



2021 Development Charges

By-law C.P.-1551-227

What are Development Charges? (DCs)

A fee charged by the City to recover capital costs associated with residential and non-residential growth. Development charges do not pay for operating costs or infrastructure renewal.

Who pays?

The owner of the land that develops or redevelops the land, or any building or structure on the land.

Growth costs are recovered to:

- build new infrastructure supporting growth
- pay down existing debt for past growth works
- avoid taxpayers paying for costs that serve growth

Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. They may only be used for the purpose for which they are collected.

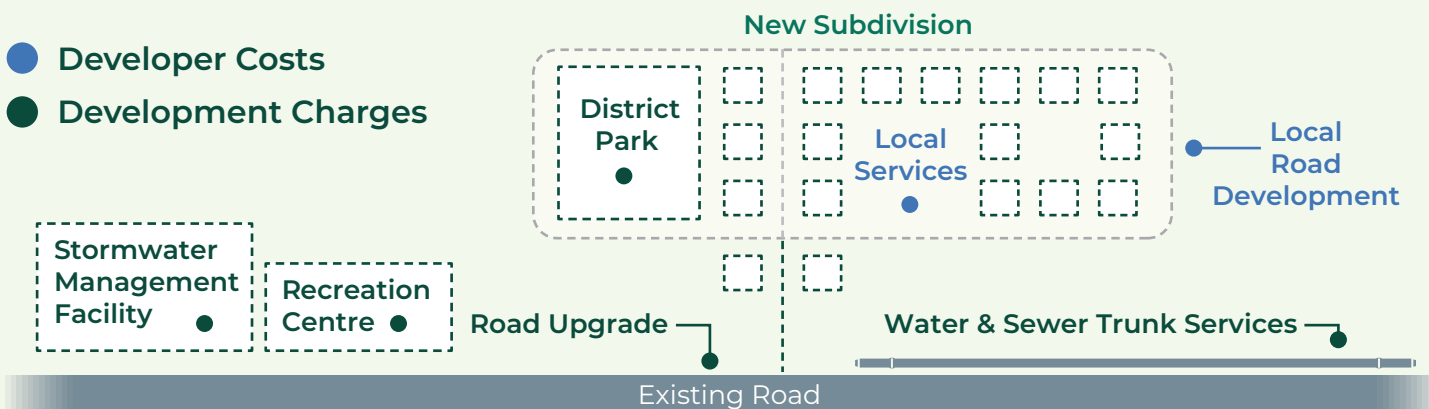
When are DCs calculated and paid?

For development types subject to a Site Plan or Zoning By-law amendment, the DC is calculated the day a complete application is received and is frozen for a period of up to two years. If a building permit has not been issued within the two year frozen period, the DC rate will revert back to the rate in effect on the date the building permit is issued. There are also deferred payment schedules for rental housing, certain institutional and non-profit developments. For all other development types, the DC is calculated and collected on the date a building permit is issued.

For more information please contact us.

How We Pay for a Growing City

- Developer Costs
- Development Charges





Residential

2021 Development Charge Rates

Effective January 1, 2021 to December 31, 2021



Service Component



Single & Semi Detached
(per dwelling unit)



Multiples/
Row Housing
(per dwelling unit)



Apartments with
< 2 Bedrooms
(per dwelling unit)



Apartments with
>= 2 Bedrooms
(per dwelling unit)

	Single & Semi Detached (per dwelling unit)	Multiples/ Row Housing (per dwelling unit)	Apartments with < 2 Bedrooms (per dwelling unit)	Apartments with >= 2 Bedrooms (per dwelling unit)	
City Services	Fire	\$67.35	\$45.55	\$29.79	\$40.37
	Police	\$498.56	\$337.17	\$220.52	\$298.82
	Library	\$-	\$-	\$-	\$-
	Parks & Recreation	\$3,980.66	\$2,692.05	\$1,760.68	\$2,385.84
	Transit	\$146.72	\$99.22	\$64.90	\$87.94
	Waste Diversion	\$260.95	\$176.48	\$115.42	\$156.40
	Roads & Related Services	\$16,990.07	\$11,490.08	\$7,514.84	\$10,183.15
	Wastewater	\$3,488.31	\$2,359.08	\$1,542.90	\$2,090.75
	Stormwater	\$6,917.61	\$4,678.26	\$3,059.71	\$4,146.13
	Water Distribution	\$1,807.71	\$1,222.52	\$799.56	\$1,083.47
Totals	Inside Urban Growth Area	\$34,158	\$23,100	\$15,108	\$20,473
	Outside Urban Growth Area ⁽¹⁾	\$21,944	\$14,841	\$9,706	\$13,153

Subject to rounding

Notes:

(1) Charge excludes Wastewater, Stormwater and Water Distribution

(2) This rate applies only to: 1) Hospitals under the Public Hospitals Act, 2) Universities defined in the Education Act and Colleges established under the Ontario Colleges of Applied Arts and Technology Act, 3) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground, 4) Other land, buildings, or structures used for not-for-profit purposes defined in and exempt from taxation under section 3 of the Assessment Act

(3) Industrial development charges are administered through the Industrial Lands Community Improvement Plan





Non-Residential 2021 Development Charge Rates

Effective January 1, 2021 to December 31, 2021



Service
Component



Commercial
(\$/m²)



Institutional
(\$/m²)



50% Institutional
(\$/m²) ⁽²⁾



Industrial
(\$/m²) ⁽³⁾

	Commercial (\$/m ²)	Institutional (\$/m ²)	50% Institutional (\$/m ²) ⁽²⁾	Industrial (\$/m ²) ⁽³⁾	
City Services	Fire	\$0.52	\$0.26	\$0.13	\$0.05
	Police	\$3.31	\$1.68	\$0.84	\$0.32
	Library	\$-	\$-	\$-	\$-
	Parks & Recreation	\$0.22	\$0.13	\$0.07	\$0.09
	Transit	\$1.35	\$0.84	\$0.42	\$0.24
	Waste Diversion	\$-	\$-	\$-	\$-
	Roads & Related Services	\$170.85	\$106.20	\$53.10	\$74.80
	Wastewater	\$26.82	\$15.99	\$7.99	\$44.77
	Stormwater	\$68.03	\$42.08	\$21.04	\$66.49
	Water Distribution	\$18.24	\$11.30	\$5.65	\$19.50
Totals	Inside Urban Growth Area	\$289.34	\$178.49	\$89.25	\$206.26
	Outside Urban Growth Area ⁽¹⁾	\$176.25	\$109.12	\$54.56	\$75.50

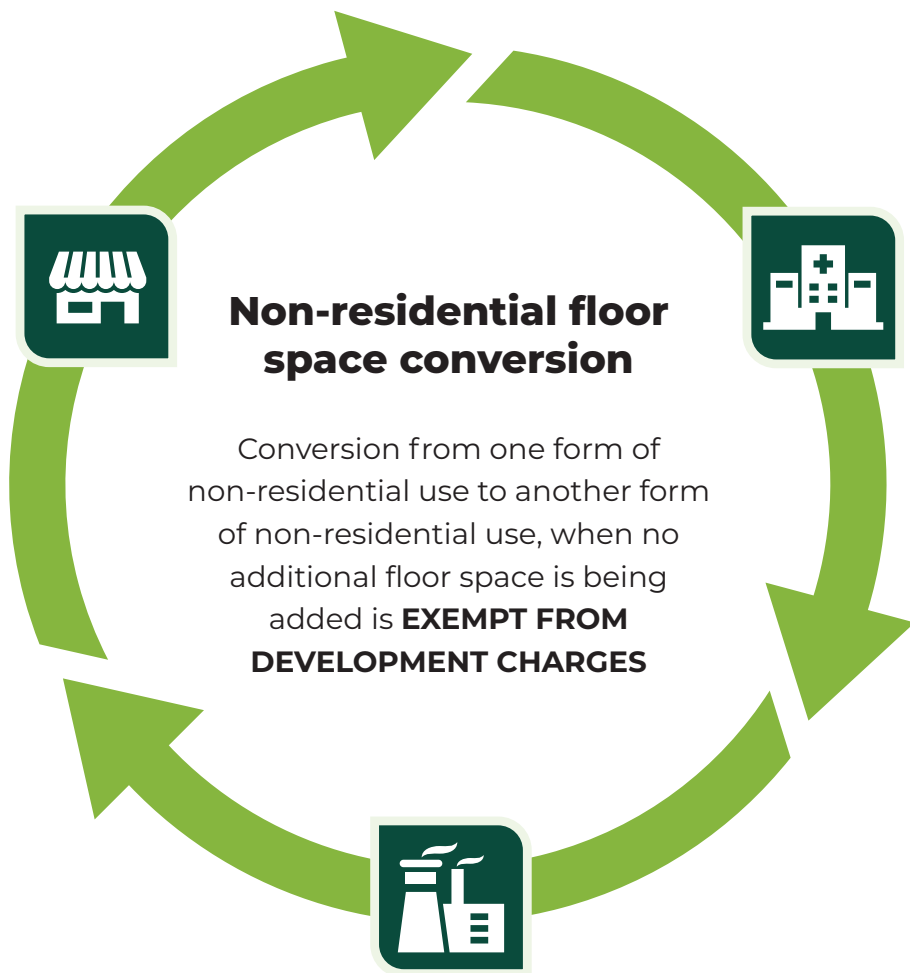
Subject to rounding

Under Section 43 (1) of the Development Charges Act, 1997 the treasurer of a municipality shall provide Council with an annual financial statement relating to the Development Charge By-law(s) and reserve funds. This statement can be found at london.ca/dc.

This brochure provides general information about the charges under the current City of London Development Charges By-law.

Please note: Brochure content should not be considered to be an interpretation of the current By-law or a determination of charges, if any, that may apply to any specific application to a proposed development.





How to obtain a copy of the By-law

Development Charges By-law C.P.-1551-227 in force and effect January 1, 2021. The By-law is available at london.ca/dc or can be obtained from:

City Clerk's Office
3rd floor, City Hall
300 Dufferin Avenue
London Ontario
PO Box 5035
N6A 4L9

Learn more
at london.ca/dc



Contact:

Development Finance for DC Study and Growth Forecasts

519-661-CITY (2489) x 7335 or gmis@london.ca

Building Division for Administration of DC By-law

519-661-4555 or building@london.ca

City Planning for Community Improvement Plans

519-661-4980 or planning@london.ca



London
CANADA