



## Schedule of Non-Residential Development Charges

Notice to permit applicant:

Development charges and cash-in-lieu of parkland may be applicable to your application. These charges are payable prior to permit and/ or occupancy issuance. For information, please contact Richmond Hill's **Revenue Billing** section staff by sending an email to [developmentfinance@richmondhill.ca](mailto:developmentfinance@richmondhill.ca), or by calling 905-747-6404.

**Payment of development charges must be made by certified cheque, money order or bank draft, made payable to the City of Richmond Hill.** Please note that these charges are subject to indexing pursuant to the various by-laws in place by the City, Region and School Boards.

### Cash-in-Lieu of Parkland Requirements - Apply By-law 123-22

(payable prior to building permit issuance)

The owner of the land shall convey to the City for park or other public recreational purposes two (2%) percent of land proposed for development or redevelopment for Commercial or Industrial Uses; or for all other types of development (e.g., single detached dwellings, townhouses, industrial, commercial) the City will annually retain a qualified land value appraiser to determine an appropriate, estimated land value for each land use in specific areas of the City.

Cash-in-Lieu of Parkland (rates as of January 1, 2026) By-law 123-22	Industrial (per acre)	Commercial (per acre)	Institution/ Special Residential Uses (Defined terms see Sections 1 and 3)
Two Percent (2%) of Acre Rates	\$3,000,000	\$2,750,000	Exempt

Boards of Education (rates as of July 1, 2025)	Price per square metre of Gross Floor Area (G.F.A)
Separate	\$2.91
Public	\$14.53
<b>Total</b>	<b>\$17.44</b>

Region of York (rates as of January 1, 2026) By-law 2022-31	Price per square metre of Gross Floor Area (G.F.A)
Hotel	\$143.06
Industrial, Office and Institutional	\$320.02
Retail	\$795.35

City of Richmond Hill (rates as of July 1, 2025) By-laws 6-24 to 10-24, 105-24 to 109-24 and 112-24 to 116-24	Price per square metre of Gross Floor Area (G.F.A)
Non-Retail	157.64
Retail	196.55

### Richmond Hill Area Specific Development Charges

Payable at execution of site plan/ subdivision agreement/ land severance/ building permit issuance.

By-law (rates as of July 1, 2025)	Price per net hectare
By-laws 11-24, 110-24 & 117-24 - Bayview North East	\$375,597
By-laws 12-24, 111-24 & 118-24 - Headford Excluding Storm	\$277,464

### Other Charges Payable at Building Permit Stage

Bulk Water Meter Charge – To Be Determined based on size of the meter required for the development Water Meter and Confined Space Installation – \$799.00  
Temporary Water – \$56.00 per 1,000 square feet

**(1-2026 – Non-Residential Rates and Fees effective January 1 to June 30, 2026 – rates may be subject to change)**