

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2026-722

March 6, 2026

Your Worship
Mayor Steven Del Duca
City of Vaughan
mayor@vaughan.ca

Dear Mayor Del Duca,

Thank you for your letter regarding timing for payment of Development Charges (DCs) in the City of Vaughan.

Through Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, the province amended the *Development Charges Act, 1997* to allow payment of DCs for buildings in non-rental residential developments to be made in full either when a first occupancy permit is issued in respect to the building, or when actual first occupancy of the building occurs. For all non-rental residential developments, including those that are subject to subdivision or multi-unit residential building plans, it is intended that payment of the deferred DCs for each residential building would occur at the time that each occupancy permit is issued. Where a building contains multiple occupancy permits, the deferred development charges applicable to each portion of the building shall be paid at the time each occupancy permit is issued.

Should you have any further inquiries on recent changes to the development charges framework, please feel free to reach out to Stephen Lockwood, Interim Assistant Deputy Minister, Local Government Division at stephen.lockwood@ontario.ca.

Thank you, and please accept my best wishes.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

c: Stephen Lockwood, Interim ADM, Ministry of Municipal Affairs and Housing.
Erin Mahoney, CAO, York Region, erin.mahoney@york.ca