



2026 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



limit 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 Site Plan or Zoning By-law Amendments, the DCs are calculated the day a complete application is received and frozen from the date of application approval for a period of up to eighteen months. If a building permit has been issued within the frozen period, the DCs are subject to a lower of calculation being either the DCs plus frozen interest or the current DC rate at the time of building permit issuance. If the building permit has not been issued within the frozen period, the DCs are recalculated on the date the first building permit is issued. For all other development types DCs are calculated on the date the first building permit is issued.

For deferred development types (all residential and certain institutional) DCs are collected post first building permit issuance in accordance with section 26.1 of the Development Charges Act. For all other development types DCs are collected on the date the first building permit is issued. For more information please contact us.

How We Pay for a Growing City

● Developer Costs

● Development Charges

New Subdivision



Stormwater Management Facility

Recreation Centre

Road Upgrade

Water & Sewer Trunk Services

Existing Road



Residential

2026 Development Charge Rates

Effective January 1, 2026 to December 31, 2026



	Service Component	<div> <div>Single & Semi Detached (per dwelling unit)</div> <div>Multiples/ Row Housing (per dwelling unit)</div> <div>Apartments with < 2 Bedrooms (per dwelling unit)</div> <div>Apartments with ≥ 2 Bedrooms (per dwelling unit)</div> </div>			
City Services	Fire	\$99.70	\$67.42	\$44.10	\$59.75
	Police	\$738.02	\$499.11	\$326.43	\$442.59
	Library	-	-	-	-
	Parks & Recreation	\$5,892.53	\$3,985.02	\$2,606.31	\$3,532.24
	Transit	\$217.18	\$146.88	\$96.06	\$130.17
	Waste Diversion	\$386.28	\$261.23	\$170.85	\$231.52
	Roads & Related Services	\$25,150.26	\$17,009.34	\$11,124.24	\$15,074.72
	Wastewater	\$5,163.70	\$3,492.13	\$2,282.95	\$3,094.92
	Stormwater	\$10,240.39	\$6,925.18	\$4,529.47	\$6,136.99
	Water Distribution	\$2,675.93	\$1,809.69	\$1,183.59	\$1,603.85
Totals	Inside Urban Growth Area	\$50,564	\$34,195	\$22,364	\$30,306
	Outside Urban Growth Area (1)	\$32,483	\$21,970	\$14,368	\$19,471

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, excluding exemption 6.1 of the Ministry of Training, Colleges and Universities 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

2026 Development Charge Rates

Effective January 1, 2026 to December 31, 2026



	Service Component	Commercial (\$/m ²)	Institutional (\$/m ²)	50% Institutional (\$/m ²) (2)	Industrial (\$/m ²) (3)
City Services	Fire	\$0.77	\$0.39	\$0.20	\$0.07
	Police	\$4.90	\$2.48	\$1.24	\$0.47
	Library	-	-	-	-
	Parks & Recreation	\$0.32	\$0.20	\$0.10	\$0.14
	Transit	\$2.00	\$1.25	\$0.63	\$0.36
	Waste Diversion	-	-	-	-
	Roads & Related Services	\$252.92	\$157.21	\$78.60	\$110.72
	Wastewater	\$39.69	\$23.66	\$11.83	\$66.29
	Stormwater	\$100.70	\$62.28	\$31.14	\$98.43
	Water Distribution	\$27.00	\$16.73	\$8.36	\$28.86
Totals	Inside Urban Growth Area	\$428.30	\$264.21	\$132.10	\$305.33
	Outside Urban Growth Area (1)	\$260.91	\$161.53	\$80.77	\$111.75

Subject to rounding

Notes:

Non-Residential development charge rates are based on Gross Floor Area space (\$/m²)

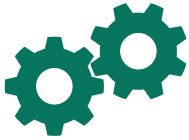
Under Section 43 (1) of the Development Charges Act, 1997 the treasurer of a municipality shall provide Council with an annual financial statement relating to the Development Charge By-law(s) and reserve funds. This statement can be found at london.ca/dc.

Please note: Brochure content is for information purposes and should not be considered to be an interpretation of the Development Charges Act, London's current DC By-law or a determination of charges, if any, that may apply to any specific application to a proposed development.



Annual Indexing of Development Charge Rates

- **Development Charges will be increasing by 4.2% for 2026**
- The City of London *Development Charge By-law* was approved by Municipal Council on October 20, 2020 and came into effect on January 1, 2021.
- DC rates are subject to annual indexing using the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto, as prescribed by the Council-approved By-law and *Development Charges Act*.
- The City of London does not have the authority to set its own index rate. *The Development Charges Act* and Regulation prescribes the index to be used by municipalities.



Indexing development charges helps to mitigate the impact of inflationary increases on future growth-related capital costs as indexing is intended to reflect changes to construction cost increases. This will help ensure that originally planned infrastructure timing is maintained and new development can proceed without delay.



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

Contact:

Development Finance for DC Study

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

Building Division for Administration of DC By-law

519-661-4555 or building@london.ca

Planning and Development for CIPs and Growth Forecasts

519-661-4980 or planning@london.ca

Learn more
at london.ca/dc

