



Development Charges for 2026

Purpose of Development Charges

The general purpose for which the Township imposes Development Charges is to assist in providing the infrastructure required by future development in the Township through the establishment of a viable capital funding source to meet the Township's financial requirements related to growth.

When are Township DC's Payable?

Development Charges shall be calculated and payable on the date of issuance of a building permit, except as otherwise provided in By-law 39-2024. A building permit shall not be issued until the Development Charge has been paid in full.

Please review By-law 39-2024 for exceptions to the time of payment of Development Charges at building permit issuance.

Exemptions

The following uses are wholly exempt from Development Charges under the by-law:

1. Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
2. An interior alteration to an existing building or structure which does not change or intensify the use of the land;
3. The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
4. The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
5. A public hospital, exempt from taxation under section 3 of the Assessment Act;
6. Non-residential farm buildings constructed for Bona Fide Farm Uses;
7. Affordable Residential Unit;
8. Attainable Residential Unit;
9. Affordable inclusionary zoning Residential Units; and
10. Non-Profit Housing Units.

Discounts

- The Development Charges are discounted for rental housing developments, where there are four or more units, all of which are for rental purposes, based on the number of bedrooms in each unit, as follows: Units with three or more bedrooms – Discounted by 25%;
- Two bedroom units – Discounted by 20%; and
- All other bedroom quantities – Discounted by 15%.

A reduction in Development Charges under By-law 39-2024 is allowed where, as a result of the redevelopment of land, a building or structure existing on the same land within three (3) years prior to the date of payment of development charges in regard to such development was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced as set out in the By-law.

Application of Development Charges

Development Charges apply to all lands located in the Township of East Garafraxa, subject to some exemptions.

Development Charges shall be payable on the lands that require any of the approvals set out in subsection 3.4 (a) of By-law 39-2024.



Township of East Garafraxa Development Charges

Township of East Garafraxa By-Law 39-2024 is effective October 31, 2024 to October 31, 2034.

This pamphlet summarizes the Township's policy with respect to Development Charges.

The information contained herein is intended only as a guide. Applicants should review By-Law 39-2024 and consult with the Township to determine the applicable charges that may apply to specific development proposals.

Development Charge By-Law 39-2024 is available for inspection at the Township office, Monday to Friday, 8:30 a.m. to 4:00 p.m. and on the Township's website at www.eastgarafraxa.ca.

Indexing

The schedule of Development Charges will be adjusted annually as of January 1st each year, without an amendment to the by-law and in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, Non-Residential Construction Price Statistics for the Toronto Region, pursuant to Section 5.1 of By-Law 39-2024.

Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the Township of East Garafraxa must prepare an annual financial statement reporting on the status and transactions relating to the Development Charge reserve funds for the previous year. This statement is presented to the Council of the Township of East Garafraxa for their review. The statement for the previous year is available on the Township website on the [Development Charges](#) page.

For further information, please contact:

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Annual Indexed Rate Schedule Effective January 1, 2026

Percentage change from 2025: 4.2%

A list of the municipal services for which the municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential				Non-Residential	
	Single/Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(Per sq.ft. of Gross Floor Area)	Wind Turbines
Township Wide Services:						
Services Related to a Highway	\$23,131.54	\$17,018.74	\$12,762.71	\$6,344.22	\$8.93	\$23,131.54
Fire Protection Services	\$1,174.34	\$864.34	\$647.98	\$321.84	\$0.45	\$1,174.34
Parks and Rec. Services	\$3,525.16	\$2,594.09	\$1,945.03	\$966.59	\$0.27	\$ -
Library Services	\$866.49	\$637.22	\$477.92	\$237.88	\$0.06	\$ -
Township Wide Class of Services:						
Growth-Related Studies	\$3,897.59	\$2,867.49	\$2,150.62	\$1,068.85	\$1.23	\$3,897.59
Total Township-Wide Services/Class of Services	\$32,595.12	\$23,981.88	\$17,984.26	\$8,939.39	\$10.95	\$28,203.47

Note: If there is a discrepancy between this pamphlet and the DC By-Law, the DC By-Law shall prevail.