

Development Charge Rates Effective April 1, 2025

By-law 2022-0042

Service/Class of Service	Residential Single and Semi-Detached Dwelling	Residential Multiples - 3 Bedrooms+	Residential Multiples - Less than 3 Bedrooms	Residential Apartments - 2 Bedrooms +	Residential Apartments - Bachelor and 1 Bedroom	Residential Special Care/Special Needs Dwelling Units	Non-Residential Industrial (per m2 of Gross Floor Area)	Non-Residential Non-Industrial (per m2 of Gross Floor Area)
Transportation Services	\$ 9,519.00	\$ 6,695.00	\$ 4,500.00	\$ 4,910.00	\$ 3,620.00	\$ 2,988.00	\$ 21.72	\$ 70.83
Fire Protection Services	1,321.00	929.00	624.00	681.00	502.00	414.00	3.01	9.83
Transit Services	540.00	380.00	255.00	279.00	206.00	170.00	1.12	3.70
Recreation and Parks Services	17,552.00	12,344.00	8,298.00	9,054.00	6,675.00	5,508.00	6.45	6.45
Library Services	2,269.00	1,596.00	1,073.00	1,170.00	863.00	712.00	0.83	0.83
Stormwater Management Services	86.00	60.00	41.00	44.00	33.00	27.00	0.20	0.64
Growth-Related Studies	427.00	300.00	202.00	220.00	162.00	134.00	0.97	3.17
Base By-Law Total DC Rate (September 1, 2022)	\$ 31,714.00	\$ 22,304.00	\$ 14,993.00	\$ 16,358.00	\$ 12,061.00	\$ 9,953.00	\$ 34.31	\$ 95.46
Increase: Indexing April 1, 2023 (14.6%)	4,630.24	3,256.38	2,188.98	2,388.27	1,760.91	1,453.14	5.01	13.94
Increase: Indexing April 1, 2024 (5.5%)	1,998.93	1,405.82	945.01	1,031.04	760.21	627.34	2.16	6.02
Increase: Indexing April 1, 2025 (4.0%)	1,533.73	1,078.65	725.08	791.09	583.28	481.34	1.66	4.62
Total DC Rate Effective April 1, 2025	\$ 39,876.90	\$ 28,044.85	\$ 18,852.07	\$ 20,568.40	\$ 15,165.40	\$ 12,514.82	\$ 43.14	\$ 120.04

*Annual DC Indexing amounts (%) are calculated and applied to the cumulative net DC Rate including all prior year indexing