



DEVELOPMENT CHARGES INFORMATION PACKAGE RATES AS AT JANUARY 1, 2026

With over 900 high-technology businesses and a legion of international and national head offices to its credit Markham is “Canada’s High-Tech Capital”. Markham’s population is poised for tremendous growth over the next decade, and has well-planned attractive streetscapes, residential subdivisions, business parks and natural spaces which sets it apart from other communities and makes it a desirable place to both work and live.

Development charges should be taken into consideration in the planning of any residential or non-residential project. Detailed below are some of the key characteristics of development charges and the manner in which they are calculated, imposed and collected.

What are development charges?

On November 23, 1989 the *Development Charges Act* was introduced to bring greater uniformity to the widely varied lot levy practices of the past. Development charges replaced lot levies as the primary way for Ontario municipalities to raise funds for required services and infrastructure improvements resulting from development.

Every development application is evaluated to determine to what extent development charges are applicable.

Development charges are now governed by the *Development Charges Act, 1997*.

Do I have to pay?

You may be required to pay development charges for any residential or non-residential development if you are:

- erecting a new (not replacement) building(s)
- making an addition or alteration to an existing building(s) which increases the gross floor area or number of units
- redeveloping a property or properties which result in a change of use

Certain exemptions exist within the by-laws. Therefore, it is recommended that you investigate whether your property is eligible for an exemption. To find out if exemptions are applicable to your project, please contact Shannon Neville (905) 477-7000 ext. 2659 or sneville@markham.ca at the City of Markham or check with each jurisdiction listed in the section “**Who Do I call for more information?**”

Who collects these charges?

The City of Markham collects development charges and education development charges on behalf of itself and three external jurisdictions. Charges are collected on behalf of and remitted to the Region of York, the York District School Board and the York Catholic District School Board as required by law. Each jurisdiction is responsible for setting the rates of its own development charges and for determining any exemptions.

When are the charges collected?

For subdivisions, a portion of the total development charges is required at the time the subdivision agreement is executed. The balance is collected at the building permit stage.

All development charges must be paid in full prior to the issuance of a building permit.

What is an area specific development charge?

An area specific development charge is applied by the municipality in areas where services and infrastructure benefit a specific geographical area. As a result, municipal development charges are more equitably distributed.

Landowners may enter into front-ending or credit agreements with the municipality to provide infrastructure works and services instead of paying all or a portion of the applicable area specific charge.

How much can I expect to pay?

The amount of development charges you are required to pay depends on several factors, including:

- **Type of development** - Is it residential or non residential? Is it a single detached dwelling or apartment?
- **Size of development** - For residential developments, a combination of the site area (in net hectares) and the number and type of dwelling units.

For non-residential development, a combination of the floor area and site area (in net hectares).

- **Location of Development** - Where your property is located will determine if an area specific development charge is applicable.
- **Indexing of charge rates** - Each jurisdiction indexes its charges from time to time.
- **Exemptions** - Development charges are not intended to be collected more than once for the same service. Exemptions may be permitted if a service has already been provided, the development replaces some of the floor area eliminated via demolition, or as approved by the affected jurisdiction.

In all instances you must establish that the proposed development is entitled to an exemption. You should check with each jurisdiction to determine if you qualify for any exemptions.

Who do I call for more information?

Each jurisdiction passes its own by-laws to regulate the administration of their development charges. Copies of Markham's development charge by-laws are available online by navigating to:

<https://www.markham.ca/wps/portal/home/about/city-hall/bylaws/bylaw>

or in person at:

Clerk's Department
City of Markham, Anthony Roman Centre
101 Town Centre Boulevard, "Great Hall" Entrance
Tel. (905) 475-4744
Between 8:30 a.m. and 4:30 p.m. daily

To serve you better, there are several municipal contacts that can assist you with or direct your general inquiries to the appropriate staff. Departments which may be able to deal with your general inquiries include:

- Building Standards at (905) 475-4870
- Economic Development Office at (905) 475-4878
- Financial Services at (905) 475-4742
- Development Services at (905) 475-4861

For inquiries dealing with calculations and exemptions, each jurisdiction should be contacted with respect to their respective development charge by-laws. The contact persons are listed below:

City of Markham

Shannon Neville
(905) 477-7000 extension 2659

Region of York

Fabrizio Filippazzo
(905) 830-4444 extension 71696

School Boards

Gilbert Luk
(905) 727-0022 extension 2439

Gilbert Luk handles inquiries with respect to development charges for both school boards.

Rates

The rates as at January 1, 2026 for all jurisdictions are detailed below. The rates are subject to change/indexing in accordance with the various by-laws. Exemptions etc. are the responsibility of the individual jurisdiction.

RESIDENTIAL

	Single/ Semi	Multiple Dwelling Unit	Large Apt. (≥ 700 sq. ft.)*	Small Apt. (< 700 sq. ft.)*	BY-LAW NO.
City-wide Hard (\$/unit)	41,890	32,473	25,555	17,953	2022-49
City-wide Soft (\$/unit)	36,117	28,000	22,037	15,482	2022-50

NON-RESIDENTIAL

	I.O.I.	Retail	Mixed Use	By-Law No.
City-Wide Hard (\$/m ²)	232.67	289.99	141.29	2022-49
City-Wide Soft (\$/m ²)	25.06	31.29	15.01	2022-50

IN ADDITION TO THE ABOVE CITY-WIDE CHARGES, THE FOLLOWING AREA SPECIFIC CHARGES APPLY TO ALL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT OCCURRING IN THOSE AREAS. THE CHARGE IS CALCULATED ON A PER NET HECTARE BASIS.

AREA NAME	AREA #	RATE	BY-LAW NO.
Yonge Steeles Corridor	1B	\$1,965,638	2022-51
Armadale	5	\$11,866	2022-52
Armadale NE	7	\$20,752	2022-53
PD 1-7	9	\$986,896	2022-54
Rodick / Miller Road Planning District	17	\$887,965	2022-55
Mount Joy	23	\$232,194	2022-56
South Unionville - Helen Avenue	42A-1	\$236,553	2022-57
Markham Centre	42B	\$10,713	2022-58
Markham Centre - Clegg	42B-2	\$226,506	2022-59
Markham Centre - Hotel	42B-4	\$1,200,103	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,657,066	2022-61
Markham Centre - Sciberras	42B-8	\$1,996,205	2022-62
Markham Centre - East Precinct	42B-9	\$316,742	2022-63
Cathedral	46	\$12,758	2022-64
York Downs	47B	\$10,998	2022-65
404 North Employment Lands	49	\$24,338	2022-66
Future Urban Area	50A	\$15,831	2022-67
Future Urban Area - Employment Block	50A-1	\$155,181	2022-68
Future Urban Area - Robinson Glen	50A-2	\$23,246	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$273,395	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$94,192	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$64,626	2022-72

THE FOLLOWING EXTERNAL JURISDICTIONS CHARGE DEVELOPMENT CHARGES (RESIDENTIAL CHARGES ARE ON A PER UNIT BASIS, NON RESIDENTIAL CHARGES ARE ON A PER M² BASIS.)

	RESIDENTIAL (\$ / unit)				NON-RESIDENTIAL (\$ / m ²)		
	Single/ Semi	Multiple Dwelling Unit	Large Apt. (≥ 700 sq. ft.)	Small Apt. (< 700 sq. ft.)	I.O.I	Retail	Hotel
Region of York	\$92,834	\$77,236	\$59,939	\$38,982	\$320.02	\$795.35	\$143.06
Public School	\$7,678				\$14.53		
Separate School	\$872				\$2.91		

Calculation Sample and Worksheet

On page #7 is a sample residential and on page #8 is a sample non-residential calculation together with a worksheet so that you may calculate an estimate for your project. Should you need assistance with your calculation please contact Shannon Neville (905) 475-4742 at the City.

The sample residential calculation is for a single family home on 0.05 hectares of land in Area Specific # 5 Armadale.

The sample non-residential calculation is for an Industrial/Office/Institutional class building with 2,503 m² of gross floor area on 0.926 hectares of land in Area Specific # 5 Armadale.

Page 9 of this handout provides details of the various Area Specific areas in the City. If you are unsure of the actual Area Specific area your project is in please contact Shannon Neville (905) 477-7000 extension 2659 or sneville@markham.ca at the City. We require either the civic address or legal description of the property to confirm the Area Specific area.

To complete your calculation you will require the following information:

Residential Projects

- Type of units (singles/semis, multiple dwelling unit, small apartments, large apartments)
- Number of units
- Size of lot(s) in net hectares. Net hectares mean the area of land in hectares net of all lands conveyed into public ownership.

Non-residential Projects

- Gross floor area (GFA) in square meters (m²)
- Main purpose of the building (industrial, office, institutional, retail)
- Size of lot(s) in hectares

For definitions and other information related to the calculation of the development charges, please review the City's by-laws at:

<https://www.markham.ca/wps/portal/home/about/city-hall/bylaws/bylaw>

CALCULATION WORKSHEET – RESIDENTIAL

		<i>Sample</i>		<i>Your Calculation</i>	
Rate					
City-wide Hard		\$	41,890.00		\$
City-wide Soft		\$	36,117.00		\$
Region		\$	92,834.00		\$
Public School		\$	7,678.00		\$ 7,678.00
Separate School		\$	872.00		\$ 872.00
Total	(a)	\$	179,391.00	(a)	\$
(a) sum of all rates above					
Number of units	(b)		1	(b)	
C - Sub-total	(a x b)	\$	179,391.00	(a x b)	\$
Area Specific					
Area Rate/Hectare	(d)	\$	11,866.00	(d)	\$
Times area (hectares)	(e)		0.05	(e)	
F - Sub-total	(d x e)	\$	593.30	(d x e)	\$
Total Charge	(C + F)	\$	179,984.30	(C + F)	\$

CALCULATION WORKSHEET – NON-RESIDENTIAL

		<i>Sample</i>		<i>Your Calculation</i>	
Rate					
City-wide Hard	I.O.I.	\$	232.67		
(insert correct rate)	Retail	\$	289.99		
	Mixed	\$	141.29		
City-wide Soft	I.O.I.	\$	25.06		
(insert correct rate)	Retail	\$	31.29		
	Mixed	\$	15.01		
					\$
Region	I.O.I.	\$	320.02		
(insert correct rate)	Retail	\$	795.35		
	Hotel	\$	143.06		
					\$
Public School		\$	14.53		\$ 14.53
Separate School		\$	2.91		\$ 2.91
Total	(a)	\$	595.19	(a)	\$
(a) sum of all rates above					
Times Gross Floor Area					
(m ²)	(b)		2,503	(b)	
C - Sub-total	(a x b)	\$	1,489,760.57	(a x b)	\$
Area Specific					
Area Rate / ha	(d)	\$	11,866.00	(d)	\$
Times area (ha)	(g)		0.926	(g)	
H - Sub-total	(f x g)	\$	10,987.92	(f x g)	\$
Total Charge	(C + H)	\$	1,500,748.49	(C + H)	\$