Official Community Plan Amendment Fees

Application Type		Fee
Application concurrent with Application to rezone		$2,680
All Land Uses	<1,000m^2 of site area	$6,700
	1,001m^2 – 8,094m^2 of site area	$10,480
	>8,094m^2 – 40,467m^2	$14,040
	>40,467m^2	$16,710

Zoning Amendment Fees

Application Type		Fee
Text amendment only, under existing zoning for changes to Density Bonusing provisions		$4,160
Text amendment only under existing zoning for changes to not more than two (2) aspects of the Zoning Bylaw, other than Density Bonusing provisions		$5,350
All Land Uses	<1,000m^2 of site area	$6,700
	1,001m^2 – 8,094m^2 of site area	$10,700
	>8,094m^2 – 40,467m^2	$14,040
	>40,467m^2	$16,500

*Add $2,400 for the creation of a new zone designation

Development Permit Amendment Fees

The Director of Planning may consider the following types of amendments to an issued Development Permit, where such changes maintain the overall intent of the previously issued Development Permit and are consistent with the Development Permit Area Guidelines appended to Zoning Bylaw No. 300	
Minor amendment for changes that are eligible for a DP Exemption in accordance with s.1.4 of Appendix A to Zoning Bylaw No. 300	No fee, unless a Letter of Exemption is requested or required
Minor amendment for changes that require the issuance of a DP Amendment for the purpose of issuing a variance to reduce a bylaw requirement by no more than 10%	$270
Moderate amendment for changes that require the issuance of a DP Amendment for the purpose of: · Increasing floor space by more than 10% of the GFA originally approved, less than 20% · Issuing a variance to reduce a bylaw requirement by more than 10% · Adjusting a streamside protection and enhancement area per the conditions specified in s.2.3.4 of Appendix A to the Zoning Bylaw No. 300 and where such adjustment is supported by the project biologist	16% of the original fee
Major amendment for changes that are not considered to be a Minor or Moderate amendment	27% of the original fee
Appeal Fee (if DP cannot be issued by Council's delegate)	$1,670 in addition to above fees
Development Permit issued by Council with variances (other than duplex)	$1,670 in addition to the above fees
Letter of Exemption from the requirements of a DP	$135

Other Fees

Development Variance Permit	$1,670
Temporary Use Permit · Renewal	$2,350 $340
Board of Variance	$835
Counter Petition – If the City is required to provide a counter petition opportunity as a result of any planning related application (Official Community Plan amendment, rezoning, development permit, development variance permit, and temporary use permit)	$750

Updated 20260501 – Bylaw No. 2122 states fees will be automatically adjusted May 1st each year by the CPI percentage increase
Amended 20260825 – Fixed two typos

CITY OF Langford

Development Permit Fees

(If any work for which a permit is required commences prior to a permit being issued, the fee payable shall be doubled)

Interface Fire Hazard DP Area (ONLY) – DP for one- and two-family residential development on any individual lot and/or the creation of not more than two lots by subdivision where development is fully compliant with Interface Fire Hazard design guidelines	$340
Riparian DP Area (ONLY) – DP for one- and two-family residential development on an individual lot where no work is occurring within a Streamside Protection and Enhancement Area (SPEA) as defined by a qualified professional	$670
Two-Family Residential (Duplex) – compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area*	$1,080
Two-Family Residential (Duplex) – not compliant with Design Guidelines and which may or may not include Interface Fire Hazard Development Permit Area and may or may not include variances**	$2,750

*A duplex DP issued by Council's delegate

**A duplex DP issued by Council

Combined Environmentally Sensitive/Hazardous and Form and Character Fees

Fees shall be paid based on the greater of either the Environmentally Sensitive/Hazardous DP Area(s) impacted (column A) OR the scale of development (column B)

Column A	Column B	
Environmentally Sensitive/Hazardous DP Areas Impacted	**Form & Character**	**Fee**
Less than 150m^2 of site area within a defined DP Area	Less than 100m^2 of new commercial/industrial/business park GFA; and/or Exterior renovation of existing intensive residential (including duplex) or multi-family residential buildings that represents a change to the form and character of a building or buildings; and or Garden and carriage suites	$660
150-1,000m^2 of site area within a defined DP Area	Up to and including 4 residential units; and/or Up to 200m^2 of new commercial/industrial/business park GFA; and/or Exterior renovation of existing commercial/industrial/business park buildings up to 200m^2 of GFA that represents a change to the form and character of a building or buildings	$2,410
1,001-4,500m^2 of site area within a defined DP Area	5-12 residential units; and/or Up to 300m^2 of new commercial/industrial/business park GFA; and/or Exterior renovation of existing commercial/industrial/business park buildings up to 2,000m^2 of GFA that represents a change to the form and character of a building or buildings	$5,080
$4,501-25,000$m^2$ of site area within a defined DP Area	13-49 residential units; and/or Up to 4,500m^2 of new commercial/industrial/business park GFA; and/or Exterior renovation of existing commercial/industrial/business park buildings over 2,000m^2 of GFA that represents a change to the form and character of a building or buildings;	$7,750
>25,000m^2 of DP site area	50+ residential units; and/or 4,501m^2+ of new commercial/industrial/business park GFA	$12,700

Sign Development Permit Fees

Application	Plus, total number of signs applied for—see types below	$100
Permanent	Banner, canopy, directional, directory, façade, freestanding, home occupation, projecting and suspended, sandwich board, and variable electronic	$70/sign
Temporary	Development, real estate, and new business Renewal (no application fee)	$70/sign $70/sign
Alteration of Existing	Any combination of two or more signs or sign types (excluding home occupation, no trespassing, and political signs	$70/sign
Penalty	Excludes changing a tenant sign face in an existing structure or freestanding sign that is the subject of an approved sign development permit, as this change does not require a permit	$100
	Installation prior to issuance or prior to submitting an SDP application	Double fees
	Sandwich board sign without permit (impound fee)	$70

Updated 20260501 – Bylaw No. 2122 states fees will be automatically adjusted May 1st each year by the CPI percentage increase
Amended 20260825 – Fixed two typos

DEVELOPMENT COST CHARGES

Class of Development	Subdivision	Building Permit
ROADS		(Bylaw No. 2021, Schedule A)
Single-Family w/wo suite per lot (>300 m^2 lot)	$5,876	
Small Lot (≤300 m^2 lot) or duplex per unit	$3,865	
Townhouse per unit		$3,865
Multi-Family per unit		$3,092.39
Commercial (per m^2 gfa)		$54.12
Industrial or Public Utility (per m^2 gfa)		$7.73
Institutional (per m^2 gfa)		$69.58
STORM DRAINAGE (SOUTH OF SOOKE ROAD ONLY)		(Bylaw No. 2022, Schedule C)
SF with suite per lot or SF (>300 m^2 lot)	$1,655	
Small (<300 m^2) lot or duplex unit	$1,028	
Townhouse per unit		$1,028
Multi-Family per unit		$635
Commercial/Institutional (per m^2 gfa*)		$4.58
Industrial or Public Utility (per ha)		$25,464
Commercial Recreation or Public Utility (< than 5% impervious surface per m^2 gfa		$4.58
STORM DRAINAGE (NORTH LANGFORD)		(Bylaw No. 2023, Schedule A)
One-Family Dwelling (>300 m^2 lot)	$1,593	
Small (<300 m^2) Lot or Duplex Dwelling Unit	$919	
Townhouse per unit		$919
Apartment per unit		$211
Commercialor Institutional (per m^2 gfa*)		$6.62
Industrial or Public Utility (per ha)		n/a**
Public Utility (< than 5% impervious surface per m^2 gfa*		$6.62
PARK IMPROVEMENT		(Bylaw No. 2024, Schedule C)
Single-family w/wo suite >300 m^2 lot	$3,146	
Residential small lot <300 m^2 lot or duplex	$1,948	$1,948
Residential Townhome	$1,948	$1,948
Multi-family condo or apartment		$1,348
PARK ACQUISITION		(Bylaw No. 2024, Schedule C)
Single-family w/wo suite >300 m^2 lot	$211	
Residential small lot <300 m^2 lot or duplex	$130	$130
Residential Townhome	$130	$130
Multi-famliy condo or apartment		$90
INTEGRATED SURVEY AREA (ISA)		
Per lot	$52/parcel created	

Last update: 20250514 **CURRENT VERSION**

Previous amendments: 20200320, 20201207, 20210315, 20220620, 20221121, 20230221, 20230905, 20240102

*gfa = gross floor area

**there is no industrially-zoned land inside this catchment area

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DEVELOPMENT COST CHARGES

Outside Agencies

Class of Development	Subdivision	Building Permit
INCREMENTAL STORAGE IMPROVEMENT FEES (ISIFS) – Base rate is $495		(Bylaw No. 1600)
Residential Lot - < 400 m^2 (no suite)	$371.25/lot	
Residential Lot - ≥ 400 m^2	$495/lot	
Duplex	$742.50/lot	$742.50/lot
Townhouses	$371.25/unit	$371.25/unit
Multi-Family (Condos and Apartments)		$331.65/unit
Commercial/Institutional		$140/1000 ft^2 of floor area
Industrial		$280/1000 ft^2 of floor area
Mobile Home/Trailer Park	$247.50	
Hotel Room (each)		$198
CAPITAL REGIONAL DISTRICT WATER DEPARTMENT DEVELOPMENT COST CHARGES		(Bylaw No. 2758/4669)
Low Density Residential	$2,796/lot [1]	$2,796/lot [2]
Medium Density Multi-Family ≤50 units/ha	$2,446/unit [2]	$2,446/unit [2]
High Density Multi-Family ≥50 units/ha	$1,573/unit [2]	$1,573/unit [2]
Commercial		$10.48/$m^2$ [3]
Industrial		$5.24/$m^2$ [3]
Institutional		$10.48/$m^2$ [3]
SCHOOL ACQUISITION CHARGES (BC Reg 17/00)		(Bylaw No. 2019-01)
Low Density Residential (1-20 units/Ha)	$1,000/unit	$1,000/unit
Medium Low Density (21 to 50 units/Ha)	$900/unit	$900/unit
Medium Density (51 to 125 units/Ha)	$800/unit	$800/unit
Medium High Density (126 to 200 units/Ha)	$700/unit	$700/unit
High Density (201+ units/Ha)	$600/unit	$600/unit

[1] Per lot (or unit, in the case of a two-unit dwelling)
[2] To be built or that may be built on a parcel, in the case of a development cost charge payable on subdivision
[3] Area of floor space to be built on a parcel

Last update: 20250514 **CURRENT VERSION**
Previous amendments: 20200320, 20201207, 20210315, 20220620, 20221121, 20230221, 20230905, 20240102
Parks DCC Bylaw No. 2024, Adopted 20220620
Road DCC Bylaw No. 2021, Adopted 20210315
Sewer Bylaw No. 1600, Amendment Bylaw No. 1942, Adopted 20201207; Amendment Bylaw No. 2113, Adopted 20230221
Storm Water DCC Bylaw No. 2022 (South), Adopted 20221121
Storm Water DCC Bylaw No. 2023 (North), Adopted 20230905
Langford and WSES, Agreement dated 20140827, Schedule H from Our Agreement, Bylaw No. 1600, Adopted 20160215
CRD Bylaw No. 2758, Amendment Bylaw No. 4669, Adopted 20250514
School District No. 62 Bylaw No. 2019-01, Adopted 20190625

DCC Bylaw No. 1700, Bylaw 1769, Amend 1 adopted 20180716; Bylaw 1831, Amend 2, Adopted 20190318; Bylaw 1959, Amend 3, Adopted 20210315 (fees did not change in this amendment); Bylaws 1960 and 2024, Amend 4, Adopted 20220620 – DCC Bylaw No. 1700 REPEALED 20221121

SUBDIVISION FEES

Application Type	Admin Fee	Unit Fee
Application for the Approving Officers Statement of Conditions (Residential Lots)	$600	Plus, per new lot created: • $200 for <500 m^2 lots (any zone) • $200 for >500 m^2 and <835 m^2 lots in R2 Zone • $200 all Other Residential
Application for the Approving **Officers Statement of Conditions** (Commercial or Industrial)	$705	Plus, per new lot created: • $500 for Commercial or Industrial
Boundary Adjustment	$1000	Plus $250 per each additional lot line to be adjusted
Revised application for a Statement of Conditions (when applied for **within one year** of original application)	$1000	Plus, per new lot created: • $200 for <500m2 lots (any zone) • $200 for >500m2 and <835m2 lots in an R2 zone • $200 all other residential
Extension of a Statement of Conditions (valid for 12 months)	$350	12-month extension
Signature Expiration (or re-signature)	$135	
Approval of a **Phased Strata Plan**; or Amendment of Strata Plan (due upon Form P submission)	$1000	$500 per phase
Strata-Title Conversion Residential Compliant	$1000	
Strata-Title Conversion Residential Non-Compliant	$2,680	
Strata-Title Conversion Commercial/Multi-Family/Industrial Compliant	$1,950	
Strata-Title Conversion Commercial/Multi-Family/Industrial Non-Compliant	$3,900	
Air Space Parcel	$700	Plus, per new lot created: • $400 Residential and other non-commercial or industrial uses • $500 Commercial, Industrial Plus $5000 for legal review, the unused portion of which shall be refunded
Road Closure and Disposition or Encroachment Agreement	$2660	For Council to consider an application where a road closure and disposition or encroachment are requested (plus the cost of required advertisements and surveying)
Application for **Pre-Design** Meeting	$1000	Plus, per new lot created: • $200 for <500 m^2 lots (any zone) • $300 for >500 m^2 and <835 m^2 lots in R2 Zone • $500 all Other Residential • $500 Commercial or Industrial
Application to Construct – **On Site** (Construction Administration Fee)	$1000	Plus 2.5% of Engineers Estimate of Cost of Works and Services Up to $200,000 and 1% of the Remainder
Application to Construct - **Off Site** (In Existing Road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 2233) To include all utilities except Hydro
Application for **Final Approval** of a Subdivision	$920	Plus, per new lot created: • $150 for <500 m^2 lots (any zone) • $200 for >500 m^2 and <835 m^2 lots in R2 Zone • $400 all Other Residential • $500 Commercial or Industrial • DCC Payment Due (Residential ONLY)
Integrated Survey Area Program Plan	$57	Per lot created by subdivision or strata

Rev 20210719 (Bylaw No. 1967)

Rev 20220620 (Bylaw No. 2046)

Rev 20250317 (Bylaw No. 2120 states fees will be automatically adjusted May 1st each year by the CPI percentage increase)

Rev 20260501

City of Langford
www.cityoflangford.ca

Policy Name: Affordable Housing and Amenity Contribution Policy ☐ New ☒ Amendment	DEPARTMENT: Planning Governance/Corporate Policy and Planning POLICY NO: POL-0011-PLAN (formerly 0340-50)

Amended

1. **General Amenity Contributions**

   a) The following required contribution amounts will apply to all market-priced residential units developed through rezoning, based upon the seven areas of Langford delineated on the attached map.

   b) The cash contribution in the first row of Table A shall be a requirement of the development of all multi-family units, and the development of up to and including fifteen lots (fee simple or strata);

   c) The contribution of affordable housing units and/or cash, for developments that are proposed to create more than fifteen lots may be found in Section 3 of this policy.

Table A:

Contribution	City Centre	Sooke Road Corridor	North Langford	East Langford	West Langford	South Langford
Affordable Housing	$1000/SFE	$1000/SFE	$1000/SFE	$1000/SFE	$1000/SFE	$1000/SFE
Affordable Housing Units	Nil	Nil	See: Section 3a	See: Section 3a	See: Section 3a	See: Section 3a
General Amenity Reserve Fund	$3800/ SFE*	$3,400/ SFE	$6,000/ SFE	$6,000/ SFE	$6,000/ SFE	$6,000/ SFE

**includes $300 per unit towards downtown parking*

2. **Single Family Equivalent**

The required contribution for small lot and multi-family residential development shall be determined using the contribution amount (Table A) the following multiplier (Table B):

Table B:

Housing Type	Single Family Equivalent
½ Duplex (except in the City Centre)	0.66
Small Lot Detached (except in the City Centre)	0.66
Multi-Family (Townhousing, Attached Housing, Apartment), except in the City Centre;	0.61
½ Duplex, Small Lot Detached, and Townhouses in the City Centre	1.0
Apartment in the City Centre	0.75

3. **Amenity Contribution for Commercial, Business Park and Industrial Development**

a) In addition to the required contribution amounts above, the following contribution amounts are required for commercial, business park and industrial lands:

Table C:

Contribution	City Centre	Sooke Road Corridor	North Langford	East Langford	West Langford	South Langford
General Amenity Reserve Fund	$10.75 per m2 ($1.00 per ft2) GFA	Nil	Nil	Nil	Nil	Nil

4. **Reductions to Amenity Contributions Required by Section 1**

a) The total required contribution calculated pursuant to Section 1 of this Policy may be reduced under the following circumstances by the amount specified in Table D:

Table D:

	1st through 4th storeys	5th and 6th storey	7th storey and above
Non-Market Housing	50%	50%	50%
Market Housing	nil	50%	75%

5. **Parks and Open Space**

a) Park and Open Space contributions will be determined by Council on a case by case basis at the time of rezoning and do not form part of this policy.

6. **Affordable Housing**

a) All new rezoning applications to create fifteen or more new single-family residential lots shall provide either:
   i. one affordable housing unit, in accordance with Sections 4(c) through 4(n) of this policy, for each full increment of fifteen new single family lots as well as a cash contribution towards the City's Affordable Housing Reserve Fund as outlined in Table A for each new single-family lot that is less than a full increment of fifteen; **or**
   ii. a cash contribution towards the City's Affordable Housing Reserve Fund as outlined in Table A.

b) For the purpose of determining the amenity contribution for affordable housing at the time of rezoning, the number of new single family lots shall be deemed to be the amount possible within the entire area being rezoned;

c) The gross floor area of the affordable dwelling shall be a minimum of 83 m^2 (893 ft^2) not including garages, carports, or decks. No more than two contiguous small lot-small house lots may be created.

d) Council may agree to allow one or more of the affordable housing units to be provided on a site different to that being developed, subject to this location being confirmed prior to approval of the bylaw. Seventy-five percent of the required units must be single-family dwellings, while 25% of the units may be multi-family units, at Council's discretion.

e) The developer will register on title a housing agreement with the City of Langford to sell the small lot homes for a maximum sale price of $165 000 to the City of Langford Affordable Housing Committee qualified purchasers. The City of Langford's Affordable Housing Committee will have control, registered on title through an affordability housing agreement, over the transfer of the affordable homes.

f) For every fifteen registered lots, one of the fifteen must have an affordable house built within six months of registration.

g) An affordable housing agreement will be registered on the title of each lot restricting the resale of the affordable homes to a maximum of $165 000 for a period of five years. The affordable housing agreement is registered at the time of subdivision.

h) The owner may increase the sale price by $2 000 for each year of the ownership (exceeding five years) after the first five years of ownership. After twenty-five years of ownership, the house may be sold for market value.

i) The Affordable Housing Committee shall select the first and subsequent purchasers of the homes from a list of qualified purchasers.

j) The registered affordable housing agreement will notify the purchasers that the Affordable Housing Committee has control over the resale of the home to qualified purchasers selected by the Affordable Housing Committee.

k) The housing design will be chosen by the developer through a development permit process from home designs approved by the Affordable Housing Committee and applicable development permits.

l) Affordable units must meet a minimum of 3 bedrooms, unless equivalent average size is requested by the City to meet a family's special needs, and each unit must include 10 m^2 (100 ft^2) of storage space, inclusive of closets and exterior side yard setback facing windows;

m) Each affordable unit must include a single-vehicle garage, must be professionally landscaped in the front and exterior side yard setbacks ($5,000 landscaping bond is required), and must have blinds or curtains on front and exterior side yard setback facing windows;

n) All affordable units should must meet minimal visit-ability standards on the ground floor level, namely:

o) A zero-step entrance at the front, back or side entrance of the house (located on an accessible route from the street);

p) Wider doorways on all main floor doors (minimum 813 mm (32 inch) clear door opening); and

q) A half bath on the main floor (minimum requirements include a sink, toilet and a wider doorway);

r) A minimum of 25% multi-family units may be required in all new large neighbourhood developments (40+ acres); these can be transferable at Council's discretion;

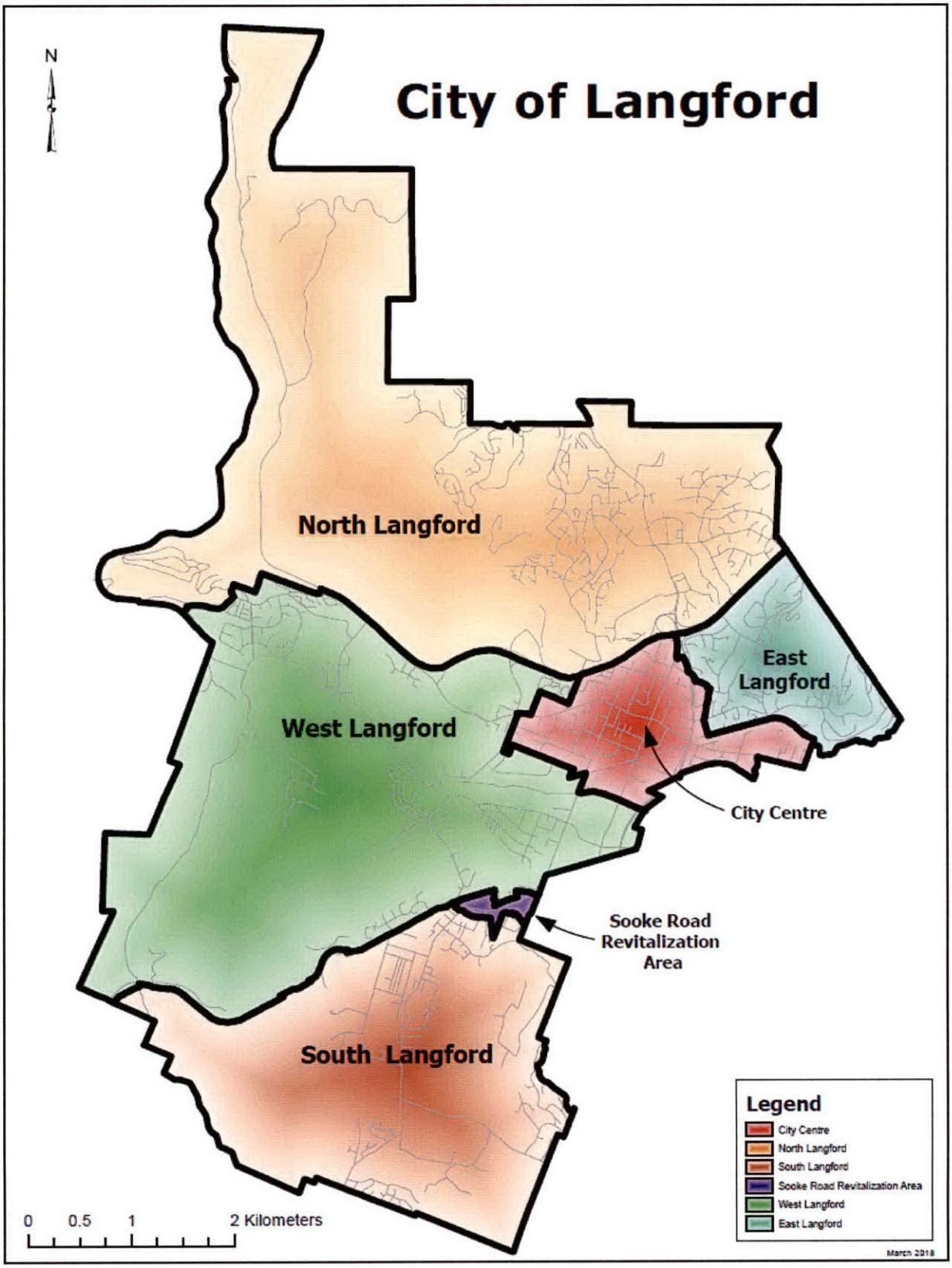
s) The construction of secondary suites will be mandatory for a minimum of 50% of all single-family dwellings (except in regards to small lots).

t) That any consideration of applications to rezone lands will be subject to the applicant providing a benefit to the public, in line with the Affordable Housing Strategy outlined in Table 2.

u) Notwithstanding any other section of this policy, Council may accept, as an alternative at the time of zoning, any innovative options which might reasonably be expected to result in the provision of affordable housing units.

Table E: Affordable Housing Strategy for Owner-Occupied and Rental Housing Units

		GOAL/INITIATIVE	CITY ACTION/ROLE
OWNERSHIP	MARKET	1) Provide a range of smaller housing forms (small lots, condo, town-house, etc.) 2) Encourage new forms of housing, e.g.: fee simple row housing, micro houses 3) Minimum 25% multi-family units in all new large neighbourhood developments (40+ acre); these can be transferable to town centre	• Streamline Approvals/ encouragement • Approvals/support • Condition of Zoning
	NON-MARKET/ SUBSIDIZED	1) One in ten lots provide subsidized unit (75% SFD and 25% multi-family units at Council's discretion) 2) $500 fee per unit paid in all rezonings to be used in housing projects 3) Encourage and partner with developers to provide subsidized units in priority areas	• Rezoning/Density bonuses • Rezoning/Density bonuses • a) Density bonus, waive/reduce fees • Reduce amenity lands contributed to City if additional affordable housing is provided
RENTAL	MARKET	1) Encourage and partner with developers to provide market rental suites (multi-family/micro housing) 2) Mandate secondary suites in minimum 50% of all SFD (conventional size lots)	• Density bonus or use housing agreement • Waive amenity contributions for rental multi-family, with 10% of units in housing agreement • Condition of zoning approvals
	NON-MARKET/ SUBSIDIZED	1) Actively pursue City partnerships with industry and other groups to provide rental units in priority areas using funds from $500 levy	• a) City requests partnerships and uses density bonuses to raise $500 per unit funds. • City waives/reduces fees and DCCs in priority areas. • Density bonusing • Tax holiday in revitalization areas • Partner with other governments/leverage funds.


City of Langford
N
North Langford
East Langford
West Langford
City Centre
Sooke Road Revitalization Area
South Langford
Legend
City Centre
North Langford
South Langford
Sooke Road Revitalization Area
West Langford
East Langford
0 0.5 1 2 Kilometers
March 2018

DATED: POL-0011-PLAN (formerly 0340-50) dated January 19th, 2015 - Amends POL-0011-PLAN dated April 2, 2012, Replaces: 6940-00-001 & 002 & 003 &004
DATED: September 4, 2007 and UPDATED: December 17, 2007, Replaces: 6930-30-00 & 003, and 6940-01
DATED: March 15th, 2004 "Affordable Housing Policy"
DATED: March 15th, 2004 "Amenity Fund Contribution Policy"
DATED: December 1st, 2003 "Affordable Housing Policy"

Adopted by Council: April 16, 2018	CERTIFIED CORRECT ~~Administrator~~ Matthew Baldwin Acting CAO