



DEVELOPMENT CHARGES
(by development type and area)

City-wide Development Charges

Richmond Hill’s By-laws No. 6-24, 7-24, 8-24, 9-24, and 10-24 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.

Richmond Hill amended the above By-laws through amending By-laws No. 105-24 to 109-24 and 112-24 to 116-24.

The City-wide Development Charges By-law provides for:

Soft Services – Parks and recreation Services, Library Services, Growth Studies

Hard Services – Fire Protection Services, Engineering Services and Public Works

Development Type	Development Charge
Residential (Per unit)	
Single and Semi-Detached	\$50,776
Apartment and Stacked Townhouses – Large (700 sq. feet)	\$32,068
Apartment and Stacked Townhouses – Small (700 sq. feet)	\$22,764
Other Multiples	\$42,216
Special Dwelling Units	\$16,041
Non-Residential (Per square metre of gross floor area)	
Retail	\$202.26
Non-Retail	\$162.23

Area-Specific Development Charges

Area-Specific Development Charges By-laws No. 11-24, and 12-24 provide for hard services that benefit solely the development area including Collector Roads (including new road construction, road improvements, land, intersection improvements, street lighting and signals).

Richmond Hill amended the above By-laws through amending By-laws No. 110-24, 111-24, 117-24, 118-24.

Richmond Hill	Development Charge
Headford – Excluding Storm	\$288,008
Bayview North East	\$389,870



About this Publication

This publication summarizes the City of Richmond Hill Development Charges effective first day of July, 2026.

This information is intended only as a guide. Applicants should review the approved By-laws and consult with 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 Revenue Billing – Development Finance, or visit our website 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 City of 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

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:

- Non-profit housing development as defined in the Act;
- Affordable residential units as defined in the Act;
- Attainable residential units as defined in the Act;
- Non-residential uses permitted pursuant to Section 39 of the Planning Act, R.S.O. 1990, c. P.13 or any successor thereto;
- Lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
- Development creating or adding an accessory use or structure not exceeding 100 square metres of gross floor area, except for any live work units with a retail component;
- An enlargement to an existing dwelling unit;
- The creation of additional dwelling units in existing Rental Housing equal to the greater of one or 1% of the existing dwelling units;
- The creation of additional dwelling units in any other existing or new residential buildings as prescribed in sections 3.2 and 3.3 of the Development Charges Act.
- 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
- Long-Term Care Facilities (Bill 17)

Installment Payments

- Development charges for rental housing and institutional developments

Development Charges Deferral

- City-wide Development Charges Deferral Policy for Office Buildings
- City-wide Development Charges Deferral for Charitable Non-Profit Organizations Policy
- Development Charges Deferral Policy for Large Office Buildings in the Richmond Hill Centre - Pilot Program

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.

For inquiries dealing with calculations and exemptions, please contact Revenue Billing Development Finance at DevelopmentFinance@richmondhill.ca.

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