

Bulletin: Density Bonus Rates 2024

Zoning Bylaw No. 12375 - Section 6.8: Density Bonus

Table 6.8.a Density Bonus ¹ m = metres / m ² = square metres	
Building Form & Location	Payment Rate to qualify for Density Bonusing
Infill and Townhouse Developments outside an Urban Centre	\$10.20 per m ² of lot area ¹ , ²
Apartment and Mixed Use Buildings outside an Urban Centre and outside a Village Centre	\$20.40 per m ² of lot area ¹ , ²
Commercial & Industrial Developments outside an Urban Centre	\$20.40 per m ² of lot area ¹ , ²
Developments within VC1- Village Centre	\$20.40 per m ² of lot area ¹ , ²
Developments within UC1 – Downtown Urban Centre	\$51.00 per m ² of lot area ¹ , ²
Developments within UC2 – Capri-Landmark Urban Centre	\$51.00 per m ² of lot area ¹ , ²
Developments within UC3 – Midtown Urban Centre	\$20.40 per m ² of lot area ¹ , ²
Developments within UC4 – Rutland Urban Centre	\$20.40 per m ² of lot area ¹ , ²
Developments within UC5 – South Pandosy Urban Centre	\$20.40 per m ² of lot area ¹ , ²
FOOTNOTES (Table 6.8.a): ¹ The payments stated are for the year 2024. The payments will increase by two percent (2%) every January 1 st . All payments will be rounded to the nearest five (5) dollars. ² For the purpose of calculating the density bonus payments, the lot area will not include areas of the lot that are subject to a no build or a no disturb restrictive covenant.	

This information is summarized for convenience. For the complete regulation visit [Zoning Bylaw No. 12375](#)

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