

For eligible retail, rental housing building and industrial developments in the Town of Georgina



Development Charges Incentive Program

Effective Jan. 1, 2026

The Development Charges Act, 1997 (the Act) establishes the legislative framework surrounding how municipalities in Ontario administers its development charges program. The incentive outlined showcase the Town's commitment to accelerating development and stimulating the local economy. Legislative incentives under the Act continue to be applicable.

Check with York Region and other levels of government to learn more about additional DC incentives which may be offered.

Visit york.ca/developmentcharges or learn more at georgina.ca/DevelopmentCharges



Overview

Development Charges (DC) are the main way that municipalities fund the services and infrastructure needed to support growth. The Town of Georgina is collaborating with other levels of government, to encourage sustainable development by:

- Accelerating housing construction
- Diversifying housing supply
- Encouraging retail growth
- Fostering local job creation

To incentivize targeted developments in the Town, three new DC deferral policies were introduced effective Jan. 1, 2026, for the following development types:



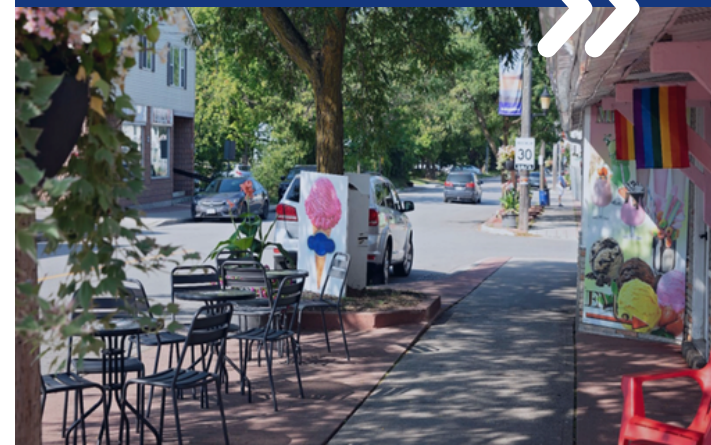
Retail



Rental housing building



Industrial



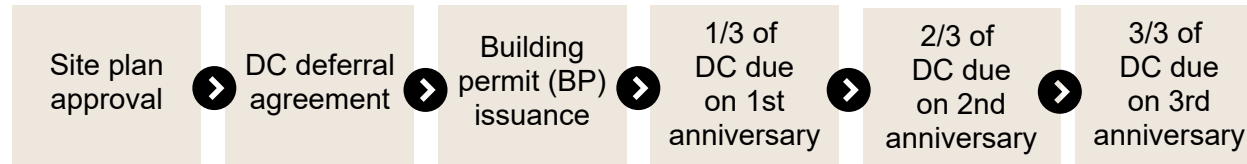
Qualifying developments

Retail developments

What is it? Development of buildings or structures located in the Town, used for the sale or rental of goods or services to the public.

Duration of deferral: DCs are deferred equally over a period of three years.

Timeline:



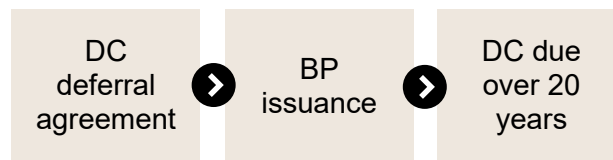
Rental housing building developments

What is it? Rental housing developments located in the Town, which meets the following criteria:

- Operates as rental housing
- Have a minimum of four residential units
- Qualifies as a non-luxury rental under the Region's DC policy

Duration of deferral: DCs are deferred equally over a period of 20 years.

Timeline:



Industrial developments

What is it? Development of lands, buildings or structures located in the Town, which is used for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods.

Duration of deferral: DCs are deferred at 100 per cent for a period of three years.

Timeline:



Next steps

If you feel that you may qualify, note the following considerations:

- Financial security is required
- Developer must obtain building permit immediately after the DC deferral agreement is executed
- Legal and administrative costs are the responsibility of the developer

For more information:

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

Disclaimer:

This information is intended as a guide. Refer to the Act, applicable bylaw and policies for additional information.

Learn more at [georgina.ca/DevelopmentCharges](https://www.georgina.ca/DevelopmentCharges)