

REDEVELOPMENT ALLOWANCES AND CREDITS

The by-law provides for redevelopment allowances where development replaces a pre-existing development.

The by-law also provides for:

1. Credits where an owner provides services in lieu of payment or where development is on a private well or sanitary service
2. Credits for cleanup of contaminated sites
3. Heritage Buildings



The information provided in this brochure is intended only as a guide. Applicants should review the by-laws and consult with the applicable agencies below to determine the charges and fees that may apply to specific development proposals.

CONTACT INFORMATION

City of Cambridge Planning Services Department
50 Dickson Street, 3rd Floor
P.O. Box 669
Cambridge, Ontario N1T 5W8
Telephone: (519) 740-4650, Ext. 4526 or 4598
Fax: (519) 740-9545
Email: planning@cambridge.ca
Website: www.cambridge.ca

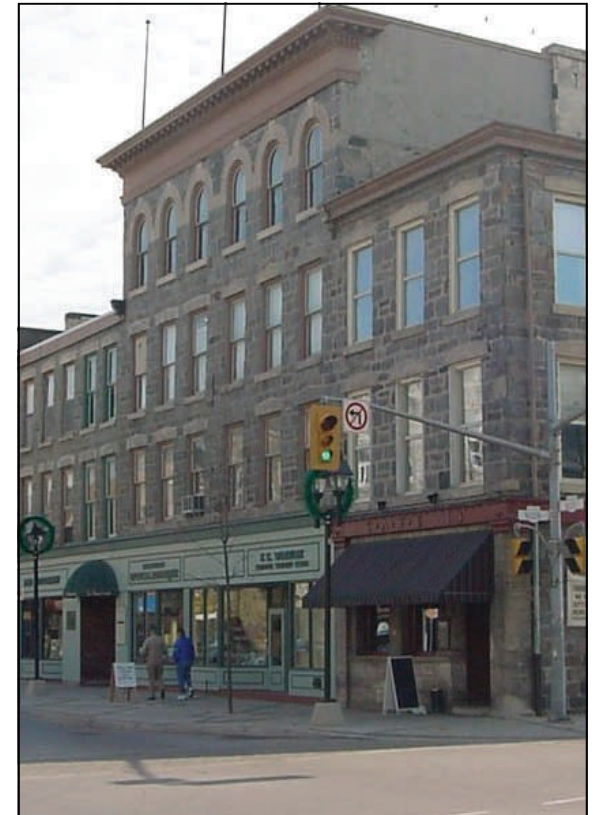
Regional Municipality of Waterloo Finance Department
150 Frederick Street
P.O. Box 9051 Station 'C'
Kitchener, Ontario N2G 4J3
Telephone: (519) 575-4421
Fax: (519) 575-4547
Website: www.region.waterloo.on.ca

Planning Department - Business Services
Waterloo Region District School Board
51 Ardelt Avenue
Kitchener, Ontario N2C 2R5
Telephone: (519) 570-0003, Ext. 4459
Fax: (519) 570-9630
Website: www.wrdsb.on.ca

Plant Operations and Maintenance Services
Waterloo Catholic District School Board
480 Dutton Drive
Waterloo, Ontario N2L 4C6
Telephone: (519) 578-3660, Ext. 2253
Fax: (519) 884-6635
Website: www.wcdsb.edu.on.ca

DEVELOPMENT CHARGES INFORMATION BROCHURE

July 2010



What are Development Charges?

Development charges are fees collected by municipalities, under authority of the Development Charges Act of 1997, to offset capital costs incurred to support growth-related infrastructure.

The charges are applicable to all lands in the City of Cambridge except lands owned by and used for the purposes of a municipality, school board, hospital, and farm related structures.

When are Development Charges Payable?

Generally development charges for the City, Region, and School Boards must be paid to the City of Cambridge at the issuance of the building permit.

SUMMARY OF DEVELOPMENT CHARGES July 1st TO December 31st, 2010				
	Single / Semi Dwelling (\$ Per Unit)	Townhouse Dwelling (\$ Per Unit)	Apartment Dwelling (\$ Per Unit)	Non-Residential
City of Cambridge	\$10,887	\$10,887	\$6,759	\$18.29 per m² (\$1.70 per sq ft)
Region of Waterloo	\$12,254	\$8,566	\$7,070	\$8.83 per sq ft
Waterloo Region District School Board	\$637	\$637	\$637	N / A
Waterloo Region Catholic School Board	\$112	\$112	\$112	N / A
Total	\$ 23,890	\$ 20,202	\$ 14,578	\$ 10.53 per sq ft

Notes

1. Non-Residential total is approximate due to metric conversion.
2. City of Cambridge development charges indexed every January 1st and July 1st.
3. Regional Municipality of Waterloo development charges indexed every January 1st.
4. Educational development charges are not applicable to non-residential development.
5. City land sales after January 1, 2000, have City development charges included in the purchase price of the land.

City of Cambridge development charge exemptions include:

- Enlargement of an existing dwelling unit
- One or two additional dwelling units in an existing single detached dwelling unit or one additional dwelling unit in any other residential building, provided the gross floor area of the additional unit(s) does not exceed the residential gross floor area of the existing dwelling
- Core area development (educational development charges are not exempt in core areas)
- Enlargement of industrial buildings up to 50% of the existing floor area

Regional Municipality of Waterloo development charge exemptions include:

- Enlargement of an existing dwelling unit
- One or two additional dwelling units in an existing single detached dwelling unit, or one additional dwelling unit in any other residential building
- Temporary use or erection of a building
- A home occupation
- Farming, excluding a farm occupation
- Accessory buildings
- Core area development
- Enlargement of industrial buildings up to 50% of the existing floor area
- Public Hospitals