

DEVELOPMENT CHARGES

Effective December 31, 2019



This pamphlet summarizes the development charge by-law 2019-064 for the City of Waterloo.

The information provided is intended only as a guide. Applicants should review the approved by-law and consult with the City of Waterloo to determine the charges that may apply to the specific development proposals.

CITY-WIDE DEVELOPMENT CHARGES

A list of the municipal services for which city-wide development charges are imposed and the amount of the charge by development type are as follows:

Service	Residential Charge By Dwelling Unit Type					Non-Residential Charge per Sq. Metre
	Singles & Semis	3 Bedrooms or Less	4 or more Bedrooms	Multiples	Lodging House Per Bedroom	
Library Services	\$908	\$500	\$1,120	\$597	\$260	\$0.00
Protective Services (Fire)	\$489	\$269	\$603	\$322	\$140	\$3.66
Parks and Major Indoor Recreation Facilities	\$5,187	\$2,855	\$6,395	\$3,412	\$1,485	\$0.00
Cemeteries	\$0	\$0	\$0	\$0	\$0	\$0.00
Parking	\$1,177	\$648	\$1,451	\$774	\$337	\$8.73
Public Works and Fleet	\$842	\$463	\$1,038	\$554	\$241	\$6.24
Growth Studies	\$398	\$219	\$491	\$262	\$114	\$3.01
Subtotal General Services	\$9,001	\$4,954	\$11,098	\$5,921	\$2,577	\$21.64
Roads and Related Services	\$2,763	\$1,521	\$3,406	\$1,817	\$791	\$20.34
Water Supply and Wastewater	\$2,504	\$1,378	\$3,088	\$1,647	\$717	\$18.41
Stormwater Drainage and Control Services	\$1,226	\$675	\$1,512	\$806	\$351	\$9.04
Engineering Studies	\$283	\$156	\$349	\$186	\$81	\$2.15
Subtotal Engineered Services	\$6,776	\$3,730	\$8,355	\$4,456	\$1,940	\$49.94
TOTAL CHARGE	\$15,777	\$8,684	\$19,453	\$10,377	\$4,517	\$71.58

FOR FURTHER INFORMATION, PLEASE CONTACT:

Building Standards
or Finance

519-747-8556
519-886-2310 x30264

WHY DO DEVELOPMENT CHARGES EXIST?

Development charges are imposed against new development to assist in financing the infrastructure required to meet the increased need for services resulting from growth and development. The Council of the City of Waterloo passed by-law 2019-064 on December 16, 2019 under section 2(1) of the Development Charges Act, 1997. The by-law establishes city wide development charges. The by-law is available for inspection in the office of the City Clerk at 100 Regina Street South in Waterloo, Monday to Friday between 8:30 a.m. and 4:30 p.m. and it is available online at: www.waterloo.ca/developmentcharges

DEVELOPMENT CHARGE RULES

The rules for determining if a development charge is payable in a particular case and for determining the amount of the charge are as follows:

1. The development charge by-law applies to all lands in the City of Waterloo
2. Development charges are payable prior to issuance of a building permit, with the exception of institutional, rental housing, and non-profit housing
3. The following uses are wholly exempt from development charges under this by-law:
 - a) land owned by and used for the purposes of a municipality or local board, or board of education, or the Crown in right of Ontario or Canada
 - b) additional dwelling units to existing residential buildings, creation of second dwelling units in new buildings, subject to prescribed restrictions
 - c) the enlargement of the gross floor area of an existing industrial building by 50% or less
 - d) college or university uses (except commercial and industrial/research or development beyond land designated as “academic”)
 - e) accessory use buildings and temporary uses
4. A credit against development charges will be provided where development or redevelopment replaces or changes a former or existing development
5. The schedule of development charges will be increased or decreased annually, as of December 1st each year, in accordance with the change in the Non-Residential Building Construction Price Index during the previous year

REGIONAL AND EDUCATION DEVELOPMENT CHARGES

Regional and Education development charges are collected by the City on their behalf in addition to the City development charges. For further information on those charges, please call:

Region of Waterloo	519-575-4543
Waterloo Region District School Board	519-570-0300 x4308
Waterloo Catholic District School Board	519-578-3660 x2253

ANNUAL STATEMENT OF THE TREASURER

The Annual Statement of the Treasurer documents the development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing and landowner credit transactions (if applicable).

This Annual Statement is available to the public by visiting the Corporate Services – Finance Division of the City of Waterloo located at 100 Regina Street South, during regular business hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

