



## DEVELOPMENT CHARGES (by development type and area)

### City-wide Development Charges

Richmond Hill's By-law No. 47-19 and its amending Bylaw 34-21 imposes residential and non-residential development charges upon all lands within the boundaries of the City of Richmond Hill, payable upon issuance of a building permit.

The City-wide Development Charges By-law provides for:  
Soft Services – Parks and recreation, Library Services and growth studies

Hard Services – Fire Protection Services, Engineering and Public Works

Note that By-law No. 47-19 is subject to an ongoing appeal

### Area-Specific Development Charges

Area-Specific Development Charges By-laws provide for hard services that benefit solely the development area.

These services include:

- Collector Roads (including new road construction, road improvements, land, intersection improvements, street lighting and signals)
- Watermains and Appurtenances
- Sanitary Sewers and Appurtenances
- Storm Sewers and Appurtenances
- Boundary Road Surface Works (sidewalks, landscaping and street lighting)
- Studies (including Master Environmental Servicing Plans, Environmental Management Studies, Secondary Plan Studies and Consulting Studies)



Development Type	Development Charge
<b>Residential (Per unit)</b>	
Single and Semi-Detached	\$21,429
Apartment and Stacked Townhouses – Large (700 sq. feet)	\$14,615
Apartment and Stacked Townhouses – Small (700 sq. feet)	\$9,387
Other Multiples	\$17,544
<b>Residential (Per square metre of gross floor area)</b>	
Retail	\$92.90
Non-Retail	\$61.35

Richmond Hill	Development Charge
<b>West Gormley</b> (Note that this By-law is subject to an ongoing appeal)	\$47,621
<b>North Leslie East</b> (Note that this By-law is subject to an ongoing appeal)	\$18,074
<b>North Leslie West</b>	\$38,205
<b>Oak Ridges - Lake Wilcox (Greenfield)</b>	\$231,720
<b>Elgin West</b>	\$171,328
<b>Headford Storm North of Rouge</b>	\$46,755
<b>Headford – Excluding Storm</b>	\$236,900
<b>Bayview North East</b>	\$434,900

## Exemptions:

Development Charges are payable on all new residential and non-residential developments unless the Development Charges Act or By-laws provide an exemption. Exemptions provided in the By-laws include:

- Board of Education
- City of Richmond Hill, or local board or commission thereof
- Region of York or any local board thereof
- Public Hospitals
- The gross floor area of a place of worship (up to 5,000 sq. feet)
- The relocation of a residential heritage building within the boundaries of the City of Richmond Hill
- the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building
- the creation of one additional dwelling unit in any other existing residential building already containing at least one Dwelling Unit or prescribed ancillary residential dwelling structure to the existing residential building

## Installment Payments

- Development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment.
- Development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment.

## Reporting

The annual Treasurer's Statement, identifying opening and closing reserve fund balances, and transactions during the year, is available during regular business hours at Richmond Hill's Main Municipal Offices or [RichmondHill.ca](http://RichmondHill.ca).

## About this Publication

This publication summarizes the City of Richmond Hill Development Charges effective June 23, 2021.

This information is intended only as a guide. Applicants should review the approved By-laws and consult with the Richmond Hill's Financial Services Division to determine the charges that may apply to a specific development proposal.

In compliance with legislation, the municipality is authorized to collect Development Charges on behalf of the Regional Municipality of York and the York Region Separate and Public School Boards. Please contact the Financial Services Division – Capital and Development Finance, or visit our website [RichmondHill.ca/DevelopmentCharges](http://RichmondHill.ca/DevelopmentCharges) for a breakdown of these charges.

## Purpose of Development Charges

Development charges are fees collected by the City for new development and redevelopment of land. Collecting development charges is the City's primary revenue tool for funding growth-related capital costs. This reduces the overall burden on the taxpayer.

All developments within the Richmond Hill, unless otherwise noted within the City's Development Charges By-laws, are subject to a "City-wide Development Charge" and possibly an "Area-Specific Development Charge" in order that the services necessitated by development can be provided. The location of a proposed development will determine whether or not an "Area-Specific Development Charge" is applicable, and the amount of such charge. These area boundaries are described in more detail in the Development Charges By-laws.



## Contact Information

Each jurisdiction passes its own by-laws to regulate the administration of their development charges. Copies of the City of Richmond Hill's Development Charges By-laws are available Monday to Friday, 8:30 a.m. to 4:30 p.m. at the City Clerk's Office:

**Richmond Hill Main Municipal Offices**  
**225 East Beaver Creek Road, Richmond Hill, ON L4B 3P4 • 905-771-8800**  
**[access@richmondhill.ca](mailto:access@richmondhill.ca)**

For inquiries dealing with calculations and exemptions, please contact the Financial Services Division – Capital and Development Finance at 905-747-6313.

To obtain information about the City of Richmond Hill in your preferred language, please call Access Richmond Hill at 905-771-8949.

**[RichmondHill.ca/DevelopmentCharges](http://RichmondHill.ca/DevelopmentCharges)**