

DEVELOPMENT CHARGES 2024

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

DC's 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 Office of the Clerk 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.

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

When is a DC payable?

The DC is calculated and paid in full on the date of the issuance of a building permit. The building permit will not be issued until the DC has been paid in full.

In some cases, the legislation or agreements may change the payment timing. Please refer to By-law 2024-033 for more information about the timing of payments for specific developments.



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Development Charges Rate Schedule Effective July 1, 2024

Town-wide Residential DCs

	Residential Charge Per Unit			
	Single & Semi-Detached	Multiple Dwelling	Apartments ≥ 700 sq.ft.	Apartments < 700 sq.ft.
Town of East Gwillimbury				
Growth Studies	\$820	\$653	\$538	\$393
Library Services	\$3,992	\$3,178	\$2,616	\$1,913
Fire & Emergency Services	\$2,739	\$2,180	\$1,795	\$1,312
Indoor Recreation	\$21,632	\$17,221	\$14,183	\$10,369
Outdoor Recreation	\$9,409	\$7,490	\$6,169	\$4,510
Public Works	\$860	\$684	\$564	\$412
Roads and Related	\$8,752	\$6,969	\$5,738	\$4,194
Water Services	\$1,771	\$1,411	\$1,162	\$849
Wastewater Services	\$5,809	\$4,624	\$3,809	\$2,785
Total Town Wide Charge	\$55,784	\$44,410	\$36,574	\$26,737

Town-wide Non-Residential DCs

	Non-Residential Charge Per Square Foot of GFA	
	Retail	Non-Retail
Town of East Gwillimbury		
Growth Studies	\$0.53	\$0.71
Library Services	\$0.00	\$0.00
Fire & Emergency Services	\$1.76	\$0.97
Indoor Recreation	\$0.00	\$0.00
Outdoor Recreation	\$0.00	\$0.00
Public Works	\$0.56	\$0.30
Roads and Related	\$8.62	\$1.43
Water Services	\$0.56	\$0.36
Wastewater Services	\$2.51	\$1.48
Total Town Wide Charge	\$14.54	\$5.25

Yonge Street Watermain Area Specific Charge (per acre): **\$6,362.85**

For more information, please contact Development Finance

905-478-4283
developmentfinance@eastgwillimbury.ca

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

19000 Leslie Street
Sharon, ON, L0G 1V0
905-478-4283
www.eastgwillimbury.ca