,397	\$ 5,673	\$ 8,362	\$ 8.70	\$ 8.70	
Leamington	\$ 12,255	\$ 10,590	\$ 10,590	\$ 8,510	\$ 8,510	\$ 1.30	\$ 1.30	
Huntsville	\$ 12,442	\$ 10,990	\$ 10,990	\$ 5,717	\$ 8,457	\$ 2.35	\$ 1.33	
Grimsby	\$ 12,666	\$ 9,072	\$ 9,072	\$ 6,721	\$ 6,721	\$ 6.88	\$ 5.20	
Stratford	\$ 12,983	\$ 9,587	\$ 9,587	\$ 5,118	\$ 7,442	\$ 2.04		
Gravenhurst	\$ 13,057	\$ 11,809	\$ 11,809	\$ 6,169	\$ 8,989	\$ 2.37	\$ 2.37	

2008 Development Charges (cont'd)

Total Municipality	Total Development Charges						Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit			
Fort Erie	\$ 13,134	\$ 10,335	\$ 10,335	\$ 7,480	\$ 7,480	\$ 8.08	\$ 4.20	
Woolwich	\$ 13,652	\$ 10,995	\$ 10,995	\$ 7,814	\$ 8,271	\$ 6.52	\$ 6.52	
Wilmot	\$ 13,661	\$ 11,129	\$ 11,129	\$ 7,635	\$ 8,842	\$ 5.98	\$ 5.98	
Innisfil	\$ 13,831	\$ 12,515	\$ 12,515	\$ 7,757	\$ 9,220	\$ 4.94	\$ 4.04	
Niagara Falls	\$ 14,101	\$ 9,852	\$ 9,852	\$ 6,552	\$ 7,580	\$ 6.49	\$ 2.20	
Collingwood	\$ 14,878	\$ 13,340	\$ 13,340	\$ 7,959	\$ 12,001	\$ 4.53	\$ 4.10	
Guelph	\$ 14,962	\$ 12,071	\$ 12,071	\$ 6,565	\$ 8,680	\$ 8.97	\$ 5.63	
Wasaga Beach	\$ 15,524	\$ 13,091	\$ 13,091	\$ 11,448	\$ 11,448	\$ 3.31	\$ 2.88	
London	\$ 16,720	\$ 13,083	\$ 13,083	\$ 8,101	\$ 11,206	\$ 18.42		
Niagara-on-the-Lake	\$ 17,164	\$ 14,242	\$ 14,242	\$ 8,261	\$ 10,352	\$ 6.28	\$ 4.60	
Kitchener	\$ 17,725	\$ 15,473	\$ 15,473	\$ 11,227	\$ 11,227	\$ 6.19	\$ 6.19	
Cambridge	\$ 18,184	\$ 16,242	\$ 16,242	\$ 11,011	\$ 11,011	\$ 6.39	\$ 6.39	
Lincoln	\$ 19,864	\$ 14,545	\$ 14,545	\$ 8,952	\$ 12,244	\$ 10.35	\$ 8.67	
Hamilton	\$ 20,091	\$ 16,006	\$ 16,006	\$ 8,010	\$ 13,206	\$ 17.73	\$ 4.33	
Waterloo	\$ 20,812	\$ 15,852	\$ 15,852	\$ 9,092	\$ 12,445	\$ 8.55	\$ 8.55	
Orangeville	\$ 21,516	\$ 16,075	\$ 16,075	\$ 8,448	\$ 11,890	\$ 9.21	\$ 9.21	
Barrie	\$ 26,872	\$ 23,426	\$ 23,426	\$ 13,643	\$ 16,048	\$ 15.74	\$ 10.19	
Oshawa	\$ 27,218	\$ 23,048	\$ 23,048	\$ 11,604	\$ 16,552	\$ 11.97	\$ 3.43	
Pickering	\$ 29,762	\$ 24,548	\$ 24,548	\$ 11,800	\$ 17,773	\$ 11.63	\$ 3.09	
Georgina	\$ 29,783	\$ 25,522	\$ 25,522	\$ 13,299	\$ 19,457	\$ 24.96	\$ 9.25	
Mississauga	\$ 29,962	\$ 29,962	\$ 29,962	\$ 12,474	\$ 22,013	\$ 13.13	\$ 9.82	
Whitby	\$ 29,989	\$ 24,899	\$ 24,899	\$ 11,999	\$ 19,274	\$ 12.39	\$ 2.04	
Uxbridge (Durham)	\$ 30,566	\$ 26,253	\$ 26,253	\$ 14,622	\$ 18,640	\$ 12.92	\$ 1.61	
East Gwillimbury	\$ 31,317	\$ 26,191	\$ 26,191	\$ 13,766	\$ 20,138	\$ 25.00	\$ 9.29	
Ajax	\$ 31,412	\$ 25,542	\$ 25,542	\$ 12,306	\$ 18,512	\$ 12.13	\$ 3.59	
Bradford West Gwillimbury	\$ 32,539	\$ 22,371	\$ 22,371	\$ 15,468	\$ 21,120	\$ 11.58	\$ 11.15	
Clarington	\$ 32,793	\$ 27,797	\$ 22,095	\$ 13,736	\$ 21,010	\$ 13.26	\$ 2.72	
Newmarket	\$ 33,109	\$ 27,486	\$ 27,486	\$ 14,331	\$ 21,328	\$ 24.38	\$ 8.67	
Burlington	\$ 34,604	\$ 27,561	\$ 20,247	\$ 14,368	\$ 20,326	\$ 14.88	\$ 10.83	
Whitchurch-Stouffville	\$ 34,993	\$ 27,891	\$ 27,891	\$ 16,092	\$ 21,888	\$ 28.87	\$ 12.37	
Richmond Hill	\$ 35,486	\$ 29,644	\$ 29,644	\$ 16,694	\$ 21,916	\$ 25.97	\$ 8.75	
Vaughan	\$ 35,594	\$ 30,025	\$ 30,025	\$ 16,899	\$ 22,121	\$ 25.03	\$ 9.32	
Caledon	\$ 36,496	\$ 34,888	\$ 34,888	\$ 15,139	\$ 25,818	\$ 12.20	\$ 8.48	
King	\$ 36,804	\$ 31,162	\$ 31,162	\$ 15,975	\$ 23,348	\$ 28.20	\$ 12.49	
Aurora	\$ 37,071	\$ 34,674	\$ 30,559	\$ 16,373	\$ 23,308	\$ 26.05	\$ 10.34	
Halton Hills	\$ 38,698	\$ 31,541	\$ 22,102	\$ 15,746	\$ 21,884	\$ 17.46	\$ 10.05	
Oakville	\$ 38,828	\$ 31,287	\$ 25,364	\$ 15,946	\$ 23,915	\$ 17.60	\$ 13.55	
Brampton	\$ 39,328	\$ 39,328	\$ 39,328	\$ 16,175	\$ 29,131	\$ 16.49	\$ 10.01	
Markham	\$ 39,836	\$ 32,639	\$ 32,639	\$ 16,915	\$ 25,934	\$ 23.75	\$ 8.04	
Milton	\$ 43,338	\$ 35,093	\$ 28,517	\$ 19,587	\$ 27,289	\$ 18.81	\$ 14.75	
Average	\$ 18,175	\$ 15,108	\$ 14,607	\$ 8,686	\$ 11,561	\$ 9.52	\$ 5.62	
Median	\$ 13,393	\$ 10,993	\$ 10,993	\$ 7,814	\$ 8,842	\$ 6.49	\$ 4.66	
Minimum	\$ 1,216	\$ 901	\$ 901	\$ 607	\$ 754	\$ 0.33	\$ 0.24	
Maximum	\$ 43,338	\$ 39,328	\$ 39,328	\$ 19,587	\$ 29,131	\$ 28.87	\$ 14.75	

The following municipalities have additional charges as indicated:

- Markham \$174,531 /hectare
- Mississauga \$46,373 /hectare
- Pelham \$36,285 residential, \$10,655 non-residential

2008 Development Charges—Grouped by Location

North Ontario

Total Municipality	Total Development Charges						
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Sault Ste. Marie	none	none	none	none	none	none	none
Thunder Bay	none	none	none	none	none	none	none
Timmins	none	none	none	none	none	none	none
Sudbury	\$ 3,079	\$ 1,859	\$ 1,859	\$ 1,859	\$ 1,859		
North Bay	\$ 4,174	\$ 3,490	\$ 3,490	\$ 1,494	\$ 2,368	\$ 0.71	\$ 0.71
North Average	\$ 3,627	\$ 2,675	\$ 2,675	\$ 1,677	\$ 2,114	\$ 0.71	\$ 0.71

Eastern Ontario

Total Municipality	Total Development Charges						
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Cornwall	none	none	none	none	none	none	none
Brockville	\$ 1,341	\$ 1,260	\$ 1,260	\$ 767	\$ 767	\$ 0.33	\$ 0.33
Quinte West	\$ 3,000	\$ 2,294	\$ 2,294	\$ 1,496	\$ 2,082	\$ 1.10	\$ 1.10
Prince Edward County	\$ 3,691	\$ 2,733	\$ 2,733	\$ 1,538	\$ 1,893	\$ 2.50	\$ 2.50
Belleville	\$ 6,067	\$ 4,239	\$ 4,239	\$ 2,935	\$ 3,712	\$ 2.54	
Kawartha Lakes	\$ 10,380	\$ 10,380	\$ 10,380	\$ 10,380	\$ 10,380	\$ 1.75	\$ 1.75
Kingston	\$ 10,600	\$ 8,655	\$ 8,655	\$ 5,142	\$ 6,615	\$ 9.34	\$ 9.34
Cobourg	\$ 11,560	\$ 9,083	\$ 9,083	\$ 9,083	\$ 5,369	\$ 6.27	\$ 2.73
Peterborough	\$ 11,998	\$ 10,343	\$ 10,343	\$ 7,035	\$ 7,035	\$ 4.08	
Ottawa	\$ 12,212	\$ 9,397	\$ 9,397	\$ 5,673	\$ 8,362	\$ 8.70	\$ 8.70
Eastern Average	\$ 7,872	\$ 6,487	\$ 6,487	\$ 4,894	\$ 5,135	\$ 4.07	\$ 3.78

Niagara/Hamilton

Total Municipality	Total Development Charges						
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit	Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
Wainfleet	\$ 5,827	\$ 4,532	\$ 4,532	\$ 3,237	\$ 3,237	\$ 3.88	\$ 2.20
St. Catharines	\$ 7,943	\$ 5,948	\$ 5,948	\$ 3,602	\$ 3,602	\$ 3.88	\$ 2.20
Welland	\$ 10,765	\$ 8,676	\$ 8,676	\$ 5,369	\$ 6,444	\$ 7.76	\$ 4.40
Thorold	\$ 10,931	\$ 8,519	\$ 8,519	\$ 5,948	\$ 5,948	\$ 5.68	\$ 2.20
Port Colborne	\$ 10,969	\$ 8,242	\$ 8,242	\$ 5,805	\$ 6,766	\$ 5.51	\$ 3.49
West Lincoln	\$ 11,933	\$ 8,657	\$ 8,657	\$ 5,946	\$ 6,544	\$ 6.39	\$ 4.71
Pelham	\$ 12,176	\$ 9,115	\$ 9,115	\$ 6,508	\$ 6,508	\$ 3.88	\$ 2.20
Grimsby	\$ 12,666	\$ 9,072	\$ 9,072	\$ 6,721	\$ 6,721	\$ 6.88	\$ 5.20
Fort Erie	\$ 13,134	\$ 10,335	\$ 10,335	\$ 7,480	\$ 7,480	\$ 8.08	\$ 4.20
Niagara Falls	\$ 14,101	\$ 9,852	\$ 9,852	\$ 6,552	\$ 7,580	\$ 6.49	\$ 2.20
Niagara-on-the-Lake	\$ 17,164	\$ 14,242	\$ 14,242	\$ 8,261	\$ 10,352	\$ 6.28	\$ 4.60
Lincoln	\$ 19,864	\$ 14,545	\$ 14,545	\$ 8,952	\$ 12,244	\$ 10.35	\$ 8.67
Hamilton	\$ 20,091	\$ 16,006	\$ 16,006	\$ 8,010	\$ 13,206	\$ 17.73	\$ 4.33
Niagara/Hamilton	\$ 12,890	\$ 9,826	\$ 9,826	\$ 6,338	\$ 7,433	\$ 7.14	\$ 3.89

2008 Development Charges—Grouped by Location

Southwest Ontario

Total Municipality	Total Development Charges						Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit			
Norfolk	\$ 1,216	\$ 901	\$ 901	\$ 607	\$ 754	\$ 0.68		
Chatham-Kent	\$ 2,315	\$ 2,082	\$ 2,082	\$ 1,322	\$ 1,322	\$ 2.23		
Samia	\$ 4,852	\$ 3,512	\$ 3,512	\$ 2,472	\$ 2,472	\$ 3.98	\$ 3.29	
Middlesex Centre	\$ 5,087	\$ 3,622	\$ 3,622	\$ 2,069	\$ 2,736	\$ 1.61	\$ 0.64	
St. Thomas	\$ 6,660	\$ 5,531	\$ 5,531	\$ 3,284	\$ 3,917	\$ 4.13		
Central Elgin	\$ 7,130	\$ 7,130	\$ 7,130					
Tillsonburg	\$ 9,322	\$ 6,920	\$ 6,920	\$ 3,611	\$ 4,811	\$ 3.67		
Brantford	\$ 9,378	\$ 6,696	\$ 6,696	\$ 4,215	\$ 6,811	\$ 6.06	\$ 5.32	
Amherstburg	\$ 9,878	\$ 9,324	\$ 9,324	\$ 8,874	\$ 8,874			
Wellesley	\$ 10,078	\$ 8,136	\$ 8,136	\$ 6,665	\$ 6,665	\$ 4.79	\$ 4.79	
Windsor	\$ 10,883	\$ 9,233	\$ 9,233	\$ 5,606	\$ 5,606	\$ 2.05		
North Dumfries	\$ 11,155	\$ 9,213	\$ 9,213	\$ 7,742	\$ 7,742	\$ 4.79	\$ 4.79	
Tecumseh	\$ 12,012	\$ 9,306	\$ 9,306	\$ 4,940	\$ 7,606	\$ 3.35	\$ 3.35	
Leamington	\$ 12,255	\$ 10,590	\$ 10,590	\$ 8,510	\$ 8,510	\$ 1.30	\$ 1.30	
Stratford	\$ 12,983	\$ 9,587	\$ 9,587	\$ 5,118	\$ 7,442	\$ 2.04		
Woolwich	\$ 13,652	\$ 10,995	\$ 10,995	\$ 7,814	\$ 8,271	\$ 6.52	\$ 6.52	
Wilmot	\$ 13,661	\$ 11,129	\$ 11,129	\$ 7,635	\$ 8,842	\$ 5.98	\$ 5.98	
Guelph	\$ 14,962	\$ 12,071	\$ 12,071	\$ 6,565	\$ 8,680	\$ 8.97	\$ 5.63	
London	\$ 16,720	\$ 13,083	\$ 13,083	\$ 8,101	\$ 11,206	\$ 18.42		
Kitchener	\$ 17,725	\$ 15,473	\$ 15,473	\$ 11,227	\$ 11,227	\$ 6.19	\$ 6.19	
Cambridge	\$ 18,184	\$ 16,242	\$ 16,242	\$ 11,011	\$ 11,011	\$ 6.39	\$ 6.39	
Waterloo	\$ 20,812	\$ 15,852	\$ 15,852	\$ 9,092	\$ 12,445	\$ 8.55	\$ 8.55	
Southwest Average	\$ 10,951	\$ 8,938	\$ 8,938	\$ 6,023	\$ 6,998	\$ 5.09	\$ 4.83	

Simcoe/Muskoka/Dufferin Area

Total Municipality	Total Development Charges						Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
	Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit			
Bracebridge	\$ 11,923	\$ 10,485	\$ 10,485	\$ 5,194	\$ 7,817	\$ 2.66	\$ 2.66	
Huntsville	\$ 12,442	\$ 10,990	\$ 10,990	\$ 5,717	\$ 8,457	\$ 2.35	\$ 1.33	
Gravenhurst	\$ 13,057	\$ 11,809	\$ 11,809	\$ 6,169	\$ 8,989	\$ 2.37	\$ 2.37	
Innisfil	\$ 13,831	\$ 12,515	\$ 12,515	\$ 7,757	\$ 9,220	\$ 4.94	\$ 4.04	
Collingwood	\$ 14,878	\$ 13,340	\$ 13,340	\$ 7,959	\$ 12,001	\$ 4.53	\$ 4.10	
Wasaga Beach	\$ 15,524	\$ 13,091	\$ 13,091	\$ 11,448	\$ 11,448	\$ 3.31	\$ 2.88	
Orangeville	\$ 21,516	\$ 16,075	\$ 16,075	\$ 8,448	\$ 11,890	\$ 9.21	\$ 9.21	
Barrie	\$ 26,872	\$ 23,426	\$ 23,426	\$ 13,643	\$ 16,048	\$ 15.74	\$ 11.19	
Bradford West Gwillimbury	\$ 32,539	\$ 22,371	\$ 22,371	\$ 15,468	\$ 21,120	\$ 11.58	\$ 11.15	
Simcoe/Musk./Duff. Average	\$ 18,064	\$ 14,900	\$ 14,900	\$ 9,089	\$ 11,888	\$ 6.30	\$ 5.44	

2008 Development Charges—Grouped by Location

GTA Municipalities

Total Municipality	Location	Total Development Charges					Non Residential Commercial per sq. ft.	Non Residential Industrial per sq. ft.
		Single Detached Dwellings per unit	Multiples Dwelling 3+ per unit	Multiples Dwelling 1&2 per unit	Apartment units < 2 per unit	Apartment units >=2 per unit		
Toronto	GTA	\$ 11,524	\$ 9,261	\$ 9,261	\$ 4,909	\$ 7,629	\$ 8.51	\$ 0.24
Oshawa	GTA	\$ 27,218	\$ 23,048	\$ 23,048	\$ 11,604	\$ 16,552	\$ 11.97	\$ 3.43
Pickering	GTA	\$ 29,762	\$ 24,548	\$ 24,548	\$ 11,800	\$ 17,773	\$ 11.63	\$ 3.09
Georgina	GTA	\$ 29,783	\$ 25,522	\$ 25,522	\$ 13,299	\$ 19,457	\$ 24.96	\$ 9.25
Mississauga	GTA	\$ 29,962	\$ 29,962	\$ 29,962	\$ 12,474	\$ 22,013	\$ 13.13	\$ 9.82
Whitby	GTA	\$ 29,989	\$ 24,899	\$ 24,899	\$ 11,999	\$ 19,274	\$ 12.39	\$ 2.04
Uxbridge (Durham)	GTA	\$ 30,566	\$ 26,253	\$ 26,253	\$ 14,622	\$ 18,640	\$ 12.92	\$ 1.61
East Gwillimbury	GTA	\$ 31,317	\$ 26,191	\$ 26,191	\$ 13,766	\$ 20,138	\$ 25.00	\$ 9.29
Ajax	GTA	\$ 31,412	\$ 25,542	\$ 25,542	\$ 12,306	\$ 18,512	\$ 12.13	\$ 3.59
Clarington	GTA	\$ 32,793	\$ 27,797	\$ 22,095	\$ 13,736	\$ 21,010	\$ 13.26	\$ 2.72
Newmarket	GTA	\$ 33,109	\$ 27,486	\$ 27,486	\$ 14,331	\$ 21,328	\$ 24.38	\$ 8.67
Burlington	GTA	\$ 34,604	\$ 27,561	\$ 20,247	\$ 14,368	\$ 20,326	\$ 14.88	\$ 10.83
Whitchurch-Stouffville	GTA	\$ 34,993	\$ 27,891	\$ 27,891	\$ 16,092	\$ 21,888	\$ 28.87	\$ 12.37
Richmond Hill	GTA	\$ 35,486	\$ 29,644	\$ 29,644	\$ 16,694	\$ 21,916	\$ 25.97	\$ 8.75
Vaughan	GTA	\$ 35,594	\$ 30,025	\$ 30,025	\$ 16,899	\$ 22,121	\$ 25.03	\$ 9.32
Caledon	GTA	\$ 36,496	\$ 34,888	\$ 34,888	\$ 15,139	\$ 25,818	\$ 12.20	\$ 8.48
King	GTA	\$ 36,804	\$ 31,162	\$ 31,162	\$ 15,975	\$ 23,348	\$ 28.20	\$ 12.49
Aurora	GTA	\$ 37,071	\$ 34,674	\$ 30,559	\$ 16,373	\$ 23,308	\$ 26.05	\$ 10.34
Halton Hills	GTA	\$ 38,698	\$ 31,541	\$ 22,102	\$ 15,746	\$ 21,884	\$ 17.46	\$ 10.05
Oakville	GTA	\$ 38,828	\$ 31,287	\$ 25,364	\$ 15,946	\$ 23,915	\$ 17.60	\$ 13.55
Brampton	GTA	\$ 39,328	\$ 39,328	\$ 39,328	\$ 16,175	\$ 29,131	\$ 16.49	\$ 10.01
Markham	GTA	\$ 39,836	\$ 32,639	\$ 32,639	\$ 16,915	\$ 25,934	\$ 23.75	\$ 8.04
Milton	GTA	\$ 43,338	\$ 35,093	\$ 28,517	\$ 19,587	\$ 27,289	\$ 18.81	\$ 14.75
GTA Average		\$ 33,414	\$ 28,532	\$ 26,834	\$ 14,381	\$ 21,270	\$ 18.50	\$ 7.94

Summary by Geographic Location

- There are clear trends across Ontario in terms of the DC practices and costs, with the lowest DCs generally in the North and East and the highest DCs in the GTA
- 3 of the 5 North municipalities in the study do not have Development Charges
- Only one Eastern Ontario municipality has no DCs (Cornwall). Of the remaining Eastern municipalities, 2 exempt Industrial properties
- All Niagara/Hamilton municipalities charge DCs for all types of properties
- A number of Southwest municipalities exempt industrial properties from DCs to promote employment