



City of Langford

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DEVELOPMENT COST CHARGES

Class of Development	Subdivision	Building Permit
ROADS		
Small Lot (≤ 300 m ² lot)	\$3,985	
Duplex per unit	\$3,985	
Townhouse per unit		\$3,985
Single-Family with suite	\$6,056	
Single-Family (>300 m ² lot)	\$6,056	
Multi-Family per unit		\$3,188
Commercial (per m ² gfa)		\$55.78
Industrial or Public Utility (per m ² gfa)		\$7.97
Institutional (per m ² gfa)		\$71.72
STORM DRAINAGE (SOUTH OF SOOKE ROAD ONLY – SEE SCHEDULE F – BYLAW NO. 1401)		
Small Lot (≤ 300 m ² lot)	\$1,166	
Duplex per unit	\$1,166	
Townhouse per unit		\$1,166
Single-Family with suite	\$1,878	
Single-family (>300 m ² lot)	\$1,878	
Multi-Family per unit		\$606
Commercial/Institutional (per m ² gfa*)		\$5.20
Industrial or Public Utility (per ha)		\$28,886
Commercial Recreation or Public Utility (< than 5% impervious surface per m ² gfa)		\$5.20
PARK IMPROVEMENT		
Residential	\$1,890/parcel created	
Multi-Family		\$1,890/ dwelling unit being built
PARK ACQUISITION		
Residential	Single-Family \$1,100/parcel created	
Multi-Family		\$1,100/ dwelling unit being built
INCREMENTAL STORAGE IMPROVEMENT FEES (ISIFS)		
Residential Lot - < 550 m ² (no suite)	\$495/parcel created *0.75 = \$371.25/parcel created	
Residential Lot - > 550 m ² (no suite)	\$495/parcel created	
Residential Lot - > 550 m ²	\$495/parcel created	
Duplex	(\$495/parcel created * 0.75) *2 = \$742.50/parcel created	
Multi-Family (Condominium or Apartment)		\$495/unit being built *0.67 = \$331.65/dwelling unit being built
Multi-Family (Townhome)		\$495/unit being built *0.75 = \$371.25/dwelling unit being built
Commercial		\$140/ 1000 ft ² of floor area
Industrial		\$208/1000 ft ² of floor area OR \$4,537.50/acre
Public Utility/Institutional		\$430/1000 ft ² of floor area OR \$9,364.40/acre
Mobile Home/Trailer Park	\$495 x 0.50 = \$247.50	
Hotel Room (each)		\$495 x 0.40 = \$198
Bear Mountain (incremental in SSA 11)	(3,093.80/\$9,154) = 0.338 x \$495 = \$167.30 x 1.00 or 0.75 or 0.67 (Incremental SCRF of the day/SCRF of the day x ISIF x SFE)	

*gfa = gross floor area

Adopted 20180716, last updated 20200320
 CRD Bylaw No. 2758, Amend Bylaw No. 4249 Adopted 20181212
 School District No. 62 Bylaw No. 2019-01 Adopted 20190625

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Class of Development	Subdivision	Building Permit
INTEGRATED SURVEY AREA (ISA)		
Per lot	\$35/parcel created	

DEVELOPMENT COST CHARGES

Outside Agencies

Class of Development	Subdivision	Building Permit
CAPITAL REGIONAL DISTRICT WATER DEPARTMENT DEVELOPMENT COST CHARGES (for submissions 12 December 2018 and after)		
Low Density Residential	\$2,922/unit ⁽¹⁾	\$2,922/unit ⁽¹⁾
Medium Density Multi-Family ≤50 units/ha	\$2,557/unit ⁽¹⁾	\$2,557/unit ⁽¹⁾
High Density Multi-Family ≥50 units/ha	\$1,644/unit ⁽¹⁾	\$1,644/unit ⁽¹⁾
Commercial		\$10.74/m ² ⁽²⁾
Industrial		\$5.82/m ² ⁽²⁾
Institutional		\$23.74/m ² ⁽²⁾
CAPITAL REGIONAL DISTRICT WATER DEPARTMENT DEVELOPMENT COST CHARGES (for submissions before 12 December 2018)		
Residential	\$2,655.34 ⁽¹⁾	\$2,655.34 ⁽¹⁾
Medium Density Multi-Family ≤50 units/ha	\$2,323.43/unit ⁽¹⁾	\$2,323.43/unit ⁽¹⁾
High Density Multi-Family ≥50 units/ha	\$1,493.63/unit ⁽¹⁾	\$1,493.63/unit ⁽¹⁾
Commercial		\$9.76/m ² ⁽²⁾
Industrial		\$5.29/m ² ⁽²⁾
Institutional		\$21.57/m ² ⁽²⁾
Institutional Residential		\$1,037.(2)4/bed
Elementary or Middle School		\$129.42/student based on capacity
Junior or Senior Secondary School		\$175.09/student based on capacity
Tourist or Travelling Public Accommodation		\$298.73/sleeping room
SCHOOL ACQUISITION CHARGES (BC Reg 17/00)		
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⁾ To be built or that may be built on a parcel, in the case of a development cost charge payable on subdivision

⁽²⁾ of floor space to be built on a parcel