

Town of Georgina Development Charges



Background: The Council for the Town of Georgina enacted a new development charges Bylaw 2025-0053 (AD-5) on Aug. 13, 2025. This bylaw imposes a charge on all lands developed within the Town of Georgina except for those exemptions as provided under the Development Charge Act, 1997 and those outlined in the Bylaw 2021-0041 (AD-5). A copy of the bylaw is available on the municipal website and/or from the Building Division.

Purpose of Development Charges: Development charges are collected by the Town of Georgina for the purpose of financing the construction of new capital infrastructure, as a result of the growth stemming from land development in the Town.

Indexing of Development Charges: The development charges shall be indexed annually without amendment to the bylaw, in accordance with the most recent annual change in the Statistics Canada Quarterly, Construction Price Statistics

Services included: DCs have been imposed for the following categories of service in order to pay for the increased capital costs required as a result of increased needs for servicing arising from development:

- Town-wide services:**
- Library Services
 - Parks and Recreation
 - Fire Protection Services
 - Development-related Studies
 - Services related to a highway:
 - Road Operations
 - Roads and related
 - Stormwater management

Area-specific services of: Services related to a highway, water, sewer and development-related studies are also included for specific service area within the Town as detailed in the tables below. The area-specific charges are levied to applicable lands in addition to the Town-wide charges – appropriate maps are included in the DC bylaw.

Treasurer’s statement: The Treasurer for the Town of Georgina shall present before Council each year, a financial statement relating to the development charges bylaw and its reserve funds. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing. A copy of the treasurer’s statement can be viewed by the public at the Town’s office upon request during regular office hours, Monday to Friday, between 8:30 a.m. to 4:30 p.m.

Timing and calculation of payment: Development charges shall be calculated and payable in accordance with Sections 26.1 and 26.1 of the DCA. A building permit will not be issued until all development charges have been paid unless otherwise stated in the DCA. Payment of a development charge may be deferred subject to terms and conditions set out by municipal policy.

Exemptions and incentives: DCs are payable on all new residential and non-residential development unless the bylaw or the Act provides an exemption. For a complete list of exemptions and specific incentives, review the DC bylaw or contact municipal staff.

Visit georgina.ca/DevelopmentCharges to obtain the most current development charges information as it is subject to change.

For further information, contact:
Town of Georgina Building Division, 26557 Civic Centre Rd.
Keswick, ON L4P 3G1
Monday to Friday - 8:30 a.m. to 4:30 p.m.
905-476-4301
building@georgina.ca

This summarizes the Town of Georgina’s policy with respect to development charges (DCs). Bylaw No. 2025-0053 (AD-5) imposes municipal-wide development charges for municipal services.

This information is intended only as a guide. Interested parties should review the approved bylaw and consult with the municipal staff to determine the charges that may apply to specific development proposals.

This document was updated Aug. 25, 2025, to reflect rates effective Sept. 1, 2025.

Summary of total Development Charges –

Effective Sept. 1, 2025

Effective Sept. 1, 2025	Residential Charge by Unit Type				Non-Residential Charge (\$/square metre)
	Single and Semi-Detached	Rows and Other Multiples	Apartments		
			≥ 700 sq ft	< 700 sq ft	
Town-Wide Charge	\$33,255	\$31,826	\$23,279	\$16,073	\$32.23
Keswick Service Area	\$36,729	\$35,150	\$25,711	\$17,752	\$49.52
Sutton Service Area	\$35,849	\$34,308	\$25,095	\$17,327	\$45.01
Sutton High Street Sewer	\$36,088	\$34,537	\$25,263	\$17,443	\$45.01
Queensway East and West	\$40,496	\$38,755	\$28,348	\$19,573	\$80.92

Summary of Town-wide Development Charges –

Effective Sept. 1, 2025

Effective Sept. 1, 2025	Residential Charge by Unit Type				Non-Residential Charge (\$/square metre)
Service	Single and Semi-Detached	Rows and Other Multiples	Apartments		
			≥ 700 sq ft	< 700 sq ft	
Library Services	\$1,287	\$1,232	\$901	\$622	\$0.00
Fire And Rescue Services	\$3,505	\$3,354	\$2,453	\$1,694	\$18.03
Parks And Recreation	\$25,676	\$24,572	\$17,973	\$12,410	\$0.00
Development-Related Studies	\$477	\$456	\$334	\$230	\$2.45
Services Related to a Highway:					
• Public Works	\$1,363	\$1,305	\$954	\$659	\$7.00
• Roads and related	\$825	\$790	\$578	\$399	\$4.14
Storm Water Drainage and Control	\$122	\$117	\$86	\$59	\$0.61
TOTAL TOWN-WIDE CHARGE	\$33,255	\$31,826	\$23,279	\$16,073	\$32.23

Summary of Area-specific Development Charges –

Effective Sept. 1, 2025

Effective Sept. 1, 2025	Residential Charge by Unit Type				Non-Residential Charge (\$/square metre)
	Single and Semi-Detached	Rows and Other Multiples	Apartments		
			≥ 700 sq ft	< 700 sq ft	
Service					
Keswick Service Area (includes: Services Related to a Highway, Water, Wastewater and Development-Related Studies)	\$3,474	\$3,324	\$2,432	\$1,679	\$17.29
Sutton Service Area (includes: Services Related to a Highway, Water, Wastewater and Development-Related Studies)	\$2,594	\$2,482	\$1,816	\$1,254	\$12.78
Sutton High Street Service Area (includes Sewer)	\$239	\$229	\$168	\$116	\$0.00
Queensway East and West (includes: Water and Development-Related Studies)	\$3,767	\$3,605	\$2,637	\$1,821	\$31.40