



Schedule of Non-Residential Development Charges

Notice to permit applicant:

Development charges and cash-in-lieu of parkland may be applicable to your application. These charges are payable prior to permit issuance. For information, please contact Richmond Hill's [Finance Department](#), Development Section on the 6th floor at 225 East Beaver Creek Road, Richmond Hill.

Payment of development charges must be made by certified cheque payable to the City of Richmond Hill. Please note that these charges are subject to indexing pursuant to the various by-laws in place by the city, region and school boards.

Cash-in-lieu of Parkland Requirements - Apply By-law 58-13

(payable prior to building permits issuance)

For residential developments containing Multi-Residential Dwelling Units (as defined by the Parkland Dedication By-law) the value of the land as of the day before the day the building permit is issued will be determined based on an assessment of comparable land sales completed by the Manager of Real Estate, and/or a site-specific market value appraisal.

For all other types of development (e.g., single detached dwellings, townhouses, industrial, commercial) the City will annually retain a qualified land value appraiser to determine an appropriate, estimated land value for each land use in specific areas of the City.

Please contact the [Finance Department](#), Development Section for further notice.

Boards of Education (effective July 1, 2020)	Price per square metre of Gross Floor Area (G.F.A)
Separate	\$2.04
Public	\$10.75
Total	\$12.79

Region of York (effective July 1, 2020)	Price per square metre of G.F.A
Hotel	\$119.60
Industrial, Office and Institutional	\$253.71
Retail	\$610.42

City of Richmond Hill (effective July 1, 2020)	Price per square metre of G.F.A
Non-retail	\$66.39
Retail	\$91.05

Richmond Hill Area Specific Development Charges

Payable at execution of site plan/ subdivision agreement/ land severance/ building permit issuance.

By-law	Price per net hectare
By-law 30-16 Bayview North East Development Area	\$254,937
By-law 32-16 Headford- Excluding Storm Development Area	\$172,681
By-law 41-19 Oak Ridges-Lake Wilcox (Greenfield) Development Area	\$231,720
By-law 42-19 North Leslie West Development Area	\$38,205
By-law 43-19 North Leslie East Development Area	\$18,074
By-law 44-19 West Gormley Development Area	\$47,621
By-law 45-19 Elgin West Development Area	\$171,328
By-law 46-19 Headford Storm North of Rouge Development Area	\$46,755

Other Charges Payable at Permit Stage

Bulk Water Meter Charge – TBD

Temporary Water -- \$1,000/sqft

(1-2021) Non-Residential January 1, 2021