



YORK REGION MID-YEAR 2025

# DEVELOPMENT **ACTIVITY** SUMMARY

NOVEMBER 2025



# TABLE of CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>3</b>
<b>DEVELOPMENT SERVICES and DEVELOPMENT ENGINEERING APPROVALS</b>	<b>5</b>
<b>YORK REGION MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>6</b>
QUICK FACTS	6
TABLE 1: YORK REGION - NEW DEVELOPMENT APPLICATIONS by MID-YEAR 2020 to 2025	6
FIGURE 1: YORK REGION NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025 vs. 2024	7
TABLE 2: YORK REGION - NEW DEVELOPMENT APPLICATIONS by MUNICIPALITY MID-YEAR 2025	8
FIGURE 2: PERCENTAGE of APPLICATIONS by MUNICIPALITY MID-YEAR 2025	8
FIGURE 3: TYPE of PROPOSED RESIDENTIAL UNITS in MID-YEAR 2024 and MID-YEAR 2025	9
TABLE 3: YORK REGION - TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2025	9
TABLE 4: YORK REGION - TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2024	10
FIGURE 4: REGISTERED GROUND RELATED RESIDENTIAL UNITS in MID-YEAR 2024 and MID-YEAR 2025	10
FIGURE 5: DEVELOPMENT CHARGES COLLECTION TREND from 2014 to MID-YEAR 2025	11
MAP 1: YORK REGION MID-YEAR 2025 DEVELOPMENT PROFILE	12
<b>Town of AURORA MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>13</b>
FIGURE 6: AURORA NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	13
MAP 2: YORK REGION Town of AURORA MID-YEAR 2025 DEVELOPMENT PROFILE	14
<b>Town of EAST GWILLIMBURY MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>15</b>
FIGURE 7: EAST GWILLIMBURY NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	15
MAP 3: YORK REGION Town of EAST GWILLIMBURY MID-YEAR 2025 DEVELOPMENT PROFILE	16
<b>Town of GEORGINA MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>17</b>
FIGURE 8: GEORGINA NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	17
MAP 4: YORK REGION Town of GEORGINA MID-YEAR 2025 DEVELOPMENT PROFILE	18
<b>Township of KING MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>19</b>
FIGURE 9: KING NEW DEVELOPMENT APPLICATIONS BY TYPE IN MID-YEAR 2025	19
MAP 5: YORK REGION Township of KING MID-YEAR 2025 DEVELOPMENT PROFILE	20
<b>City of MARKHAM MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>21</b>
FIGURE 10: MARKHAM NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	21
MAP 6: YORK REGION City of MARKHAM MID-YEAR 2025 DEVELOPMENT PROFILE	22
<b>Town of NEWMARKET MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>23</b>
FIGURE 11: NEWMARKET NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	23
MAP 7: YORK REGION Town of NEWMARKET MID-YEAR 2025 DEVELOPMENT PROFILE	24
<b>City of RICHMOND HILL MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>25</b>
FIGURE 12: RICHMOND HILL NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	25
MAP 8: YORK REGION City of RICHMOND HILL MID-YEAR 2025 DEVELOPMENT PROFILE	26
<b>City of VAUGHAN MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>27</b>
FIGURE 13: VAUGHAN NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	27
MAP 9: YORK REGION City of VAUGHAN MID-YEAR 2025 DEVELOPMENT PROFILE	28
<b>Town of WHITCHURCH-STOUFFVILLE MID-YEAR 2025 DEVELOPMENT PROFILE</b>	<b>29</b>
FIGURE 14: WHITCHURCH-STOUFFVILLE NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025	29
MAP 10: YORK REGION Town of WHITCHURCH-STOUFFVILLE MID-YEAR 2025 DEVELOPMENT PROFILE	30

# EXECUTIVE SUMMARY

The York Region Mid-Year 2025 Development Activity Summary provides an overview of recent development activity and new development applications received by the Region up to mid-year 2025. The information is drawn from YorkTrax, York Region's development tracking system, which compiles data from municipal applications circulated to the Region. Analyzing this data helps identify ongoing and emerging development trends at both the local and regional levels, supporting key programs and initiatives such as integrated growth management, housing supply planning, and homelessness initiatives.

Table 1 identifies the number of new applications received by the Region by type in 2020 to 2025. The primary applications the Region received for review and response are OPAs, Block Plans, Draft Plan of Subdivisions, Zoning By-Law, Draft Plan of Condominiums, Engineering and Site Plans (with regional interest), which totaled 220 new development applications. In the first half of 2023, the number of these primary applications increased by 17.6% compared to 187 applications for the same period in 2024. In addition to primary applications, the Region received other development applications, including site plans (with no Regional requirements), pre-consultation, consent to sever and minor variances for review and information purposes. The Region received 554 applications in the first half of 2025.

Proposed residential units received for review as part of new draft plan of subdivision applications totalled 4,032 for the first half of 2025 compared to 2,357 in 2024.

Proposed residential units received for review through new site plan applications totalled 2,223 in the first half of 2025, compared to 18,290 during the same period in 2024. Although mid-year 2025 site plan activity has declined significantly, there are 7,774 apartment units proposed through the draft plan of subdivision process, which are expected to advance to future site plan applications.

Ground-related residential units registered totaled 1,891 in the first half of 2025, compared to 927 in 2024.

As of March 2025, the Region has registered and draft approved housing supply of an estimated 55,400 units (2024 York Region Housing Supply and Affordability Monitoring Report). This indicates that the Region has a strong supply of residential inventory, well within Provincial requirements that a 3-to-7-year supply of draft approved and registered plans be maintained.

Accrued development charge collections totalled \$161,321,656 in the first half of 2025, which is a decrease from \$178,684,248 in the first half of 2024.



# EXECUTIVE SUMMARY (continued)

## York Region 2026 Development Trend Statement

York Region is expected to see stable development activity in 2026 following a moderate first half of 2025. Primary development applications increased by 17.6% in 2025, but proposed residential units declined from 2024's highs, reflecting a temporary market adjustment rather than a downturn.

With an approved housing supply of 55,400 units, the Region maintains a healthy inventory exceeding Provincial targets. Development charge collections remain strong, indicating continued investment confidence and steady project progression.

In 2026, York Region will likely see consistent application levels, increased housing build-out, and ongoing efforts to streamline approvals under Bill 23. Overall, the Region remains well-positioned for sustained, balanced growth supported by strong housing supply and coordinated planning.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives, implement provisions of Bill 23 and opportunities to streamline the approval process and ensures approvals are met within the timelines prescribed by the *Planning Act*.

# DEVELOPMENT SERVICES and DEVELOPMENT ENGINEERING APPROVALS

## **REGIONAL CONDITIONS of APPROVAL for PLANS of SUBDIVISIONS and CONDOMINIUMS (SUBP and CDMP)**

As a commenting agency, York Region reviews all applications circulated by the local municipality and provides written correspondence to the local municipality outlining Regional requirements and conditions of draft approval with respect to regional roads, servicing allocation, water and wastewater, transit, water resources, public health, financial and planning conditions.

## **CLEARANCE of REGIONAL CONDITIONS for PLANS of SUBDIVISIONS and CONDOMINIUMS (SUBP and CDMR)**

As a commenting agency, York Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied prior to being registered.

## **REGIONAL SITE PLAN APPROVAL (SP)**

The Region provides conditions of site plan approval on applications of Regional interest, and when necessary, enters into site plan agreements for the subject applications. These conditions include, but are not limited to, land requirements, water and wastewater, roads, transportation, water resources, land use planning, public health, access improvements and financial requirements.

## **REGIONAL ENGINEERING APPROVALS (ENG)**

York Region provides engineering approvals for works proposed in the Region's Right-of-Ways as part of development applications and local municipal capital projects. These approvals are required to be in place before subdivision clearance can be issued by the Region.

## **LOCAL OFFICIAL PLAN AMENDMENTS (LOPA)**

As a commenting agency, York Region reviews all applications circulated by the local municipalities and provides written correspondence to the local municipality outlining Regional requirements and conditions of draft approval with respect to Regional roads, servicing allocation, water and wastewater, transit, water resources, public health, financial and planning conditions.

# YORK REGION

## MID-YEAR 2025 DEVELOPMENT PROFILE

### QUICK FACTS

- › Regional staff received a total of 774 development applications
  - › 220 are primary development applications
- › Total of 4,032 residential units received as part of subdivision applications
- › Total of 2,223 residential units received as part of site plan applications
- › Total of 1,891 units were registered
- › Development Charge collection \$178,684,248

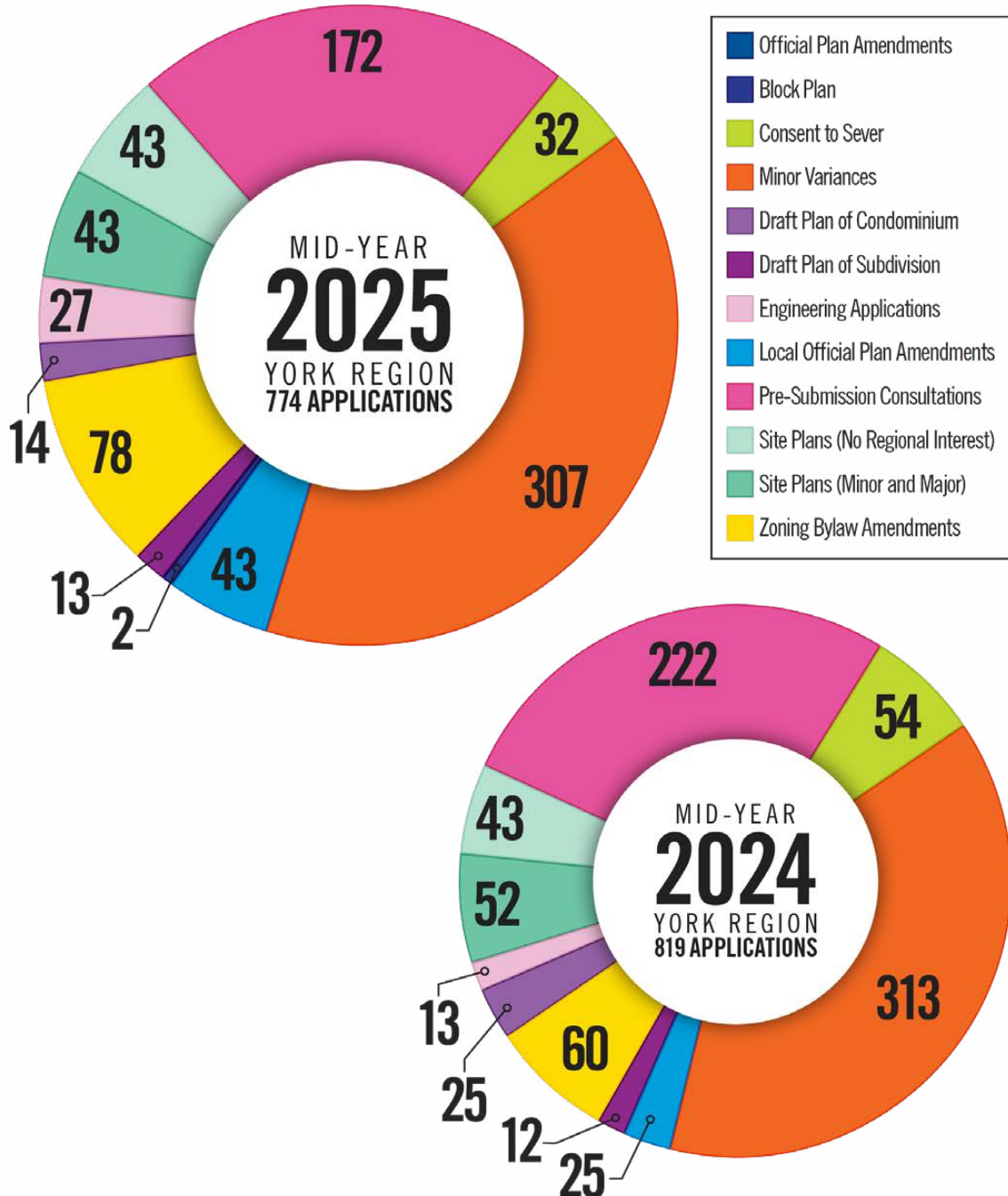
**Table 1: YORK REGION - NEW DEVELOPMENT APPLICATIONS by MID-YEAR 2020 to 2025**

APPLICATION TYPE (New Applications)	Mid-Year 2020	Mid-Year 2021	Mid-Year 2022	Mid-Year 2023	Mid-Year 2024	Mid-Year 2025
Official Plan Amendments	44	44	38	40	25	43
Block Plans	1	2	0	0	0	2
Draft Plan of Subdivision	18	15	19	13	12	13
Zoning Bylaw Amendments	68	76	75	59	60	78
Draft Plan of Condominium	8	10	12	16	25	14
Engineering Review	14	26	21	21	13	27
Site Plan Applications (Minor and Major)	82	83	97	73	52	43
<b>Total Development Applications</b>	<b>235</b>	<b>256</b>	<b>262</b>	<b>222</b>	<b>187</b>	<b>220</b>
Site Plans (No Regional Requirements)	39	60	92	56	43	43
Pre-Consultation Meetings	219	369	319	239	222	172
Consent to Sever Applications	44	46	53	68	54	32
Minor Variance Applications	221	346	372	322	313	307
<b>Total Applications Received</b>	<b>758</b>	<b>1,077</b>	<b>1,098</b>	<b>907</b>	<b>819</b>	<b>774</b>

# YORK REGION

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 1:** YORK REGION NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025 vs. 2024



# YORK REGION

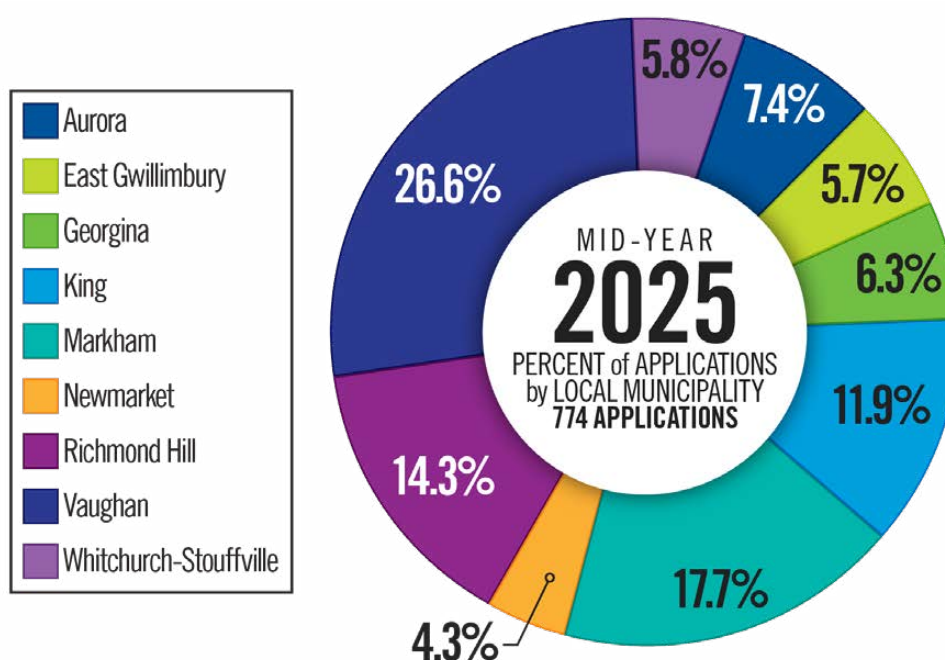
## MID-YEAR 2025 DEVELOPMENT PROFILE

**Table 2:** YORK REGION - NEW DEVELOPMENT APPLICATIONS by MUNICIPALITY MID-YEAR 2025

Application Type	YR	A	EG	G	K	M	N	RH	V	WS
Regional Official Plan Amendment	-	-	-	-	-	-	-	-	-	-
Block Plan	2	0	2	0	0	0	0	0	0	0
Consent to Server	32	1	2	4	1	5	1	10	5	3
Minor Variances	307	23	6	14	31	67	11	41	90	24
Draft Plan of Condominium	14	0	0	0	1	5	0	2	6	0
Draft Plan of Subdivision	13	0	0	0	0	2	1	2	8	0
Engineering Application	27	2	4	0	2	5	0	4	7	3
Local Official Plan Amendment	43	4	3	1	2	10	2	6	13	2
Pre Submission Consultation	172	16	13	18	25	25	8	24	39	4
Site Plan (No Regional Interest)	43	4	5	2	13	2	1	4	10	2
Site Plan (Minor and Major)	43	2	2	3	8	5	6	7	8	2
Zoning Bylaw Amendment	78	5	7	7	9	11	3	11	20	5
<b>Total</b>	<b>774</b>	<b>57</b>	<b>44</b>	<b>49</b>	<b>92</b>	<b>137</b>	<b>33</b>	<b>111</b>	<b>206</b>	<b>45</b>

**Note:** YR - York Region, A - Aurora, EG - East Gwillimbury, K - King, M - Markham, N - Newmarket, RH - Richmond Hill, V - Vaughan, WS - Whitchurch-Stouffville

**Figure 2:** PERCENTAGE of APPLICATIONS by MUNICIPALITY MID-YEAR 2025

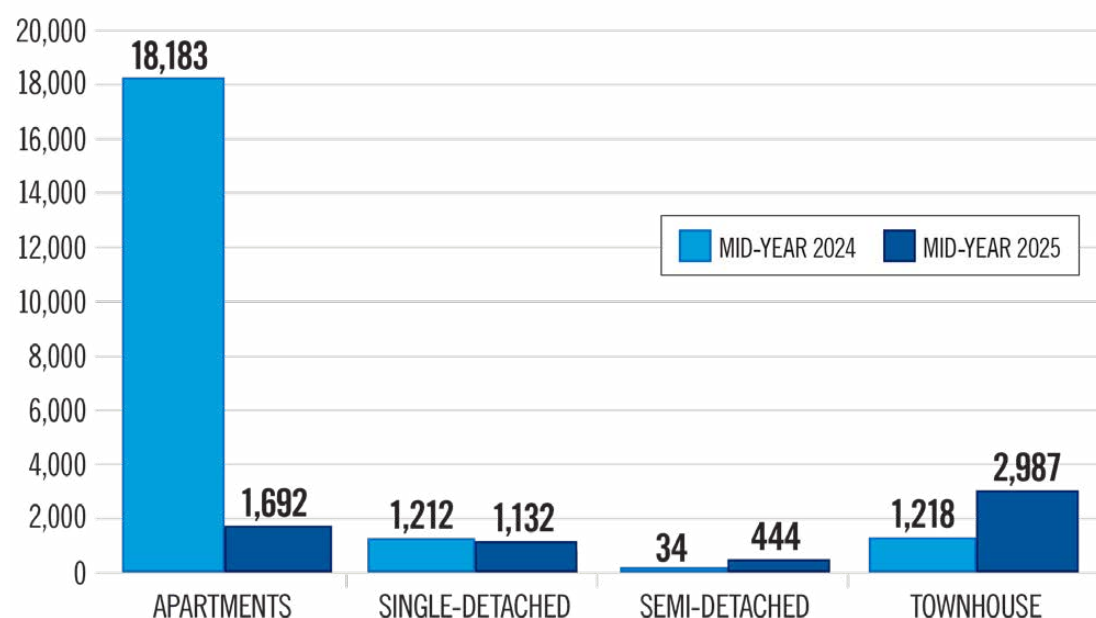




# YORK REGION

## MID-YEAR 2025 DEVELOPMENT PROFILE

**FIGURE 3:** TYPE of PROPOSED RESIDENTIAL UNITS in MID-YEAR 2024 and MID-YEAR 2025



**Table 3:** YORK REGION - TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2025

Municipality	SITE PLAN				SUBDIVISION			
	Apartment	Single Detached	Semi Detached	Townhouse	Apartment	Single Detached	Semi Detached	Townhouse
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	208	2	0	0	0	0	0	0
Georgina	0	0	0	20	0	0	0	0
King	0	8	0	0	0	0	0	0
Markham	0	0	0	82	0	0	0	192
Newmarket	168	0	0	248	0	0	0	0
Richmond Hill	272	2	0	60	0	2	8	13
Vaughan	1,044	1	0	108	0	1,117	436	2,264
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Total	1,692	13	0	518	0	1,119	444	2,469

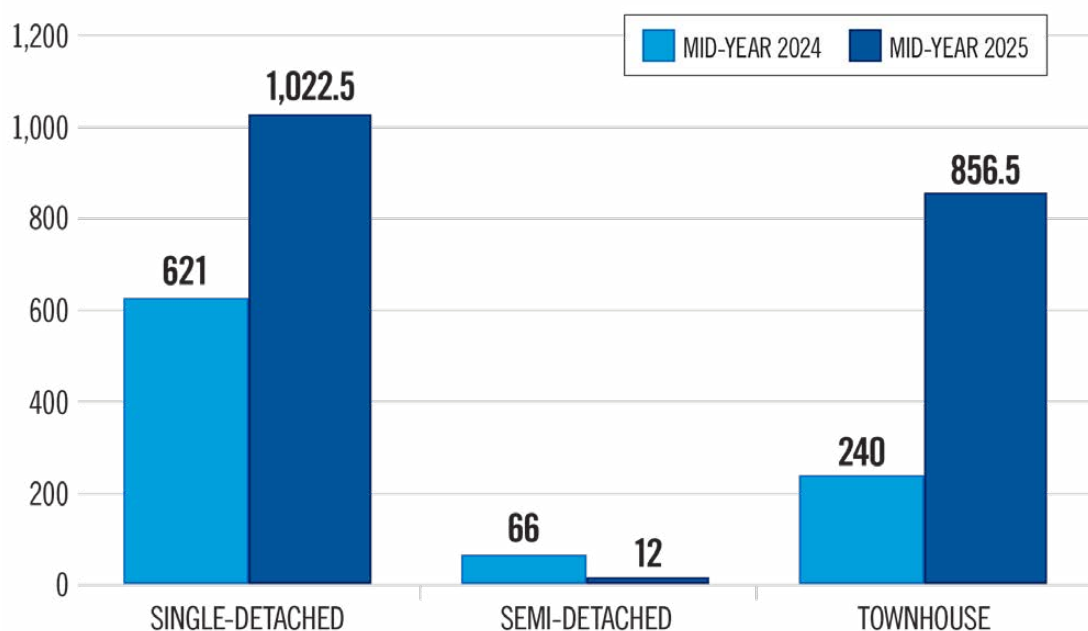
# YORK REGION

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Table 4:** YORK REGION – TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2024

Municipality	SITE PLAN				SUBDIVISION			
	Apartment	Single Detached	Semi Detached	Townhouse	Apartment	Single Detached	Semi Detached	Townhouse
Aurora	1,200	0	0	29	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina	0	0	0	0	0	0	0	0
King	16	0	16	0	0	0	0	0
Markham	0	0	0	0	0	25	0	60
Newmarket	624	0	0	0	0	0	0	0
Richmond Hill	2,464	2	0	0	0	22	16	0
Vaughan	13,879	0	2	0	0	1,105	0	1,129
Whitchurch-Stouffville	0	56	0	0	0	0	0	0
Total	18,183	60	18	29	0	1,152	16	1,189

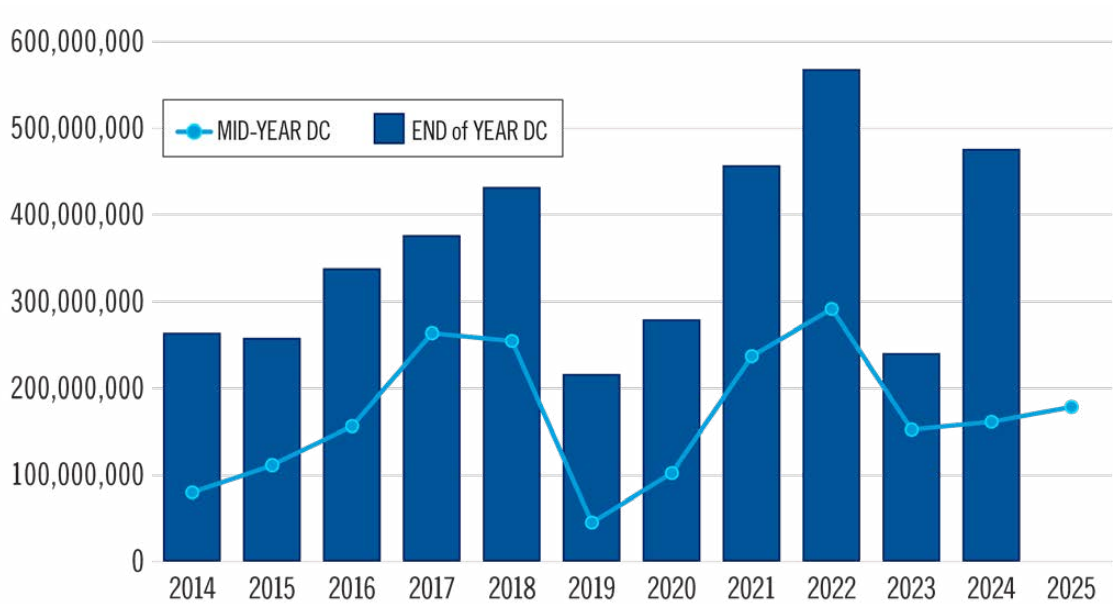
**Figure 4:** REGISTERED GROUND RELATED RESIDENTIAL UNITS in MID-YEAR 2024 and MID-YEAR 2025



# YORK REGION

## MID-YEAR 2025 DEVELOPMENT PROFILE

**FIGURE 5:** DEVELOPMENT CHARGES COLLECTION TREND from 2014 to MID-YEAR 2025



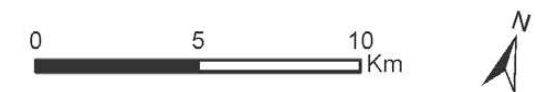


# YORK REGION

## MID-YEAR 2025 DEVELOPMENT PROFILE

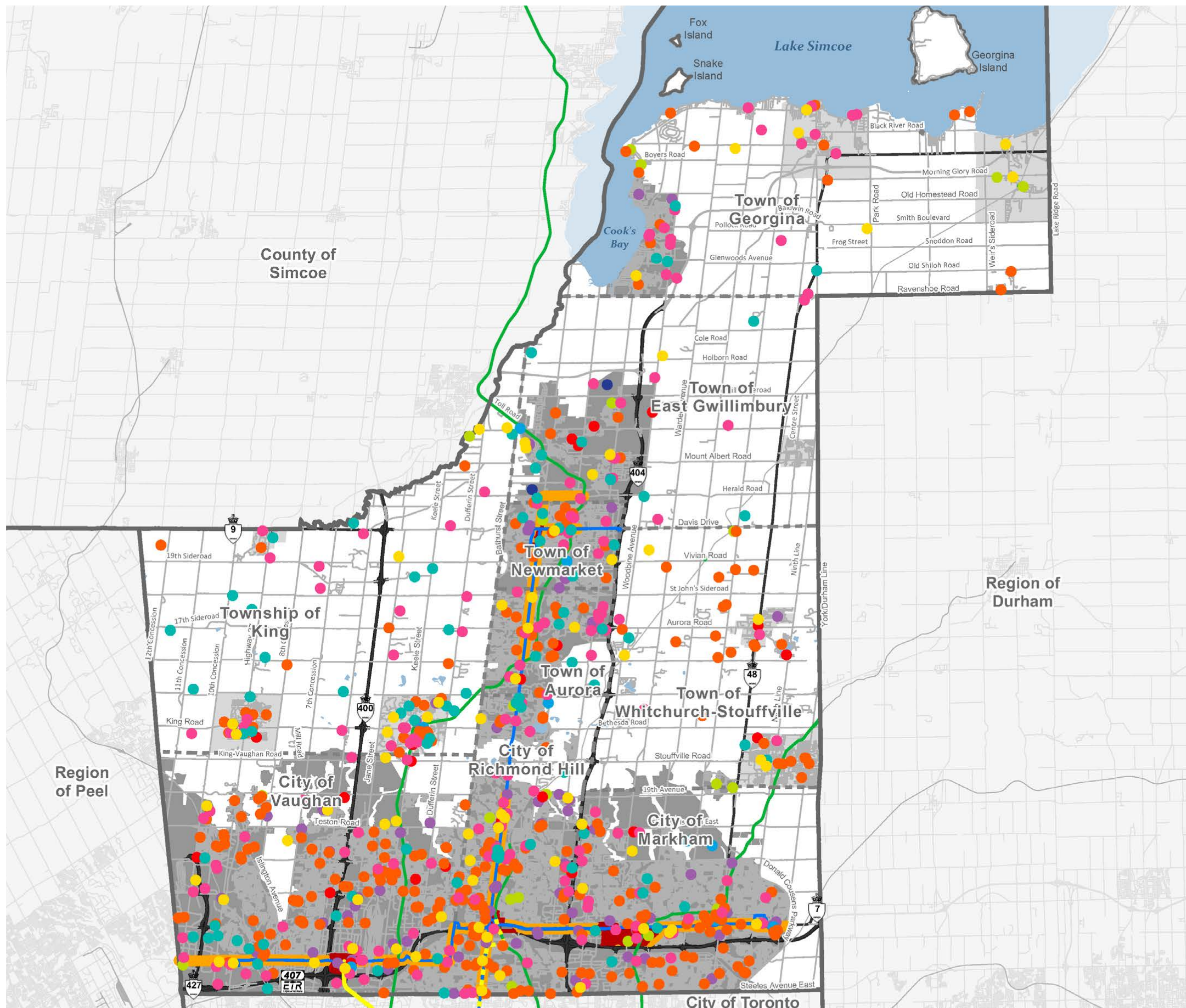
- Block Plan
- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
- Minor Variance
- Pre Submission Consultation
- Site Plan
- Subdivision / Condominium Application
- Zoning By-law Amendment
- Regional Centre
- Regional Corridor
- Towns and Villages
- Urban Areas

\* Applications spanning an entire municipality have been excluded.  
 \*\* Applications located outside of York Region have been excluded.



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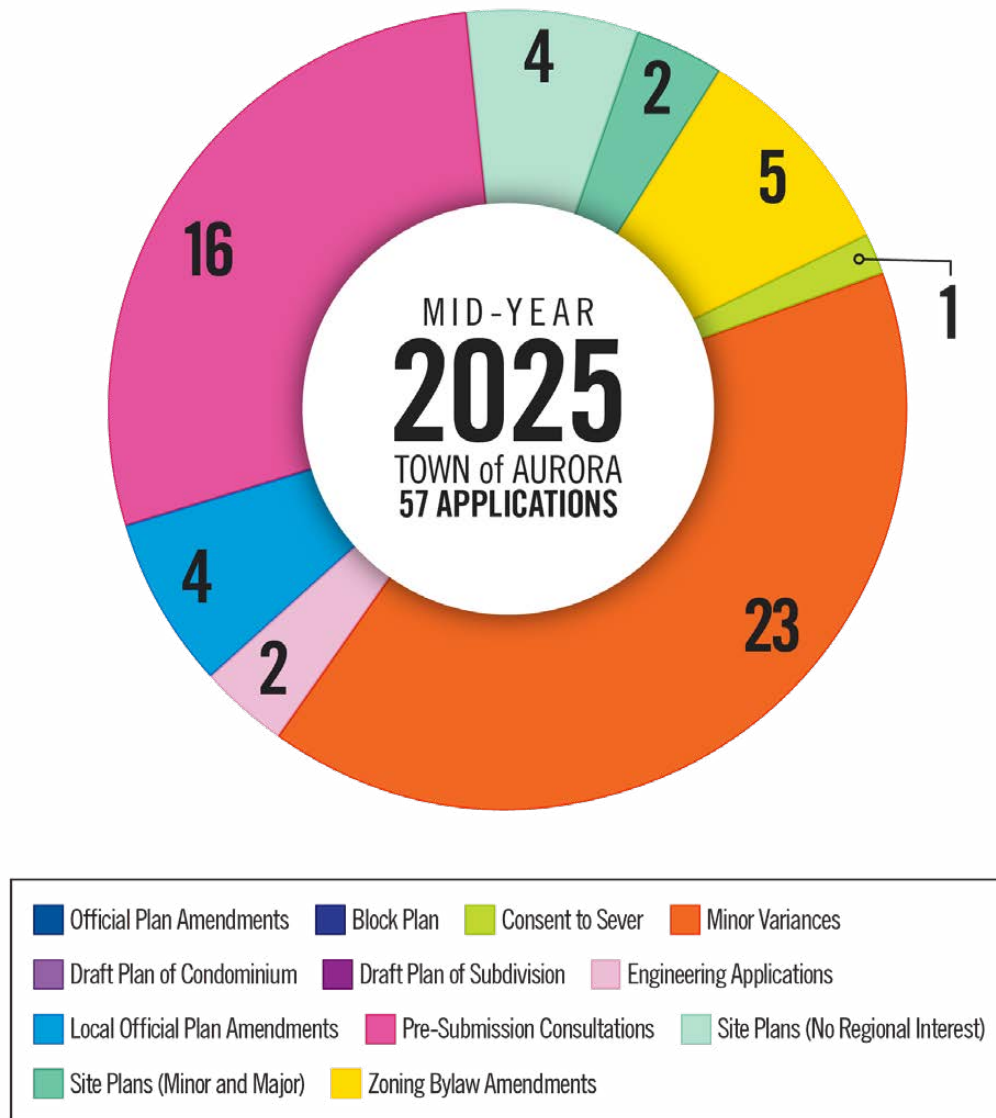


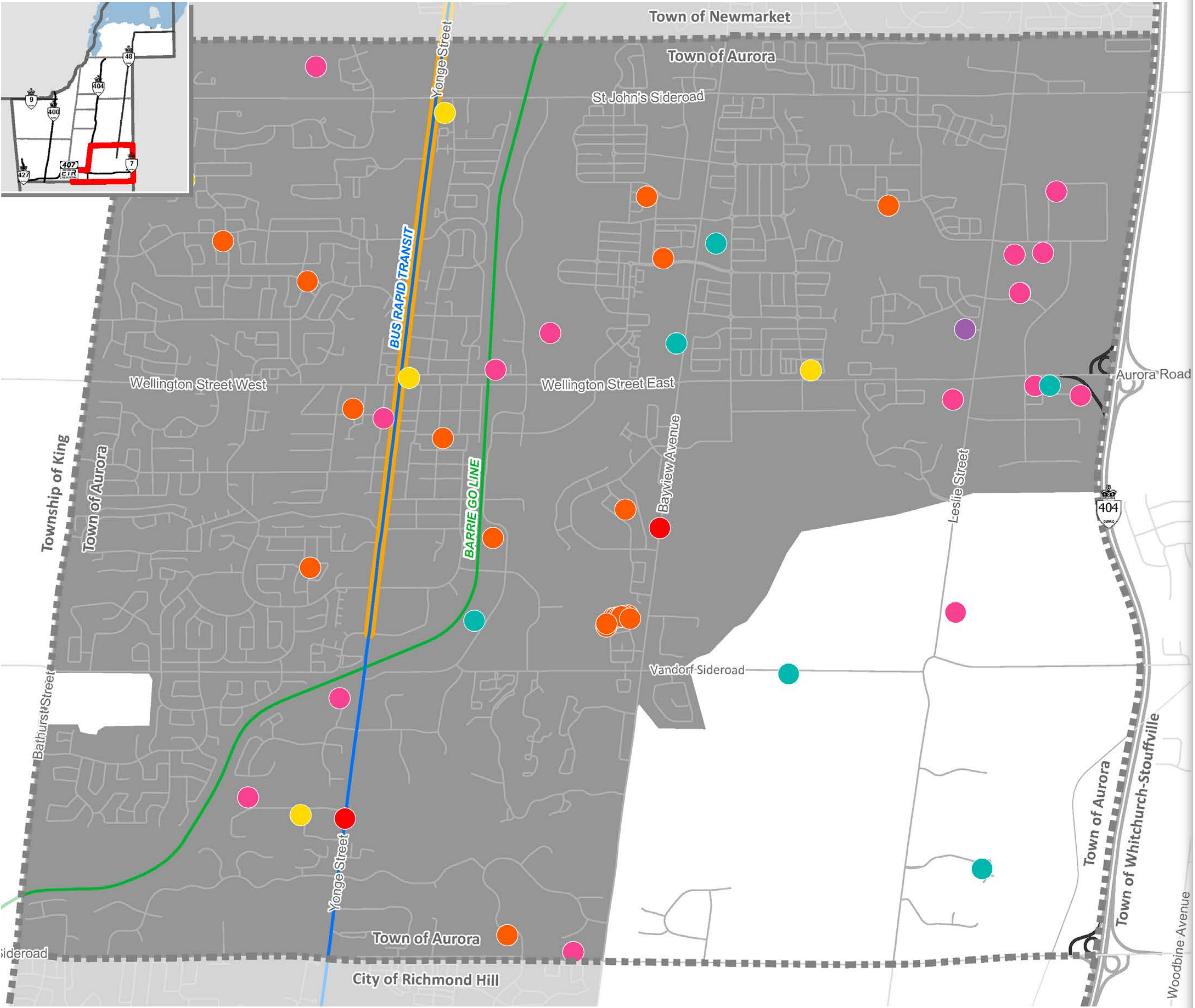


# Town of **AURORA**

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 6:** AURORA NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025

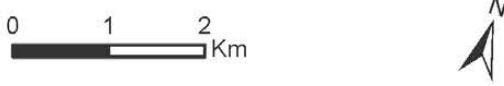




# YORK REGION

## TOWN of AURORA MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
- Minor Variance
- Pre Submission Consultation
- Site Plan
- Subdivision / Condominium Application
- Zoning By-law Amendment
- Regional Centre
- Regional Corridor
- Towns and Villages
- Urban Areas



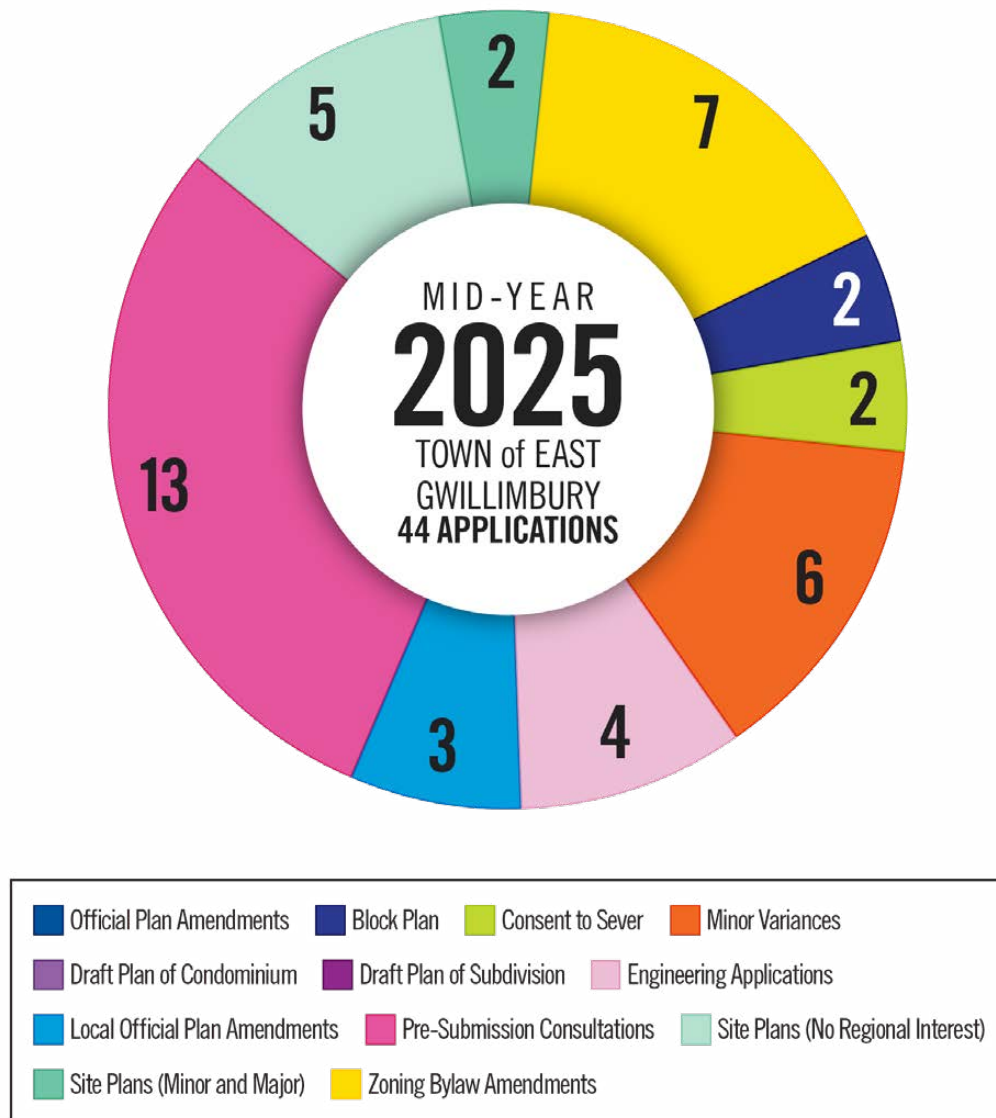
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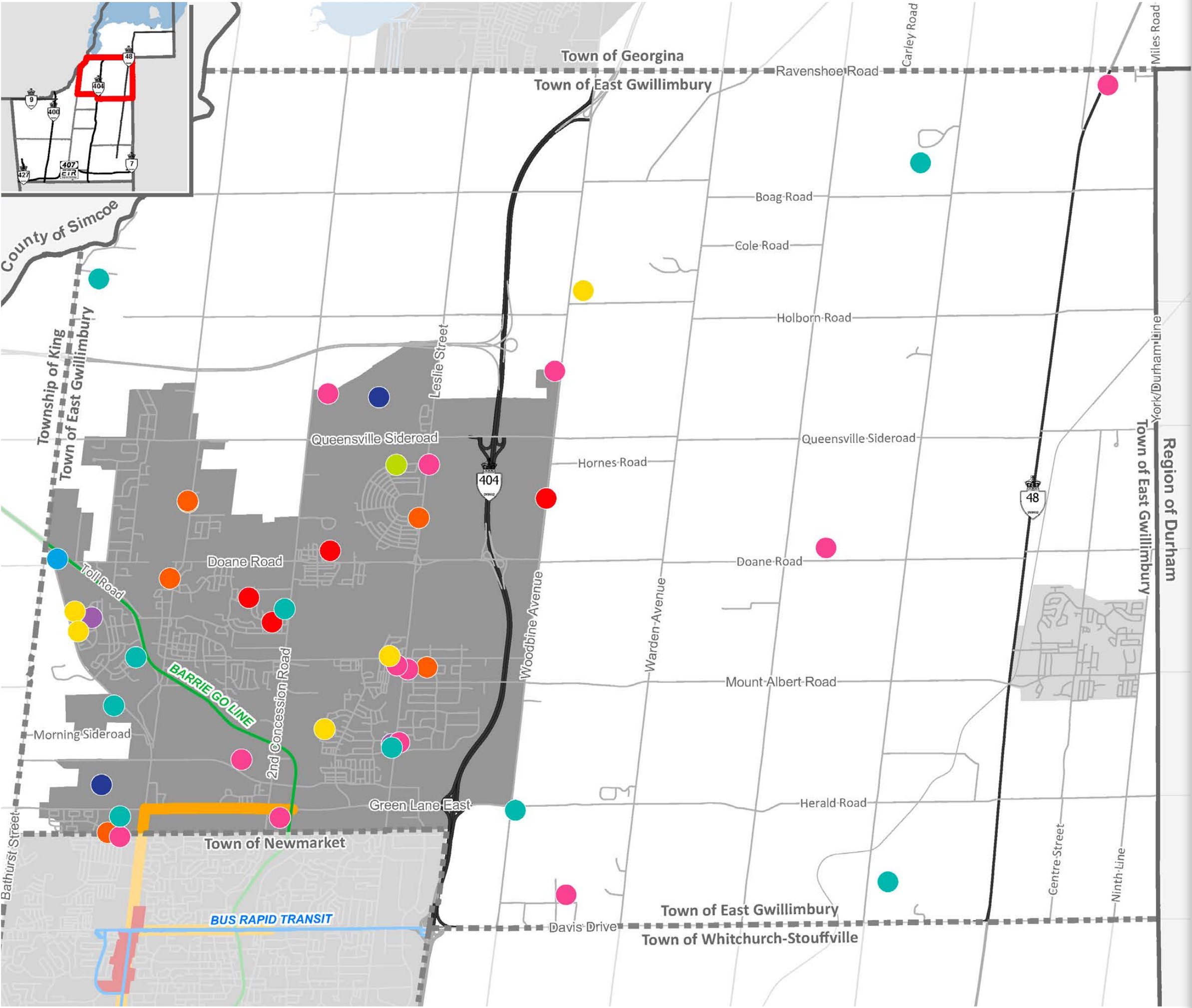
# Town of EAST GWILLIMBURY

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 7:** EAST GWILLIMBURY NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025







# YORK REGION

## TOWN of EAST GWILLIMBURY MID-YEAR 2025 DEVELOPMENT PROFILE

- Block Plan
- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
- Minor Variance
- Pre Submission Consultation
- Site Plan
- Subdivision / Condominium Application
- Zoning By-law Amendment
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- Towns and Villages
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0 1 2 Km



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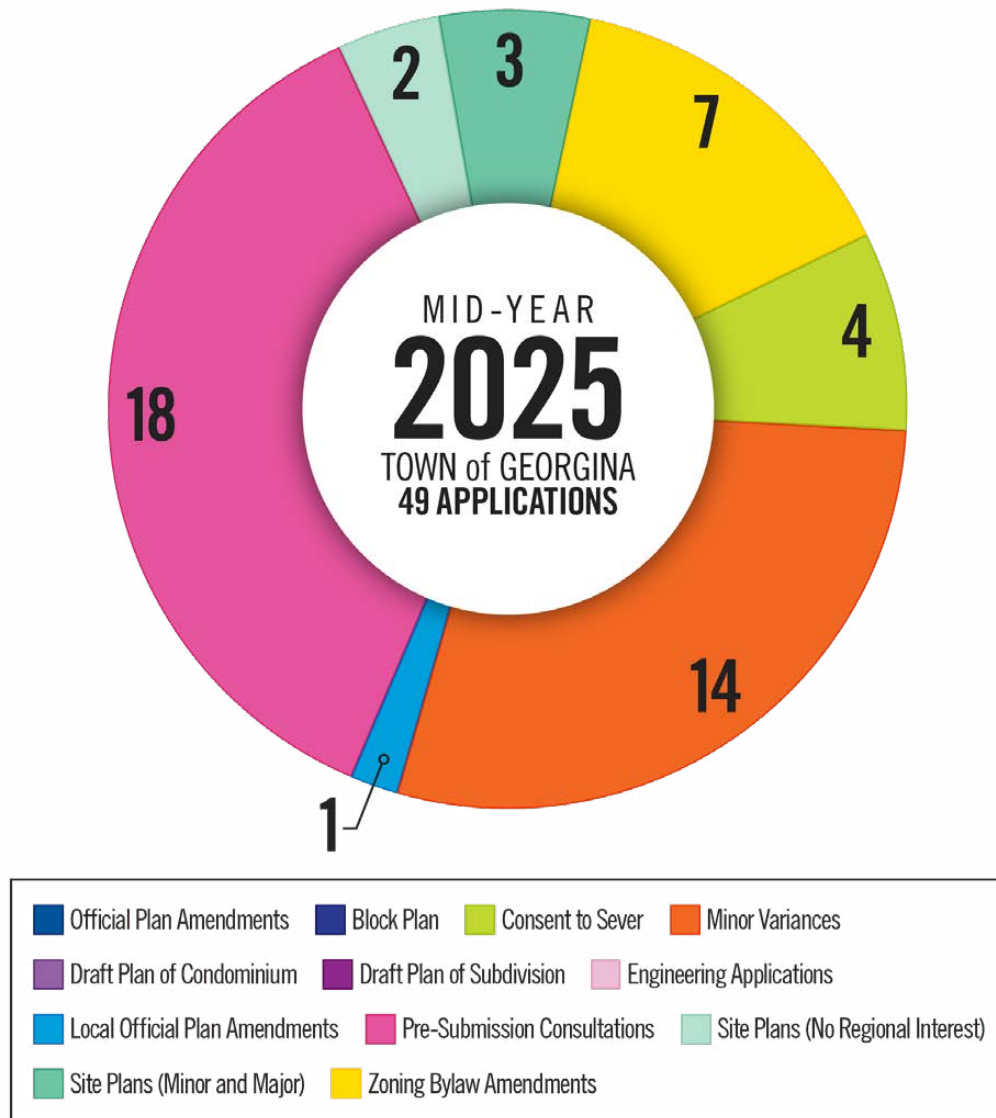
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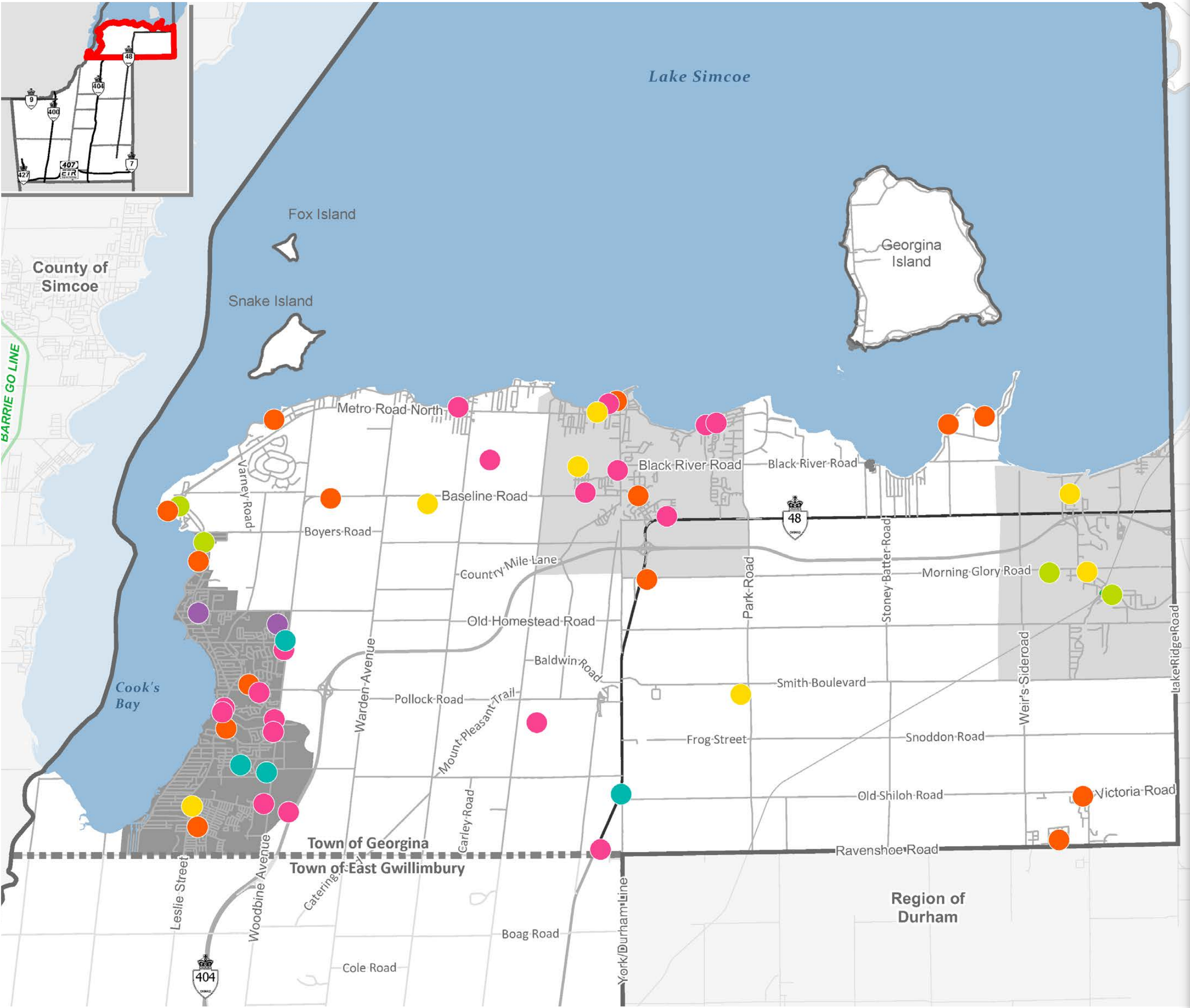


# Town of **GEORGINA**

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 8:** GEORGINA NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025





# YORK REGION

## TOWN of GEORGINA MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
- Local Official Plan Amendment
- Minor Variance
- Pre Submission Consultation
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- Regional Corridor
- Towns and Villages
- Urban Areas

0 2 4 Km



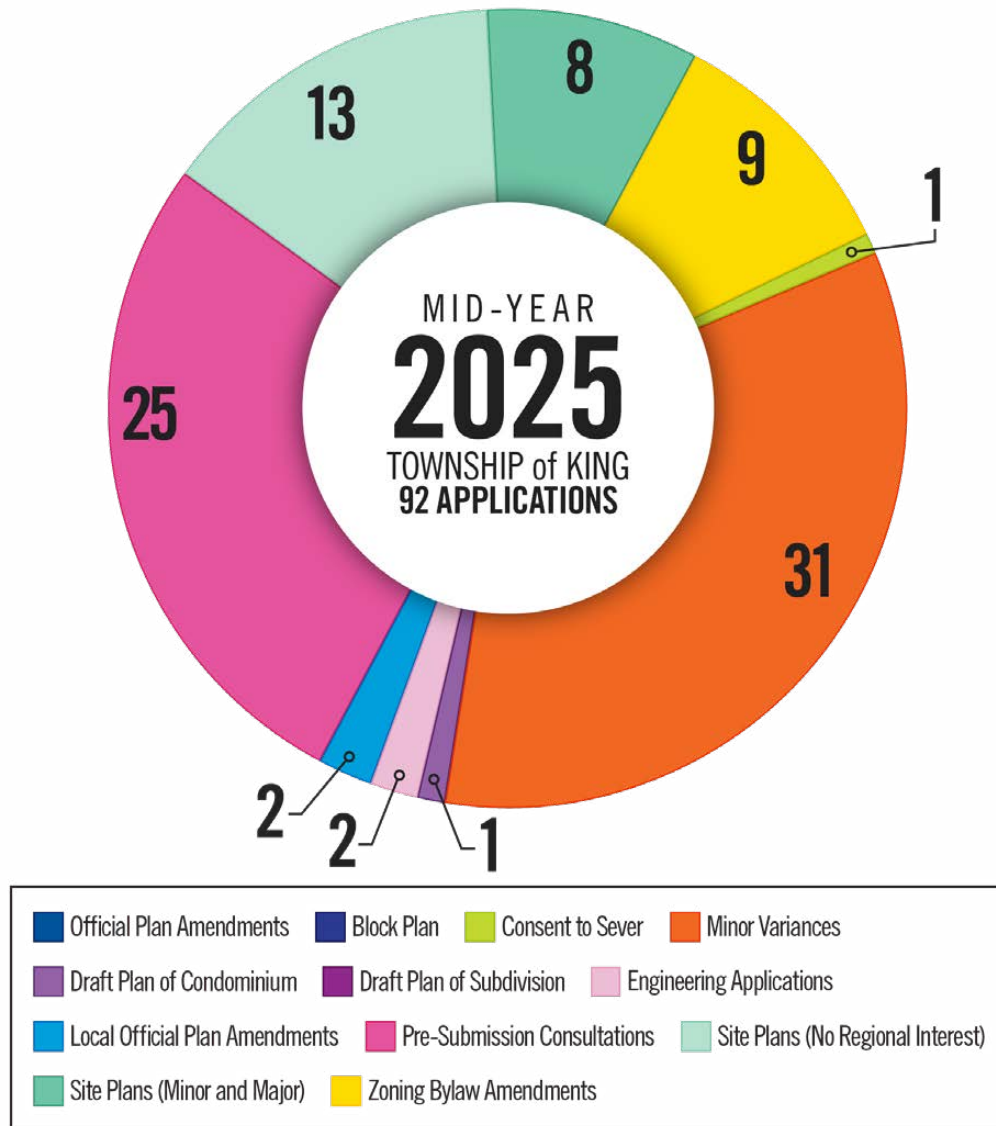
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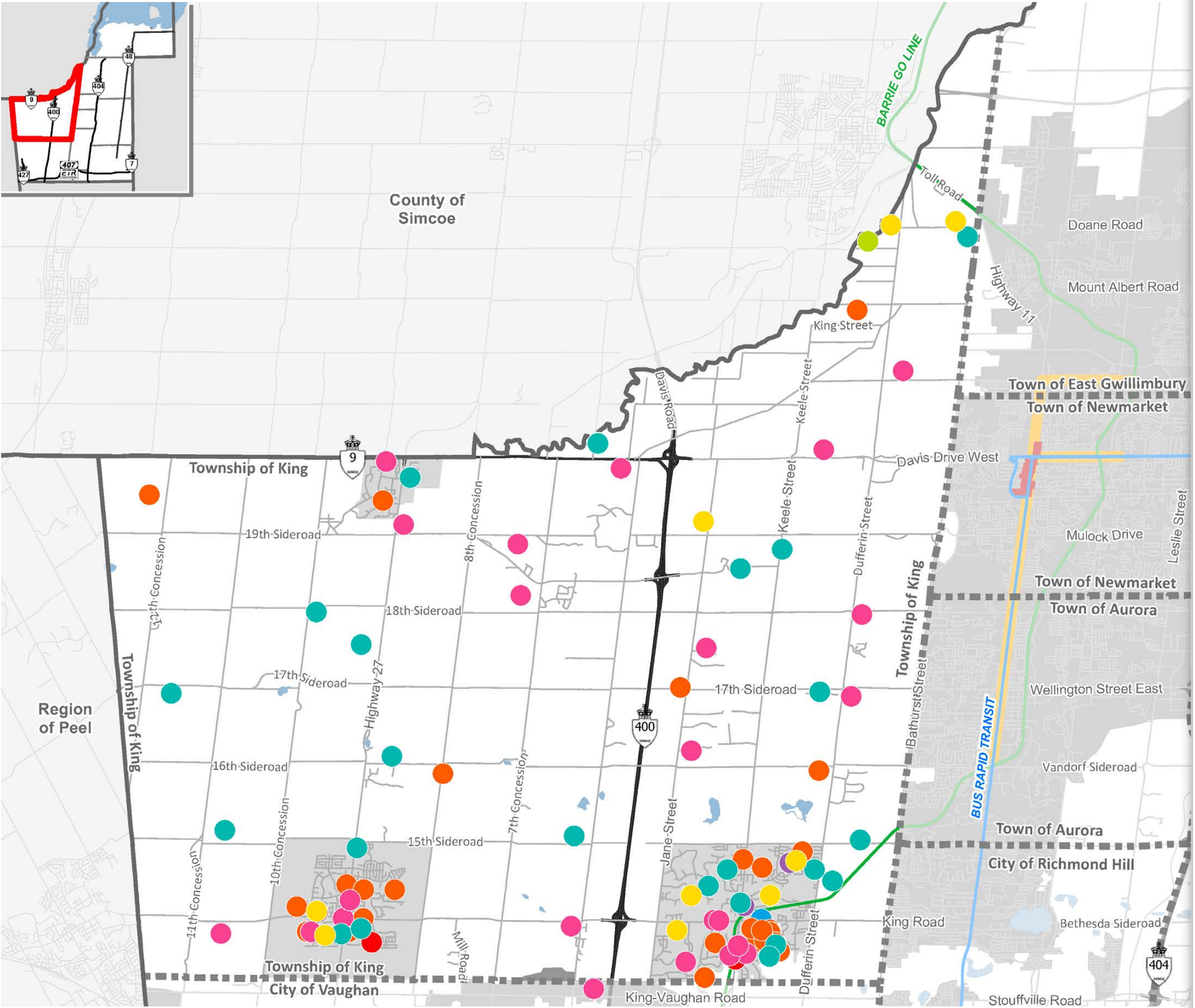
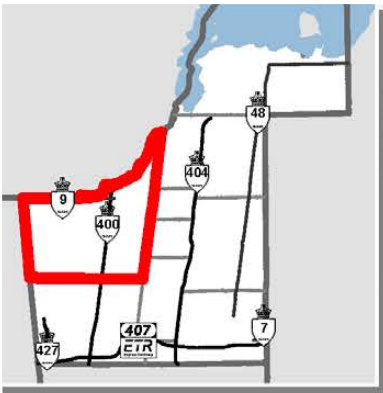
# Township of KING

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 9:** KING NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025







# YORK REGION

## TOWNSHIP of KING MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
- Minor Variance
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0 2 4 Km



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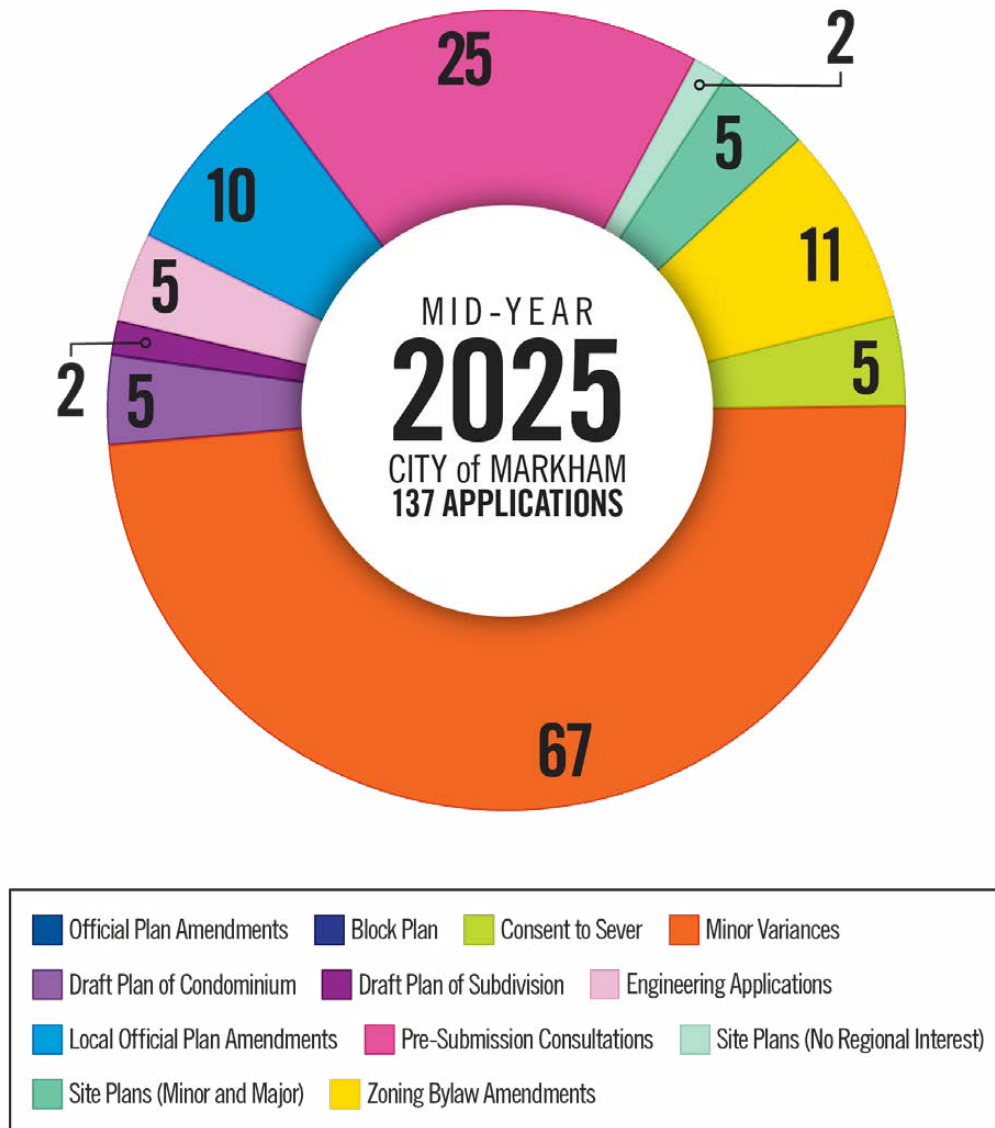
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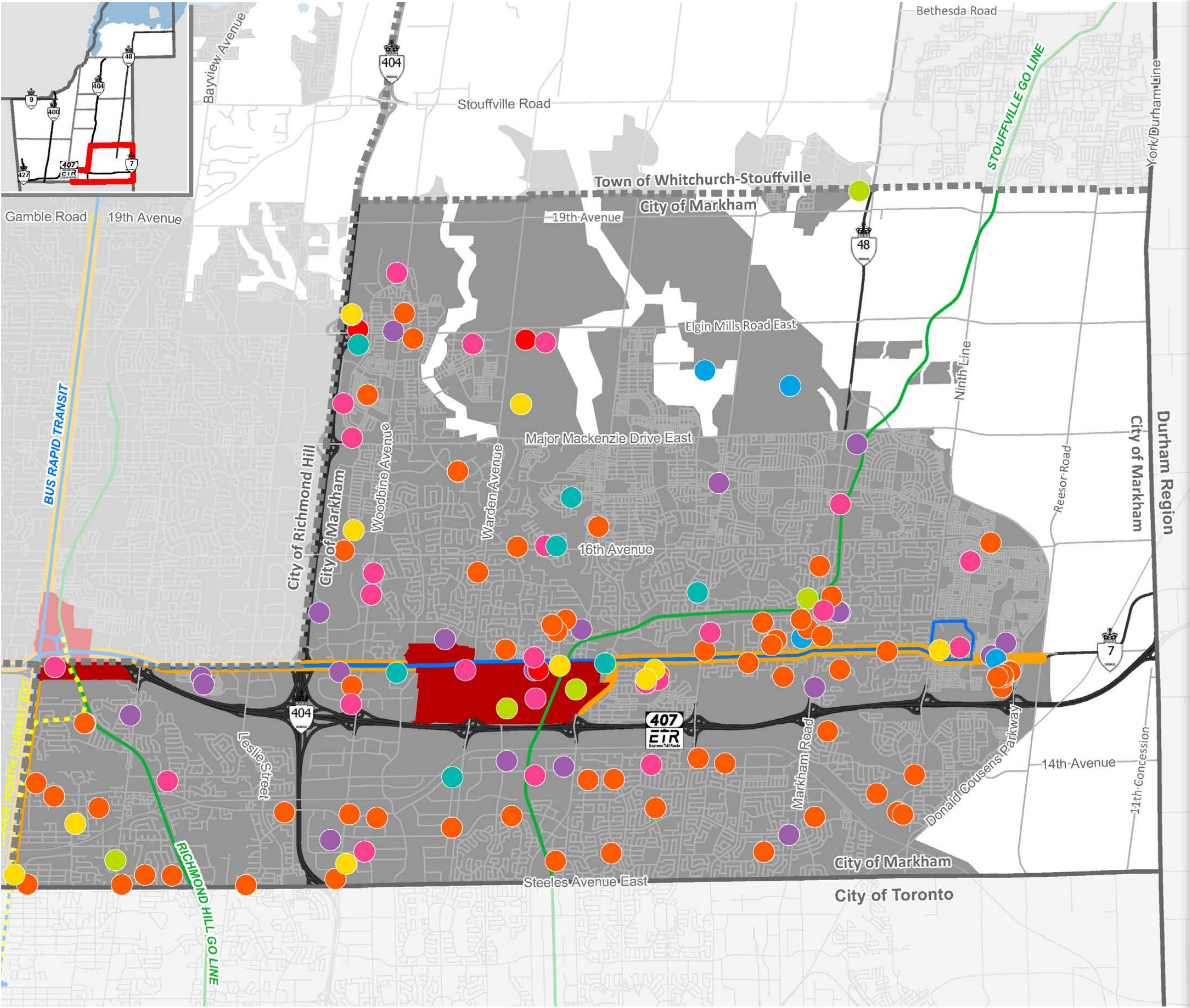
# City of MARKHAM

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 10:** MARKHAM NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025





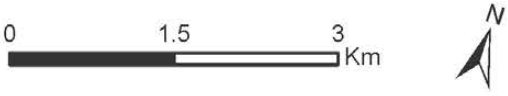


# YORK REGION

## CITY of MARKHAM MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
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- Pre Submission Consultation
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- Zoning By-law Amendment
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- Urban Areas

\* Applications spanning the entire municipality have been excluded from the map.



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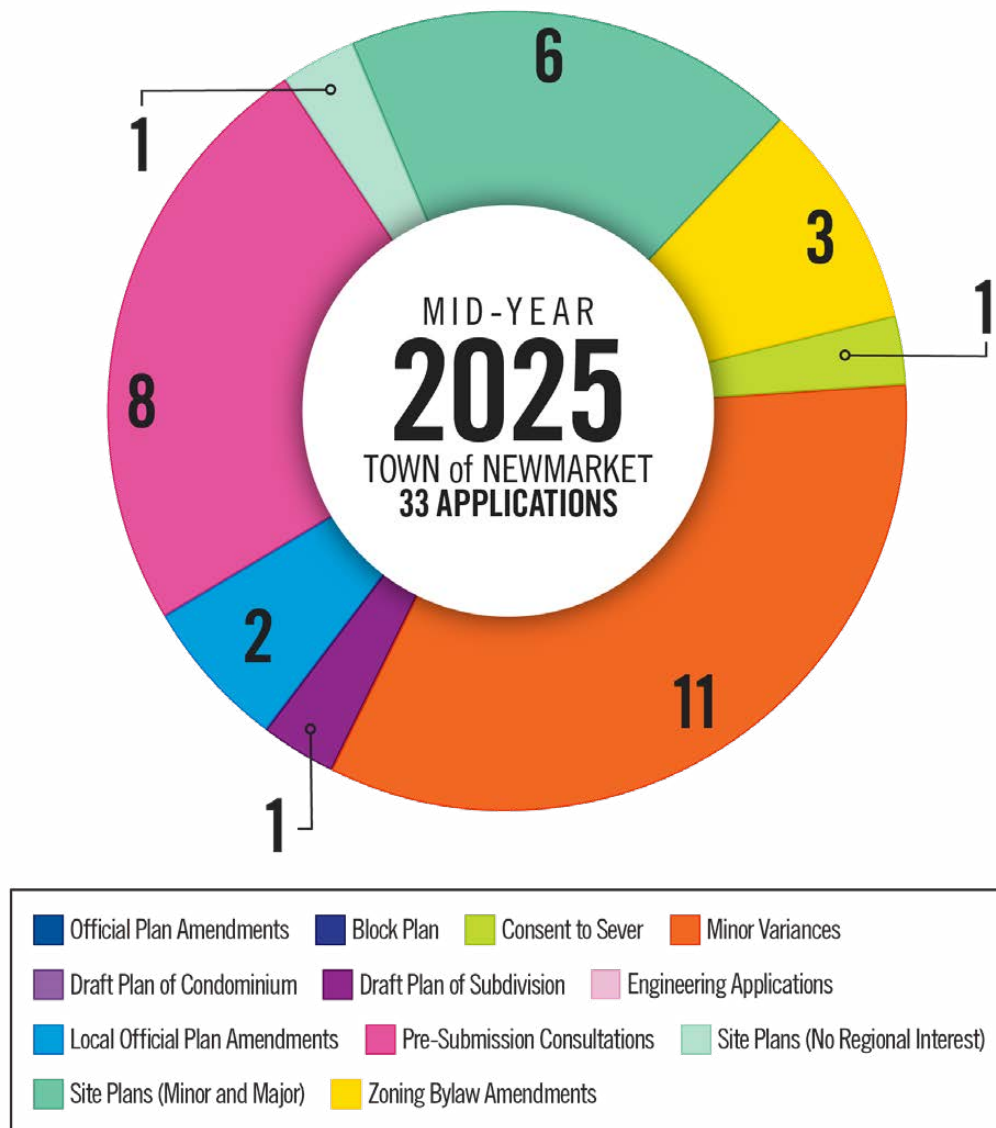
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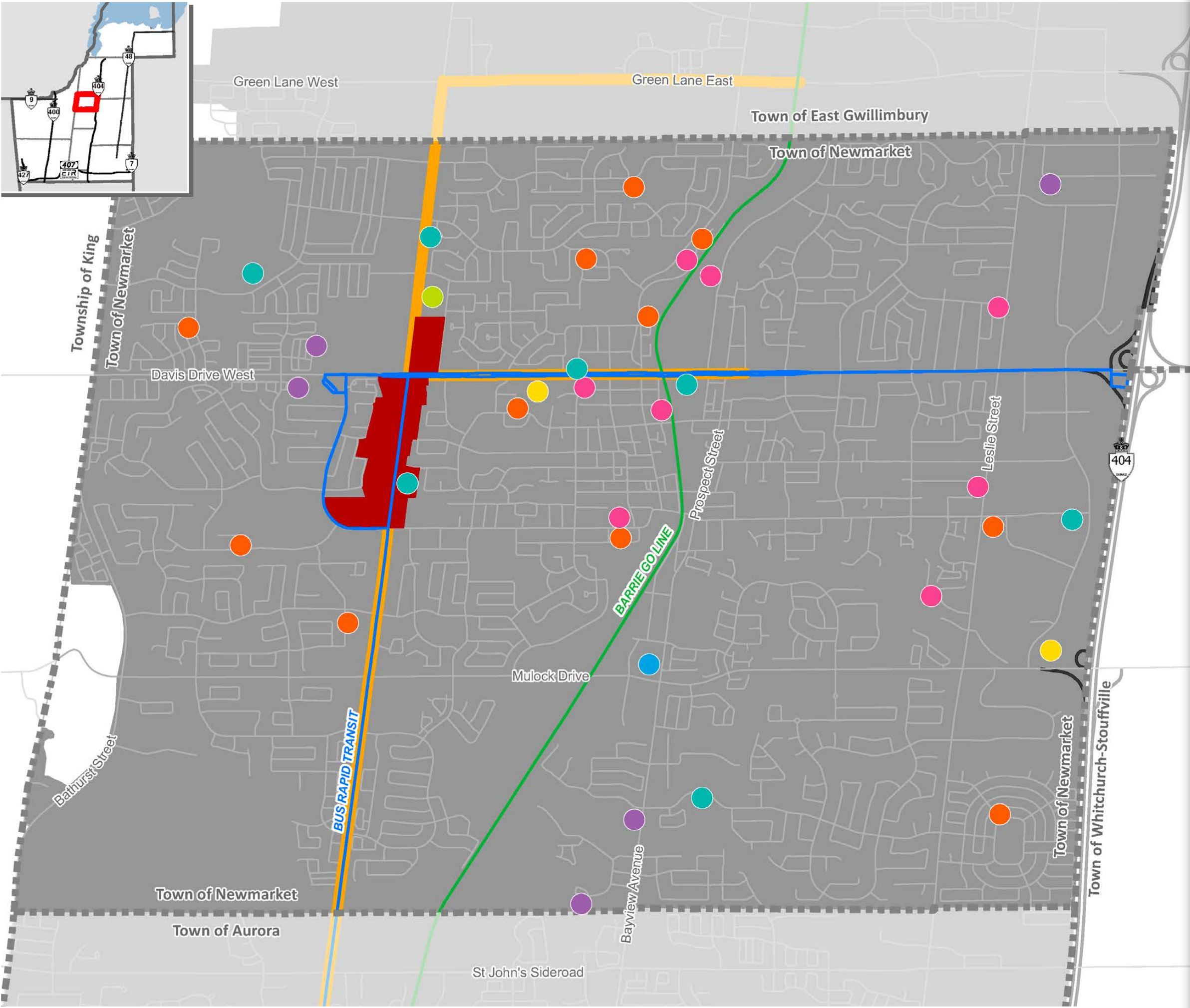
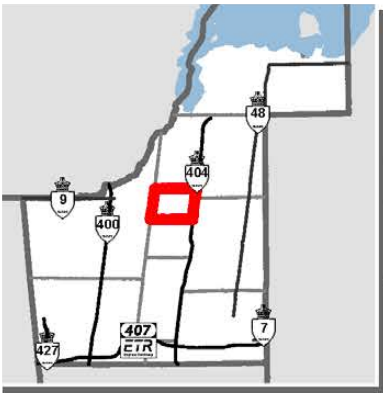


# Town of **NEWMARKET**

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 11:** NEWMARKET NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025





# YORK REGION

## TOWN of NEWMARKET MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
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0 0.5 1 Km



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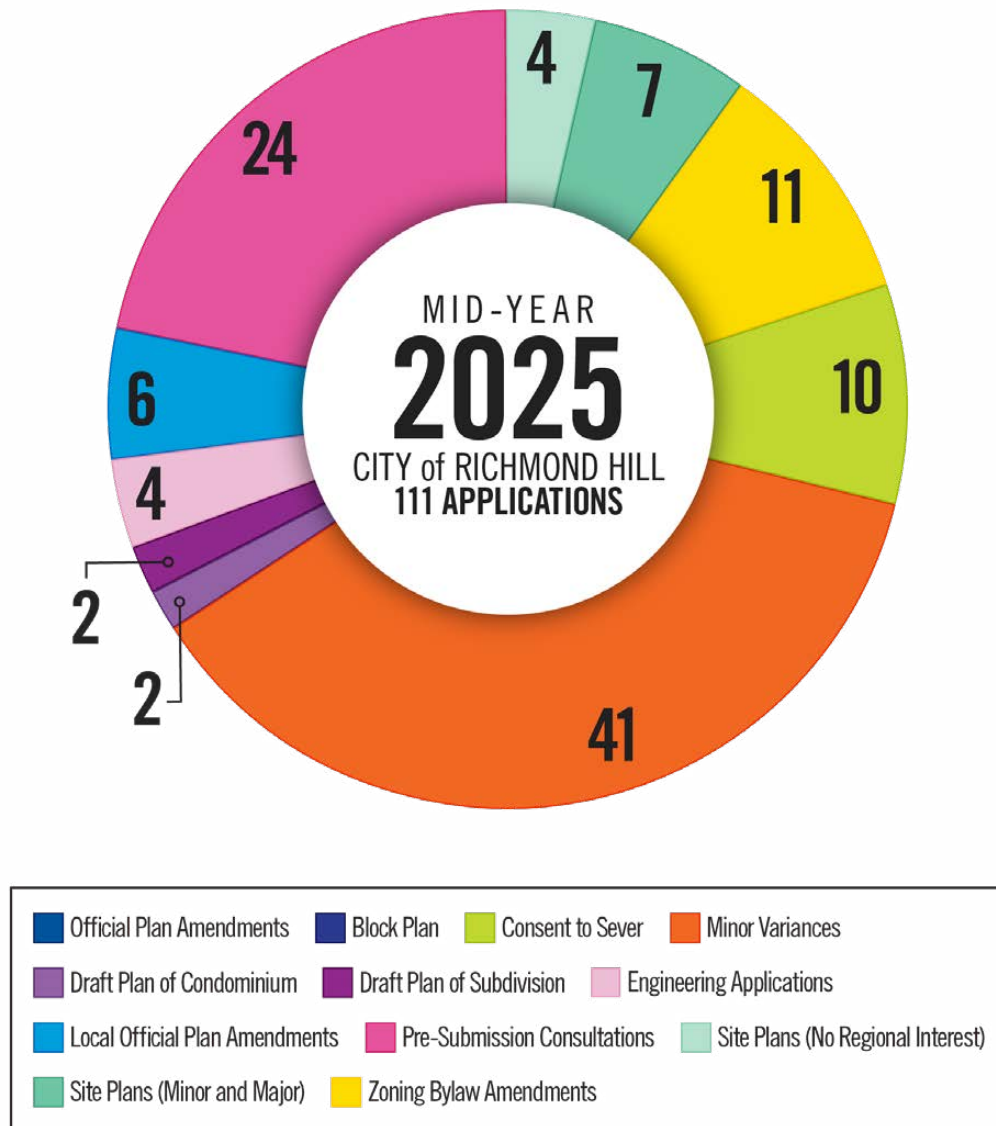
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# City of **RICHMOND HILL**

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 12:** RICHMOND HILL NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025





# YORK REGION

## CITY of RICHMOND HILL MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
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- Minor Variance
- Pre Submission Consultation
- Site Plan
- Subdivision / Condominium Application
- Zoning By-law Amendment
- Regional Centre
- Regional Corridor
- Towns and Villages
- Urban Areas

\* Applications spanning the entire municipality have been excluded from the map.

0 1 2 Km



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Corporate Services Department, Economic and Development  
Services Branch 2025

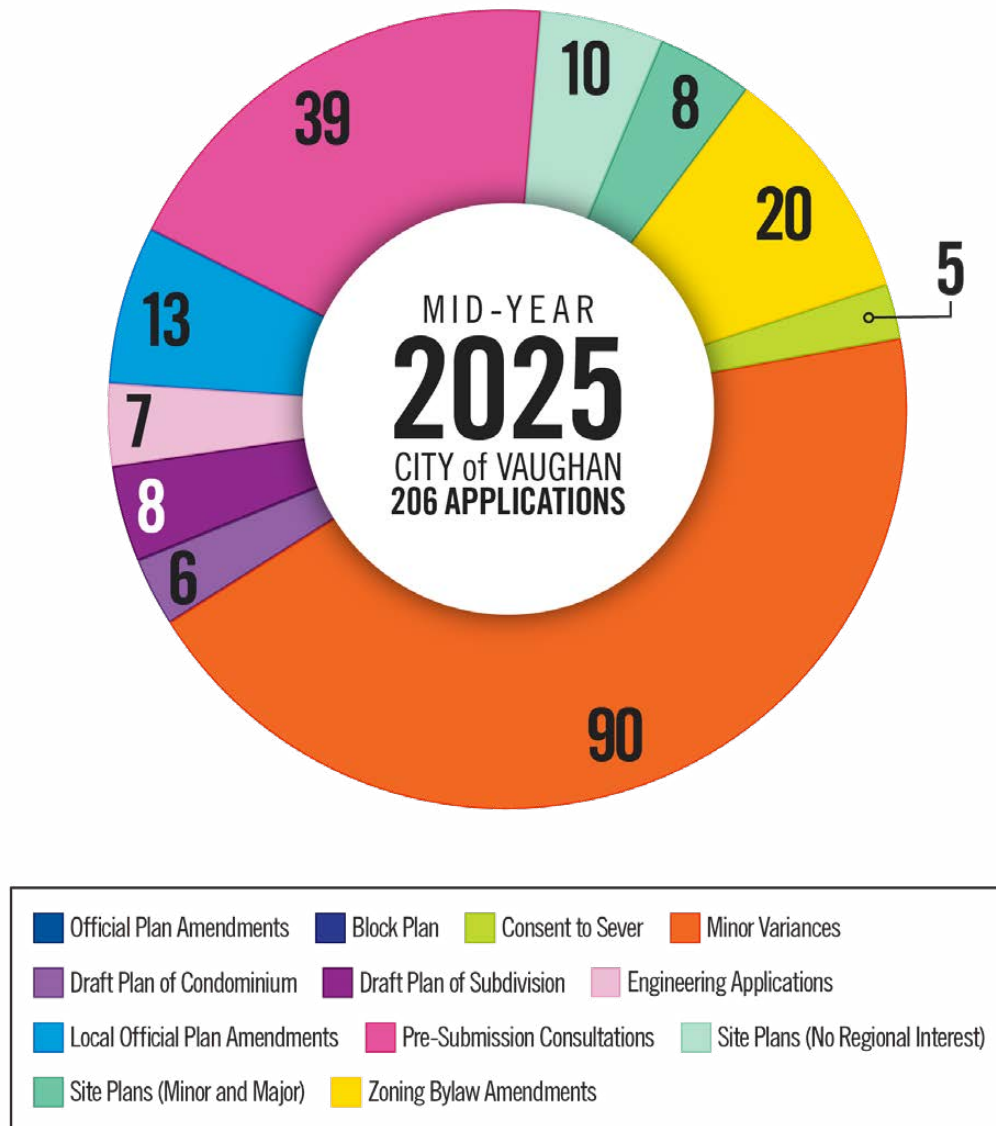
Data: The Regional Municipality of York, The Regional  
Municipalities of Durham and Peel, County of Simcoe,  
City of Toronto  
King's Printer for Ontario 2003-2025



# City of VAUGHAN

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 13:** VAUGHAN NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025





# YORK REGION

## CITY of VAUGHAN MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
- Minor Variance
- Pre Submission Consultation
- Site Plan
- Subdivision / Condominium Application
- Zoning By-law Amendment
- Regional Centre
- Regional Corridor
- Towns and Villages
- Urban Areas

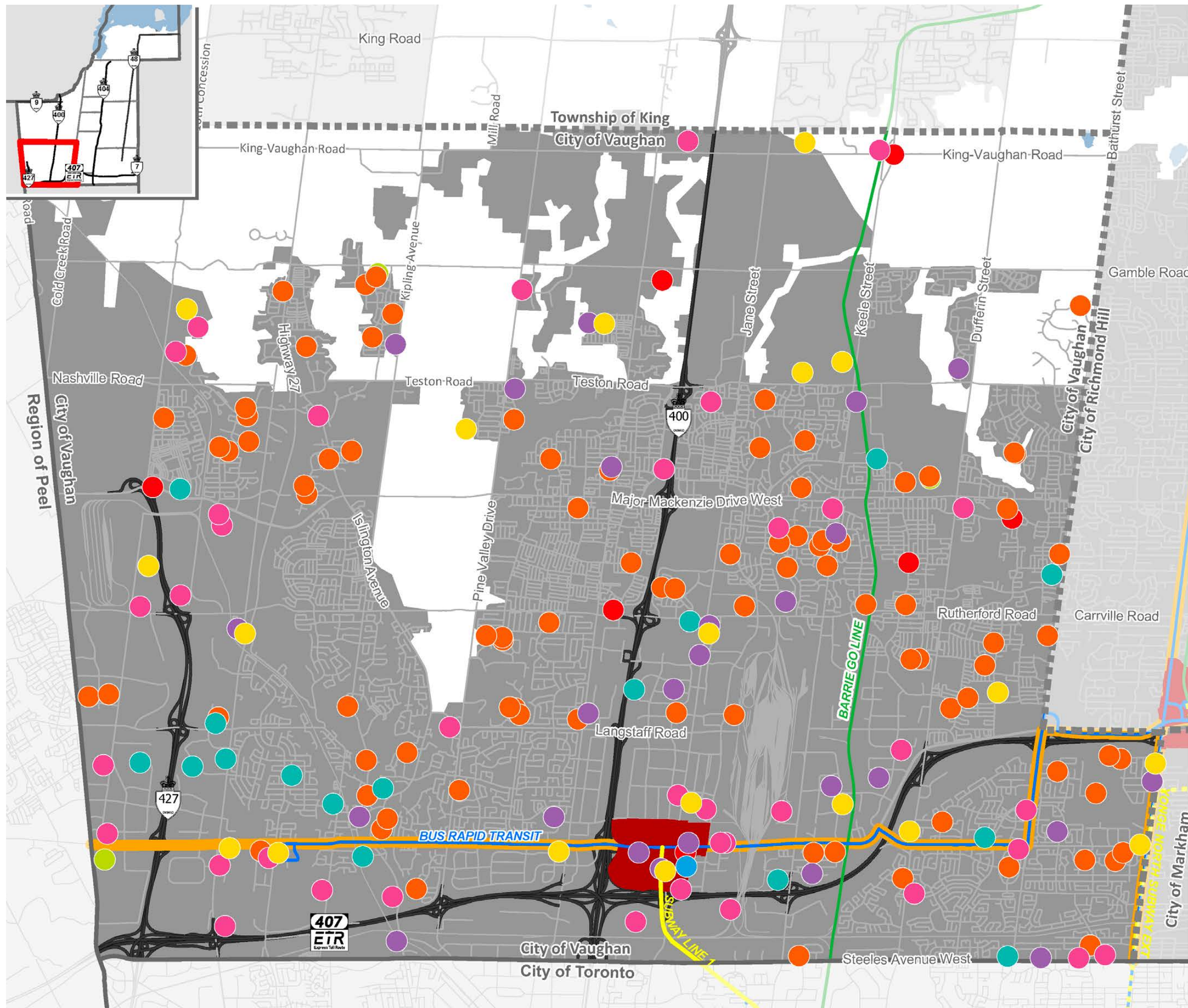
\* Applications spanning the entire municipality have been excluded from the map.

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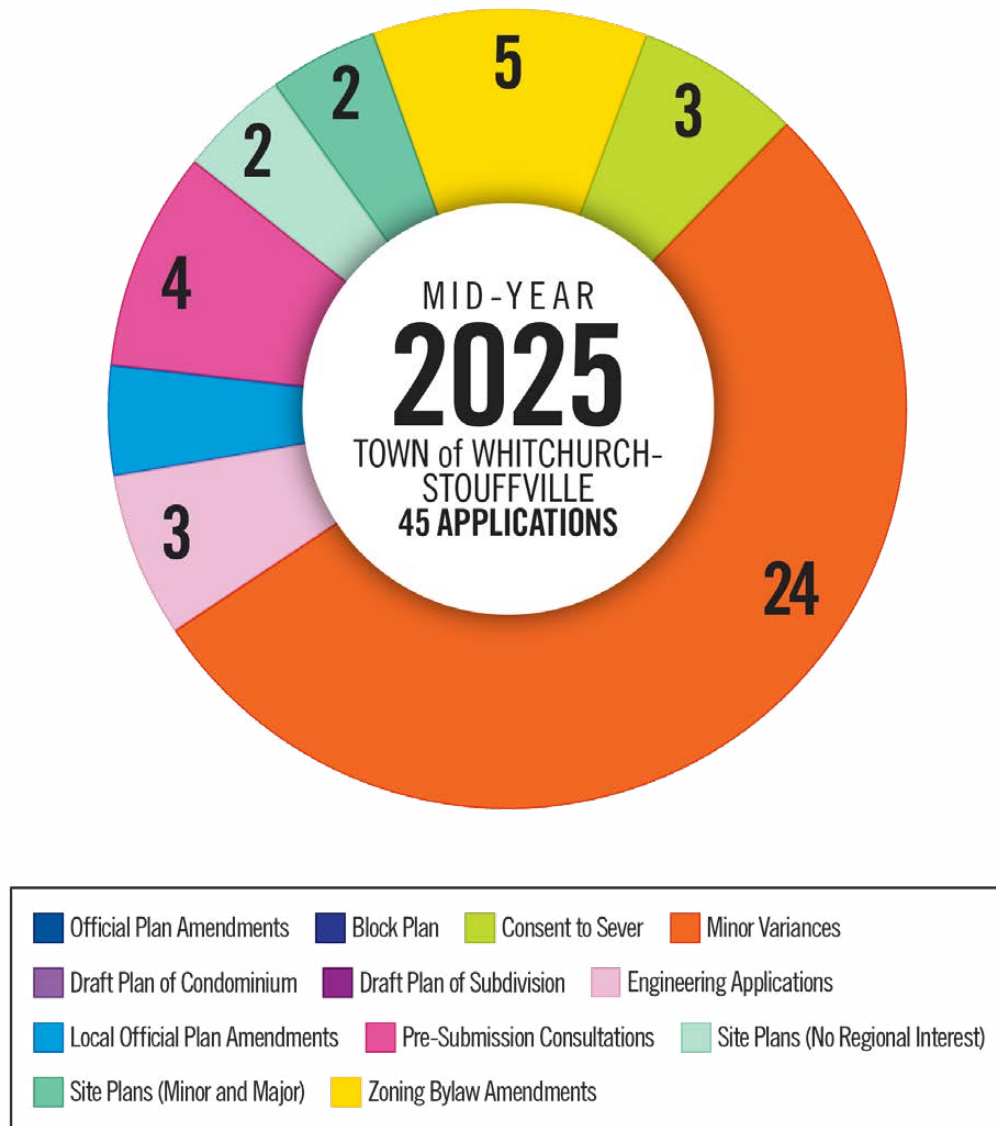


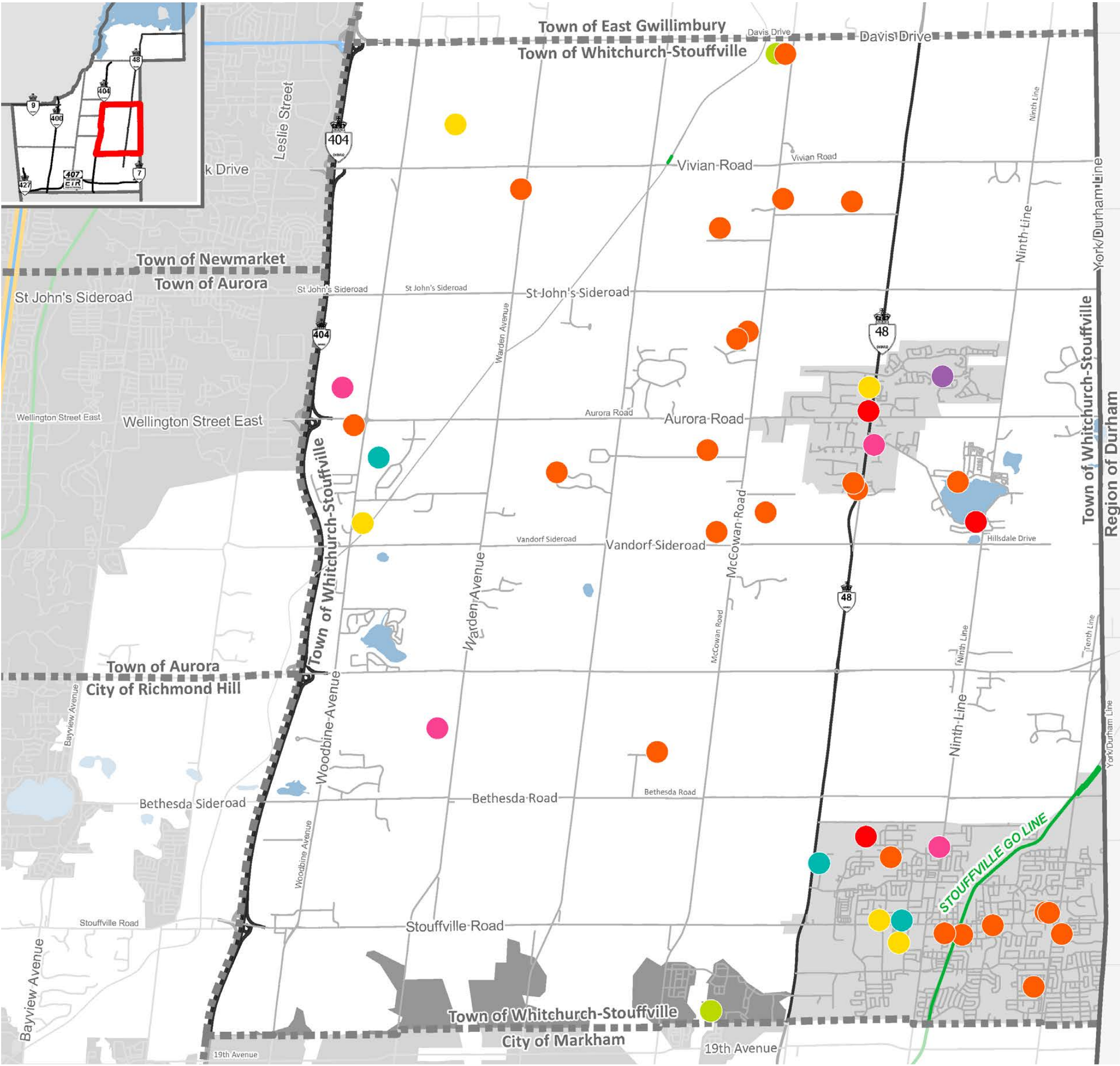


# Town of WHITCHURCH-STOUFFVILLE

## MID-YEAR 2025 DEVELOPMENT PROFILE

**Figure 14:** WHITCHURCH-STOUFFVILLE NEW DEVELOPMENT APPLICATIONS by TYPE in MID-YEAR 2025





# YORK REGION

## TOWN of WHITCHURCH-STOUFFVILLE MID-YEAR 2025 DEVELOPMENT PROFILE

- Consent to Sever
- Engineering Application
- Local Official Plan Amendment
- Minor Variance
- Pre Submission Consultation
- Site Plan
- Subdivision / Condominium Application
- Zoning By-law Amendment
- Regional Centre
- Regional Corridor
- Towns and Villages
- Urban Areas

0 1 2 Km



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Services Branch 2025

Data: The Regional Municipality of York, The Regional  
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YORK REGION MID-YEAR 2025

# DEVELOPMENT ACTIVITY SUMMARY

For more information on development activity in York Region please contact:

**York Region Economic and  
Development Services Branch**

**1-877-464-9675** Extension 75430

**[york.ca/developmentservices](http://york.ca/developmentservices)**