
CITY OF STRATFORD

DEVELOPMENT CHARGES

JANUARY 1, 2020

City of Stratford Schedule of Development Charges	
Residential	Per Unit
Single and Semi-Detached Dwelling	\$14,540.
Apartment - Two+ Bedroom	\$9,265.
Apartment - Bachelor & One-Bedroom	\$5,950.
Townhouse & Other Multiple Dwelling	\$10,558.
Commercial	Per ft
Commercial/Institutional Buildings	\$2.64

Additional Development Charges for Riverbend Stormwater Areas	
Residential	Per Unit
Single and Semi-Detached Dwelling	\$2,699.
Apartment - Two+ Bedroom	\$1,719.
Apartment - Bachelor & One-Bedroom	\$1,105.
Townhouse & Other Multiple Dwelling	\$1,959.
Commercial	Per ft
Commercial/Institutional Buildings	\$1.02



CONTACT INFORMATION

For more information, please contact
Jeff Leunissen at 519-271-0250 x 221
www.stratfordcanada.ca

WHAT ARE DEVELOPMENT CHARGES?

Development Charges are imposed on land development and redevelopment projects to cover the cost of expanding the infrastructure needed to service the new development.

WHAT DO DEVELOPMENT CHARGES PAY FOR?

Development Charges help cover the cost of the following growth-related services:

- Fire and Police Protection
- Water and Wastewater Services
- Roads and related infrastructure
- Transit Services
- Municipal Parking
- Indoor and Outdoor Recreation
- Library Services
- Stormwater Management*

IS MY PROJECT SUBJECT TO A DEVELOPMENT CHARGE?

Charges are applicable to all lands, buildings, or structures that are developed for residential and non-residential use. You may be required to pay development charges if you are:

- Constructing a new building
- Making an addition or alteration that increases the number of residential units or non-residential floor area
- Redeveloping or altering a property that results in a change of use to all or part of the building

EXEMPTIONS

For a complete list of exemptions, please refer to Bylaw 45-2017, or contact City staff. Exemptions include:

- Enlarging an existing residence
- The creation of less than two additional dwelling units in an existing single detached residence
- The creation of one additional dwelling unit in a semi-detached dwelling, row dwelling, or other residential dwelling
- Development of existing commercial buildings provided the square-footage is not increased
- The creation of a residence within an existing building located in the Heritage Conservation District
- The conversion of industrial buildings into residential use within the Factory District (Special Policy Area No. 7)
- An industrial development
- An accessory building
- Any use permitted under Section 39 of the *Planning Act*

WHEN ARE DEVELOPMENT CHARGES PAYABLE?

Development Charges are payable on the date on which a building permit is issued.



HOW ARE CHARGES CALCULATED?

Residential Development Charges are calculated per dwelling. Commercial/Institutional Development Charges are charged per square foot (ft²). See reverse for schedule of Development Charges.

Development Charges are payable in money or by the provision of services, or by a combination of both. Where services are provided in full or in partial satisfaction of a development charge, the City will credit the owner with an amount equal to the reasonable cost, as agreed to by the City and the owner.

Under circumstances outlined in the By-law, a credit for existing development may apply for development or redevelopment.

Development Charges are adjusted annually on 1 January and are subject to change without notice.

*Note that there are additional Stormwater Management Charges for residential and commercial projects in the Riverbend Areas. Please review Bylaw 45-2017, or contact City staff.

TREASURER'S STATEMENT

Each year the Treasurer prepares a financial statement detailing Development Charges and reserve funds. This statement can be viewed at 1 Wellington St, Stratford ON, between 8:30am and 4:30pm, Monday through Friday.