

Regional Development Charges

Information Brochure June 2017



Region of Waterloo

By-law 14-046
as amended
by 16-053

General purpose for which Regional Development Charges are imposed

Regional Development Charges are applicable to all lands within the corporate boundaries of the Regional Municipality of Waterloo except for the downtown core area exemption specified in the By-law. Development Charges are collected for the purpose of recovering, to the extent possible, the net growth-related costs of capital projects. Growth related projects in the following service categories are included in the charge calculation:

Service Category:

- General Government
- Police Service
- Emergency Medical Services
- Airport
- Operations
- Transit*
- Library**
- Waste Management
- Transportation
- Water Supply
- Wastewater

* Applicable only in the Cities of Cambridge, Kitchener & Waterloo

** Applicable only in the Townships of North Dumfries, Wellesley, Wilmot & Woolwich

Determination of Applicable Development Charge

The calculation of the amount payable will take into account the schedule on page 3, and the following adjustments, where applicable.

Redevelopment Allowances

New development replacing previously existing development may be entitled to a credit. This credit may only be applied against Regional Development Charges otherwise payable. Redevelopment Allowances are given in accordance with Schedule A Part III of By-law 14-046 as amended by 16-053 in recognition of the value of services previously provided to the site. These Allowances are valid for up to seven (7) years from the date of issuance of the demolition permit.

Residential Development Charges (\$ per unit)*** (Effective June 1, 2017)

Service Category	Single / Semi Dwelling		Townhouse Dwelling		Apartment Dwelling		Lodging Unit	
	City	Township	City	Township	City	Township	City	Township
General Government	111	111	82	82	60	60	33	33
Police Service	262	262	198	198	144	144	80	80
Emergency Medical Services	94	94	71	71	51	51	29	29
Airport	227	227	170	170	124	124	70	70
Operations	122	122	90	90	65	65	36	36
Transit	3,365	-	2,526	-	1,832	-	1,035	-
Library	-	215	-	161	-	116	-	67
Waste Management	255	255	192	192	139	139	79	79
Transportation	9,348	9,348	7,019	7,019	5,091	5,091	2,878	2,878
Water Supply	2,108	2,108	1,583	1,583	1,149	1,149	649	649
Wastewater	5,220	5,220	3,920	3,920	2,843	2,843	1,607	1,607
Total General Services ****	13,784	10,634	10,348	7,983	7,506	5,790	4,240	3,272
Total Full Services	21,112	17,962	15,851	13,486	11,498	9,782	6,496	5,528

Non-residential Development Charges (per square foot, gross floor area) (\$ per unit)*** (Effective June 1, 2017)

Service Category	Non-Residential (Excluding Industrial)		Non-Residential (Industrial)*	
	City	Township	City	Township
General Government	0.06	0.06	0.03	0.03
Police Service	0.14	0.14	0.07	0.07
Emergency Medical Services	0.05	0.05	0.03	0.03
Airport	0.28	0.28	0.14	0.14
Operations	0.07	0.07	0.04	0.04
Transit	1.83	0.00	0.92	0.00
Library	0.00	0.00	0.00	0.00
Waste Management	0.01	0.01	0.01	0.01
Transportation	5.20	5.20	2.59	2.59
Water Supply	1.08	1.08	0.54	0.54
Wastewater	2.63	2.63	1.32	1.32
Total General Services ****	7.64	5.81	3.83	2.91
Total Full Services	11.35	9.52	5.69	4.77

* "Industrial" means a building or buildings or portion of a building that are to be used for or in connection with;

(i) the production, compounding, processing, packaging, crating, bottling, packing or assembly of raw or semi-processed goods or materials ("manufacturing") or Warehousing;

(ii) research or development activities in connection with the manufacturing;

(iii) retail sales by a manufacturer, if retail sales are an Accessory Use at the Site where manufacturing is carried out; or,

(iv) office or administrative purposes if they are:

1. carried out as an Accessory Use to the manufacturing or Warehousing; and
2. in or attached to the building or structure used for such manufacturing or Warehousing;

*** - indexed annually in accordance with Section 6 of the By-law

**** - General Services includes General Government, Police Service, Emergency Medical Services, Airport, Operations, Transit Services (Cities Only), Library (Townships Only), Waste Management, Transportation

Note: 1 square foot = 0.0929 square metres

Regional Development Charge Information Brochure

This brochure is provided for convenience only. Reference should be made to the Regional Development Charge By-law 14-046 as amended by 16-053 for all provisions. The by-law is available on the Region's website: www.regionofwaterloo.ca

Regional Development Charge Payment at Building Permit Issuance

Payment of all applicable Regional Development Charges is made through the municipal offices of the Cities of Waterloo, Kitchener and Cambridge and the Townships of North Dumfries, Wilmot, Wellesley, and Woolwich. Development Charges are collected by the Area Municipalities on the Region's behalf according to the rate in effect at the time of building permit issuance. Please contact the Area Municipal Building Department to determine processing times and application procedures for Building Permit issuance.

Treasurer's Statement

A Statement of The Treasurer will be presented to Regional Council each year. The statement will contain a summary of development charge REGIONAL DEVELOPMENT CHARGES transactions, including opening and closing Reserve Fund balances. The Treasurer's Statement is available on the Region's website: www.regionofwaterloo.ca.

Further Information

For further information on the applicability of Regional Development Charges, please contact The Regional Municipality of Waterloo, Finance Department at (519) 575-4421 for inquiries within Cambridge or Kitchener, and (519) 575-4543 for inquiries within Waterloo, North Dumfries, Woolwich, Wellesley, or Wilmot.

Our email address is: RDC_Inquiries@regionofwaterloo.ca

To request an alternative format of this document, please call 519-575-4400 or TTY: 519-575-4608.