

EXEMPTIONS

City of Markham development charges are payable on all new residential and non-residential development requiring specific development approvals, unless the By-laws or the Act provides an exemption. Some exemptions provided in the City of Markham By-laws and/or the Act include:

- The relocation of a heritage building
- A public hospital receiving aid under the Public Hospitals Act
- A mobile temporary sales centre
- A temporary building or structure
- Accessory building or structure not exceeding 100 square metres
- The enlargement of an existing dwelling unit, or the addition of 1 dwelling unit within an existing residence
- Additions to existing industrial buildings or offices up to 50% of the gross floor area of the existing structure prior to the first enlargement.

For a complete list of exemptions and qualifying criteria, please review the development charge By-laws and Act, or contact the Development Finance Department.

DEVELOPMENT CHARGE PAYMENT TIMING

Development charges are payable on the date of execution of a subdivision agreement or site plan agreement (at the option of the developer) if the site plan is related to a high-rise development. Where a subdivision or site plan agreement are not required, development charges are payable upon the issuance of a building permit. When multiple permits are issued in respect of a single structure, development charges are payable when the first building permit is issued.

REGION OF YORK & SCHOOL BOARDS

The City also collects applicable Regional development charges and education development charges on behalf of the Region of York as well as both School Boards—the York Region and York Catholic District School Boards.



This pamphlet provides an overview of the City of Markham development charges and is intended for use as a **guide**. Applicants should **review the development charges By-laws, the Development Charges Act 1997, and contact the Development Finance Department for further information**. The Region of York By-laws are **separate** from the City, and therefore should be consulted to determine the Region’s application of development charges.



For further information, please contact:

The City of Markham
Financial Services
Development Finance Department
101 Town Centre Blvd
Markham, ON L3R 9W3
Phone (905) 475-4742
Facsimile (905) 479-7769
www.markham.ca

You can also find information regarding the City of Markham development charges by visiting our website: www.markham.ca. Click on “Planning & Development Services” which is found under the “Economic Development & Business” dropdown menu, and then select “Development Charges” which will appear on the left-hand side.



Development Charges

This pamphlet provides an overview of the *City of Markham* development charges and is intended to be used as a guide. Applicants should review the By-laws, the Act, and contact the Development Finance Department for further information. *The Region of York By-laws are separate from the City*, and therefore should be consulted to determine the Region’s application of development charges.

Development charges are imposed against all new development (residential and non-residential lands, buildings or structures) within the City in accordance with the *Development Charges Act, 1997*. By-laws enforce the application of development charges that are required to recover the growth-related capital costs associated with providing infrastructure and facilities to service new development.

Three types of development charges within the City are imposed under a number of by-laws. They are:

- City-Wide Hard (CWH) development charge By-law 2022-49;
- City-Wide Soft (CWS) development charge By-law 2022-50; and
- Area-Specific (ASDC) development charge By-laws 2022-51 to 2022-72, inclusive.

Area-specific development charges recover growth-related capital costs for services within the specific geographic areas identified in the By-laws. Development Charges are related to the following services:

Hard Services (including Area-Specific)

- | | |
|--------------------------|------------------------|
| • Roads | • Illumination |
| • Sidewalks | • Intersections |
| • Property Acquisition | • Structures / Bridges |
| • Storm Water Management | • Water Supply & Mains |

Soft Services

- | | |
|----------------------|---------------------|
| • Parks | • Libraries |
| • Fire Services | • Indoor Recreation |
| • General Government | • Public Works |
| • Waste Management | |

APPLICATION OF DEVELOPMENT CHARGES

Residential

CWH and CWS residential development charges are calculated on residential dwelling types— single/semi, multiple dwelling, large apartment (700sq. ft and up), and small apartment (<700 sq. ft).

Non-Residential

The CWH and CWS have three differentiated rates based on the intended use of a building or structure, and are calculated based on the gross floor area of the building or structure in square metres. The rates include a charge for retail development, industrial, office, and institutional developments (i.e. IOI), and mixed-use development which is applied to the non-residential portion of a building or structure that is used, designed or intended for both residential and non-residential purposes.

For clarification on the definition of dwelling types or non-residential building types, as well as the application of the charge, please refer to the By-law or contact the staff in the Development Finance Department.

Area-Specific

Both the residential and non-residential area-specific development charges are calculated on the net hectare(s) of land upon which the building or structure is being developed.

CHANGE IN USE

Where there is a redevelopment that results in a change in use between residential and non-residential, or non-retail to retail, development charges may apply. For further information regarding the calculation of the amount payable and any applicable credits, please contact the staff in the Development Finance Department.

DEMOLITION CREDITS

Where one or more existing dwelling units are demolished, or a non-residential use building or structure, or part thereof, is demolished, a credit against development charges otherwise payable with respect to the redevelopment, may be applicable. Such credit or partial credit shall be applicable only where the redevelopment has occurred within 48 months from the date that the necessary demolition approval was obtained with documented proof thereof. For further information, please contact the staff in the Development Finance Department.

DEVELOPMENT CHARGES RATES

10-November-2025

RESIDENTIAL

Unit Based Rates (\$/unit)				
	Single/Semi	Multiple Dwelling	Large Apt.	Small Apt.
City-wide Hard	\$40,968	\$31,758	\$24,993	\$17,558
City-wide Soft	\$35,322	\$27,384	\$21,552	\$15,141
York Region Hard	\$68,018	\$56,589	\$43,917	\$28,562
York Region General	\$24,816	\$20,647	\$16,022	\$10,420
Go Transit	\$446	\$350	\$258	\$163
Public School	\$7,678	\$7,678	\$7,678	\$7,678
Separate School	\$872	\$872	\$872	\$872
Total Unit Costs	\$178,120	\$145,278	\$115,292	\$80,394

NON-RESIDENTIAL

GFA Based (\$/m²) Rates					
	Industrial Office Institutional (IOI)	Retail	Hotel	Mixed Use Retail	Mixed Use IOI
City-wide Hard	\$227.55	\$283.61	\$283.61	\$138.18	\$138.18
City-wide Soft	\$24.51	\$30.60	\$30.60	\$14.68	\$14.68
York Region	\$320.02	\$795.35	\$143.06	\$795.35	\$320.02
Public School	\$14.53	\$14.53	\$14.53	\$14.53	\$14.53
Separate School	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91
	\$589.52	\$1,127.00	\$474.71	\$965.65	\$490.32

DEVELOPMENT CHARGES RATES

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AREA-SPECIFIC

Land Based (\$/hectare)				
Area No.		Rate	By- Law No.	
Yonge Steeles Corridor	1B	\$1,922,384	2022-51	
Armadale	5	\$11,605	2022-52	
Armadale NE	7	\$20,295	2022-53	
PD 1-7	9	\$965,179	2022-54	
Rodick / Miller Road Planning District	17	\$868,425	2022-55	
Mount Joy	23	\$227,085	2022-56	
South Unionville - Helen Avenue	42A-1	\$231,348	2022-57	
Markham Centre	42B	\$10,477	2022-58	
Markham Centre - Clegg	42B-2	\$221,522	2022-59	
Markham Centre - Hotel	42B-4	\$1,173,695	2022-60	
Markham Centre - South Hwy 7	42B-6	\$1,620,602	2022-61	
Markham Centre - Sciberras	42B-8	\$1,952,279	2022-62	
Markham Centre - East Precinct	42B-9	\$309,772	2022-63	
Cathedral	46	\$12,477	2022-64	
York Downs	47B	\$10,756	2022-65	
404 North Employment Lands	49	\$23,802	2022-66	
Future Urban Area (FUA)	50A	\$15,483	2022-67	
FUA - Employment Block	50A-1	\$151,766	2022-68	
FUA - Robinson Glen	50A-2	\$22,734	2022-69	
FUA - Berczy Glen Block	50A-3	\$267,379	2022-70	
FUA- Angus Glen Block	50A-4	\$92,119	2022-71	
FUA - Robinson Glen - South Block	50A-5	\$63,204	2022-72	

To determine whether your development is required to pay area-specific development charges, please visit the City of Markham website at www.markham.ca to view an area-specific map.

INDEXING

Development Charges imposed under By-law 2022-49 to 2022-72, inclusive, shall be adjusted semi-annually on January 1st and July 1st of each year, in accordance with the Statistics Canada quarterly Construction Price Statistics Index.