

BY-LAW NUMBER 2022-071

OF THE

CORPORATION OF THE CITY OF KITCHENER

*Being a by-law to establish development charges
for the City of Kitchener and to repeal By-law 2019-086*

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, c. 27 (the Act") authorizes the council of a municipality to pass By-laws for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the By-law applies;

AND WHEREAS the Council of The Corporation of the City of Kitchener ("City of Kitchener") has given Notice in accordance with Section 12 of the Act of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the City of Kitchener has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on April 25, 2022;

AND WHEREAS the Council of the City of Kitchener had before it a report entitled Development Charges Background Study dated March 31, 2022 (the "Study") prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the City of Kitchener will increase the need for services as defined herein;

AND WHEREAS copies of the background study were made available on March 31, 2022 and copies of the proposed development charges by-law were made available on April 11, 2022 to the public in accordance with Section 12 of the Act;

AND WHEREAS the Council of the City of Kitchener on May 30, 2022 approved the applicable Development Charges Background Study, dated March 31, 2022, in which certain recommendations were made relating to the establishment of a development charge policy for the City of Kitchener pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution adopted by Council of The Corporation of the City of Kitchener on May 30, 2022, Council determined that the increase in the need for services attributable to the anticipated development as contemplated in the Development Charges Background Study dated March 31, 2022, as amended including any capital costs, will be met by updating the capital budget and forecast for the City, where appropriate.

AND WHEREAS by Resolution adopted by Council on May 30, 2022, Council approved the Study and determined that no further public meetings were required under Section 12 of the Act;

AND WHEREAS by resolution adopted by Council of The Corporation of the City of Kitchener on May 30, 2022, Council determined that the future excess capacity identified in the Development Charges Background Study dated March 31, 2022 shall be paid for by the development charges contemplated in the said Development Charges Background Study, or other similar charges;

AND WHEREAS the Council has given consideration of the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific DCs, and has determined that for the services, and associated infrastructure proposed to be funded by DCs under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide and area-specific basis;

AND WHEREAS the Development Charges Background Study dated March 31, 2022 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle.

AND WHEREAS the Council of the City of Kitchener will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within the City of Kitchener's ongoing practices and corporate asset management strategy.

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

SECTION 1 INTERPRETATION

Definitions

1.1 In this by-law:

"accessory use" means a use, including a building, which is commonly incidental, subordinate and exclusively devoted to the main use or main building situate on the same lot;

"agricultural use" means the use of land and buildings for apiaries, fish farming, animal husbandry or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and other crops or ornamental plants ("agricultural products") but shall not include any building or structure where agricultural products are displayed for

sale in more than twenty-five per cent of the gross floor area of such building or structure;

"capital cost" has the same meaning it has pursuant to the Act,

"development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in Section 2.3, and includes redevelopment;

"development charge" means a development charge imposed pursuant to this By-law.

"duplex" means a dwelling or residential building divided predominantly horizontally into two dwelling units;

"dwelling unit" means a room or suite of rooms which:

- (a) is located in a building (including a non-residential building),
- (b) is occupied or designed to be occupied by a household as a single, independent and separate housekeeping establishment,
- (c) contains both a kitchen and bathroom for the exclusive common use of the occupants thereof, and
- (d) has a private entrance leading directly from outside the building or from a common hallway or stairway inside the building;

"excess capacity" means uncommitted excess capacity but excludes uncommitted excess capacity if, either before or at the time the excess capacity was created, the Council of the City expressed a clear intention that the excess capacity would be paid for by development charges or other similar charges;

"existing industrial building" means an industrial building or buildings that existed on July 1, 2022 or the first building or buildings constructed and occupied on a vacant site pursuant to a site plan approval under section 41 of the Planning Act subsequent to July 1, 2022 for which full development charges were paid.

"floor area" means the area of floors of a building or structure measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls, and in the case of a dwelling unit includes only those floor areas above grade. This shall not include any area which is specifically designed for parking and is not being used for the repair or sale of vehicles;

"grade" means the average level of finished ground adjoining a dwelling unit at all exterior walls;

"gross floor area" means the total floor area of a building or structure;

"growth-related net capital cost" means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from the anticipated development in all or a defined part of the City less the City's excess capacity and the extent to which an increase in service to meet the increased need will benefit existing development within the City;

"home business" means a vocational use, as permitted by the applicable City zoning by-law, conducted in a dwelling unit which is secondary to the use of the dwelling unit as a private residence;

"hospital" means a hospital as defined in the *Public Hospitals Act*, R.S.O. 1990, c. P.40;

"household" means one or more persons living together as a single non-profit, housekeeping unit, sharing all areas of the dwelling unit and may, in addition, be designed to accommodate lodging units containing less than four residents;

"industrial building" means a building used in connection with:

- (a) manufacturing, producing, processing, storing (but only where the storage is ancillary to related manufacturing, production, processing or distribution) or distributing something;
- (b) research or development in connection with manufacturing, producing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or,
- (d) office or administrative purposes, if they are,
 - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and,
 - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

"local board" means a municipal service board, transportation commission, public library board, board of health, police services board, planning board or any other board, commission, committee, body or local authority established or exercising any power under any Act with respect to any of the affairs or purposes of the City or the Regional Municipality of Waterloo (the "Region") or any part or parts thereof, excluding a school board, a conservation authority and any other board excluded under any general or special Act;

"local services" means services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act, or as a condition of approval under section 53 of the Planning Act;

"lodging house" means a dwelling or residential building containing one or more lodging units designed to accommodate four or more residents. The residents

may share common areas of the dwelling other than the lodging units, and do not appear to function as a household. This shall not include a group home, nursing home, hospital or any residential care facility licensed, approved, or supervised under any general or specific Act, or a hotel or motel. This shall include but not be limited to student residences, convents, unlicensed nursing homes and tourist homes;

"lodging unit" means a room or set of rooms located in a lodging house designed or intended to be used for sleeping and living accommodation, which:

- (a) is designed for the exclusive use of the resident or residents of the unit;
- (b) is not normally accessible to persons other than the resident or residents of the unit; and
- (c) may contain either a bathroom or kitchen but does not contain both for the exclusive use of the resident or residents of the unit,

but does not include a unit or room in a hotel, motel, nursing or retirement home, group home, or hostel designed for human habitation;

"multiple dwelling" means a dwelling or residential building containing three or more dwelling units, but shall not include townhouse or row dwellings;

"net capital cost" means the capital cost less capital grants, subsidies and other contributions made to the City or that the Council of the City anticipates will be made but only to the extent that the grant, subsidy or other contribution is clearly intended by the person making it to benefit new development and includes conveyances or payments under sections 42, 51.1 and 53 of the Planning Act, in respect of the capital cost;

"non-residential use" means the use of land, building or structures for a use other than residential use, including all commercial, industrial and institutional uses and excluding agricultural uses;

"owner" means the owner of land or a person who has made application for an approval for the development or redevelopment of land upon which a development charge is imposed;

"residential use" means the use of land, buildings or structures for one or more single detached, semi-detached, townhouse, row dwelling, multiple dwelling or duplex dwelling units and lodging houses;

"semi-detached dwelling" means a dwelling or residential building divided predominantly vertically into two dwelling units;

"services" means services designated in Schedule "A" attached to this by-law;

"single-detached dwelling" means a dwelling or residential building consisting of one dwelling unit and not attached to another residential structure, and shall include a mobile home located on a foundation;

"site" means a parcel of land which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership;

"townhouse or row dwelling" means a dwelling or residential building divided predominantly vertically into three or more attached dwelling units, each of which has a separate entrance from the outside; and

Interpretation

1.2 This By-law shall be construed in accordance with the Act and the regulations thereunder, and the definitions in Section 1.1 shall be read with any necessary modifications as may be required in order to comply with the Act and the Regulation, or any successor legislation, as amended from time to time. Subject to the foregoing, undefined words in this By-law for which definitions exist within the applicable Zoning By-law of the City of Kitchener shall be interpreted and applied in accordance with the said Zoning By-law. The intention of this By-law is that it shall be interpreted and applied in a manner so that there is consistency between the Act, any regulations passed thereunder, and the applicable Zoning By-law of the City.

Declaration

1.3 It is hereby declared by the Council that all development of land within the City will increase the need for services.

Statutory Contents of By-law

1.4 For purpose of complying with section 6 of the Act, rules have been developed as follows:

Rule	Location Reference
The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge	Section 2.3 and Schedule "B"
The rules for determining the exemptions to development charges	Section 2.2
The rules for determining the indexing of development charges	Sections 7.2 and 7.3
The rules respecting the redevelopment of land	Section 6.8 to 6.10
The area of the municipality to which this By-law Relates	Section 2.1

SECTION 2 APPLICATION AND EXEMPTIONS

Geographic Application

- 2.1 Subject to section 2.2, this by-law applies to all lands within the City of Kitchener and any lands outside the City of Kitchener to which services are provided by the City, whether or not the land or use thereof is exempt from taxation under section 3 of the Assessment Act, R.S.O. 1990, c.A.31.

Exceptions

- 2.2 This by-law does not apply to land owned by and used for the purposes of:
- (a) a board of education as defined by subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2;
 - (b) the City of Kitchener or any local board thereof;
 - (c) the Region or any local board thereof;
 - (d) any area municipality within the Region; and
 - (e) the Crown in right of Ontario or the Crown in right of Canada.

Imposition of Development Charges

- 2.3 Subject to sections 2.4 to 2.9 inclusive, development charges shall apply on land to be developed for residential and non-residential use, where the development or redevelopment requires one or more of the following approvals:
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act, R.S.O. 1990, c. P. 13;
 - (b) the approval of a minor variance under section 45 of the Planning Act, R.S.O. 1990, c. P. 13;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act, R.S.O. 1990, c. P. 13 applies;
 - (d) the approval of a plan of subdivision under section 51 of the Planning Act, R.S.O. 1990, c. P. 13;
 - (e) a consent under section 53 of the Planning Act, R.S.O. 1990, c. P. 13;

(f) the approval of a description under section 9 of the Condominium Act, S.O. 1998, c. 19; or

(g) the issuing of a permit under the Building Code Act, 1992, S.O. 1992, c.23 (the "Building Code"), in relation to a building or structure.

2.4 Section 2.3 shall not apply in respect of,

(a) local services; or

(b) local connections to water mains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a by-law passed under section 326 of the Municipal Act, 2001, c. 25, as amended.

2.5 Where two or more of the actions described in section 2.3 are required before the land to which a development charge applies can be developed or redeveloped, only one development charge shall be imposed, calculated and collected in accordance with the provisions of this by-law.

2.6 Despite section 2.5, if two or more of the actions described in section 2.3 occur at different times and if the subsequent action or actions has the effect of increasing the need for services as designated in this by-law, additional development charges shall be imposed, calculated and collected in accordance with the provisions of this by-law.

2.7 Section 2.3 shall not apply to:

(a) a temporary use permitted under a zoning by-law enacted under sections 39 or 39.1 of the Planning Act, R.S.O. 1990, c.P.13;

(b) an accessory use to residential uses;

(c) a home business;

(d) an agricultural use;

(e) temporary erection of a building without foundation for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site for which development charges or lot levies have previously been paid; and

(f) the enlargement of a new or existing dwelling unit or the creation of additional dwelling units as prescribed by Ontario

Regulation 82/98 and set out in Schedule "D" attached hereto, and as such Regulation may be amended from time to time, provided that:

(i) the number of dwelling units created in the renovated or enlarged residential building does not exceed the applicable maximum number of additional dwelling units set out in Schedule "D" attached hereto, and the total gross floor area of the additional dwelling units does not exceed the applicable maximum gross floor area provisions set out in Schedule "D" attached hereto; and

(ii) no more than one or two additional dwelling units, notwithstanding rental residential buildings, in accordance with this subsection may ever be created without the imposition of development charges.

2.8 Development charges as set out in Sections 3, 4, and 5 of this by-law shall apply to all lands that are developed or redeveloped for residential and non-residential use in accordance with this by-law, but only insofar as,

(a) the growth-related net capital costs of services are attributable to residential or non-residential use, as the case may be; and,

(b) the growth-related net capital cost of each service is attributable to the anticipated development and at standards no higher than the average level of each such service provided by the City over the ten year period immediately preceding the preparation of the Study.

SECTION 3 RESIDENTIAL DEVELOPMENT CHARGES

3.1 Development charges against land to be developed or redeveloped for residential use shall be based upon the services to be provided by the City which are designated in Schedule "A" attached hereto.

3.2 Subject to the provisions of this by-law, development charges are hereby imposed against land to be developed or redeveloped for residential use located within the Suburban Area the boundary of which is shown on Schedule "C-2" attached hereto and shall be calculated and collected at the rates set out in Schedule "B" attached hereto.

3.3 Subject to the provisions of this by-law, development charges are hereby imposed against land to be developed or redeveloped for residential use located within the Central Neighbourhoods the boundary of which is shown on Schedule "C-1" attached hereto and shall be calculated and collected at the rates set out in Schedule "B" attached hereto.

- 3.4 Subject to the provisions of this by-law, development charges against land to be developed or redeveloped for mixed residential use shall be the aggregate of the amount applicable for each dwelling unit according to its type as set forth in Schedule "B" attached hereto.
- 3.5 Where Subsection 26.2(1)(a) or (1)(b) of the Act apply to a development for the purposes of determining the amount of the development charge, interest shall be charged on the development charge in accordance with Corporate Policy, as may be amended from time to time with Council approval.

SECTION 4 NON-RESIDENTIAL DEVELOPMENT CHARGES

- 4.1 Development charges against land to be developed or redeveloped for non-residential use shall be based upon the services to be provided by the City which are designated in Schedule "A" attached hereto.
- 4.2 Subject to the provisions of this by-law, development charges are hereby imposed against land to be developed or redeveloped for non-residential use located in the Suburban Area the boundary of which is shown on Schedule "C-2" attached hereto and shall be calculated and collected at the rate set out in Schedule "B" attached hereto
- 4.3 Subject to the provisions of this by-law, development charges are hereby imposed against land to be developed or redeveloped for non-residential use in the Central Neighbourhoods the boundary of which is shown on Schedule "C-1" attached hereto and shall be calculated and collected at the rate set out in Schedule "B" attached hereto.
- 4.4 Despite anything in this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on a site in accordance with the Act and the Regulation.
- 4.5 Despite anything in this by-law, there shall be an exemption from the payment of development charges in respect of any enlargement of a hospital.
- 4.6 Where Subsection 26.2(1)(a) or (1)(b) of the Act apply to a development for the purposes of determining the amount of the development charge, interest shall be charged on the development charge in accordance with Corporate Policy, as may be amended from time to time with Council approval.

SECTION 5 MIXED USE

- 5.1 Subject to the provisions of this by-law, development charges against land to be developed or redeveloped for mixed residential and non-residential use shall be the aggregate of the amount applicable to the residential component and the amount applicable to the gross floor area of the non-residential component.
- 5.2 Where Subsection 26.2(1)(a) or (1)(b) of the Act apply to a development for the purposes of determining the amount of the development charge, interest shall be charged on the development charge in accordance with Corporate Policy, as may be amended from time to time with Council approval.

SECTION 6 ADMINISTRATION

Payment

- 6.1 All development charges required to be paid to the City pursuant to this by-law shall be paid by a method acceptable to the Treasurer of the City.

Calculations

- 6.2 Subject to the provisions of this Section, development charges shall be calculated and payable in accordance with Section 26.1 and Section 26.2 of the Act.
- 6.3 Where subsections 26.1 and 26.2 of the Act do not apply, the development charges shall be calculated and payable in full on the date that a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 6.4 Where development charges apply to land where a building permit is required, no building permit shall be issued until the development charge is paid in full in accordance with subsection 26.1 and 26.2 of the Act.
- 6.5 Notwithstanding subsections 6.3 and 6.4, developments to which Section 26.1 applies only, shall be payable in instalments in accordance with the requirements of subsection 26.1 (3), including applicable interest, or in accordance with the terms of an agreement entered into with the City pursuant to section 27 of the Act.
- 6.6 Despite section 6.2, the City may require that development charges applicable with respect to the services described in subsections 2.9 (a) to (d) inclusive of this by-law ("Engineering Services"), be calculated as set

forth in Schedule "B" hereto and payable immediately upon the execution of a subdivision agreement under section 51 of the Planning Act, R.S.O. 1990, c. P. 13. or a consent agreement under section 53 of the Planning Act, R.S.O. 1990, c. P. 13., with respect to the lands to which such agreement, as the case may be, relates.

Credits

- 6.7 The City may by agreement permit the owner of land to which development charges apply to provide services for development or redevelopment of that land in lieu of the payment of all or any portion of a development charge, including services additional to or of a greater size or capacity than is required under this by-law ("services in lieu").
- 6.8 Upon proof of the installation or construction of services in lieu to the satisfaction of the City's Engineer, a credit, without interest, shall be applied against development charges payable for an amount equal to the reasonable cost to the owner of providing services in lieu, as determined by the City's Engineer, not to exceed the total amount of the development charges otherwise payable.
- 6.9 Any unused credit may be applied, upon proof satisfactory to the City's Chief Building Official, to any subsequent development charge payable with respect to the same land as referred to in section 6.5, or transferred and applied to any development charge payable with respect to other land owned by the same owner to be developed or redeveloped with the consent of the City on terms satisfactory to the City Solicitor.

Redevelopment Allowances

- 6.10 Subject to the provisions of this section, where any redevelopment or re-use of land replaces or changes a former or existing development and, in the case of demolition upon proof of issuance of a demolition permit for the land being provided, the development charge applicable to the redevelopment or re-use shall be reduced by a redevelopment allowance, without interest, not to exceed an amount equal to the total of:
- (a) the number and types of legally established residential units in the former or existing development; and
 - (b) the legally established non-residential gross floor area of the former or existing development,

as determined by the Chief Building Official, or his or her designate, at the rates applicable to such units or gross floor area at the time the first building permit for the re-development is issued.

- 6.11 No redevelopment allowance shall be made in excess of the development

charge payable for a redevelopment; however, the redevelopment allowance may be carried forward and applied, upon proof satisfactory to the City's Chief Building Official, to any subsequent development charge payable with respect to the same land as referred to in section 6.8.

6.12 A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing built form is exempt under this by-law.

6.13 The availability of redevelopment allowances is time-limited, and such availability shall expire in accordance with the following:

(a) Where a demolition permit was issued after the passing of this By-law:

(i) For the redevelopment of former residential lands, redevelopment allowances shall not be available later than the fifth anniversary of the date on which a demolition permit was issued in respect of the applicable buildings or structures on the lands; and,

(ii) For redevelopment of former non-residential lands, redevelopment allowances shall not be available later than the tenth anniversary of the date on which a demolition permit was issued in respect of the applicable buildings; or structures on the lands; and,

(b) Where a demolition permit was issued prior to the passing of this By-law:

(i) For the redevelopment of former residential lands, redevelopment allowances shall not be available later than the tenth anniversary of the date on which a demolition permit was issued in respect of the applicable buildings or structures on the lands; and,

(ii) For redevelopment of former non-residential lands, redevelopment allowances shall not be available later than the twentieth anniversary of the date on which a demolition permit was issued in respect of the applicable buildings.

6.14 Despite section 6.10, where the applicable timeframes in section 6.10 have not expired, a record of site condition is required for the development of lands, and the process to obtain the record of site condition is underway and is being pursued with all due dispatch, the Chief Building Official may grant one or more extensions to the expiration dates in section 6.10 to alleviate the delay occasioned by the necessity of obtaining a record of site

condition, provided that no such extension (or the cumulative effect of multiple extensions) shall result in a total extension exceeding ten years in relation to any site.

Reserve Funds

- 6.15 Monies received from payment of development charges shall be maintained in a separate reserve fund or funds, and shall be used only to meet the growth-related net capital costs for which the development charge was imposed under this by-law.
- 6.16 Income received from investment of the development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income applies.
- 6.17 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 6.18 Where any unpaid development charges are collected as taxes under section 6.14, the monies so collected shall be credited to the development charge reserve fund or funds referred to in section 6.12.

SECTION 7 GENERAL PROVISIONS

- 7.1 This by-law shall be administered by the City's Chief Building Official and the City's Treasurer, and their respective designates.

Annual Adjustment

- 7.2 The development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this by-law, as of the 1st day of December in each year, in accordance with the index prescribed by Ontario Regulation 82/98 and as such Regulation may be amended from time to time.
- 7.3 The minimum interest rate that the City shall pay under subsection 18(3) and 25(2) of the Development Charges Act, 1997, c.27 in relation to a development charges by-law shall be the Bank of Canada interest rate on the day the by-law comes into force and thereafter as such rate is adjusted on the first business day of every January, April, July and October of each year.

**SECTION 8
REPEAL – ENACTMENT**

Term

- 8.1 This by-law shall come into force and effect on July 1, 2022.
- 8.2 This by-law shall continue in force and effect for a term not to exceed five years from the date of its coming in to force and effect unless it is repealed or replaced at an earlier date by a subsequent by-law.
- 8.3 Nothing in this by-law shall be construed so as to commit or require the City or it's Council to authorize or proceed with any specific capital project at any specific time.
- 8.4 Each and every provision of this by-law is severable and, if any provision or provisions of this by-law should, for any reason, be declared invalid by any court, it is the intention of Council that each and every of the then remaining provisions of this by-law shall remain in full force and effect.
- 8.5 The Clerk is hereby directed to make this by-law a part of The City of Kitchener Municipal Code as Chapter 315 by adding it to the Concordance and arranging and numbering it so as to fit within the scheme of the Code.
- 8.6 By-law No. 2019-086 and the contents of Chapter 315 of The City of Kitchener Municipal Code, as amended, are hereby repealed effective at midnight on June 30, 2022.

PASSED at the Council Chambers in the City of Kitchener this 30th day of May, A.D. 2022.

Mayor

Clerk

Schedule 'A' to Development Charge By-law

Services - Designations

SERVICES DESIGNATION

Residential/Non-residential

1. Sanitary Servicing
2. Services Related to a Highway:
 - a. Public Works
 - b. Roads and Related
3. Watermains
4. Engineering Studies
5. Storm/Watercourse
6. Intensification Allowance
7. Fire Protection
8. Growth-Related Studies

Residential

9. Library
10. Indoor Recreation
11. Outdoor Recreation



SCHEDULE 'B'
DEVELOPMENT CHARGE RATES

	Residential Charge by Unit Type				Non-Residential Charge per m2
	Singles & Semis	Townhouses	Multiples & Duplexes	Lodging Houses	
Total Suburban	\$24,733	\$17,370	\$12,505	\$7,027	\$75.75
Total Suburban Partial Services - No Sanitary Sewer	\$20,403	\$14,329	\$10,316	\$5,797	\$48.55
Total Suburban Partial Services - No Sanitary Sewer or Water	\$19,977	\$14,030	\$10,100	\$5,676	\$45.87
Total Central Neighbourhood	\$16,612	\$11,667	\$8,399	\$4,719	\$25.08

Note: 1 square metre = 10.761 square feet.

SCHEDULE 'C1'

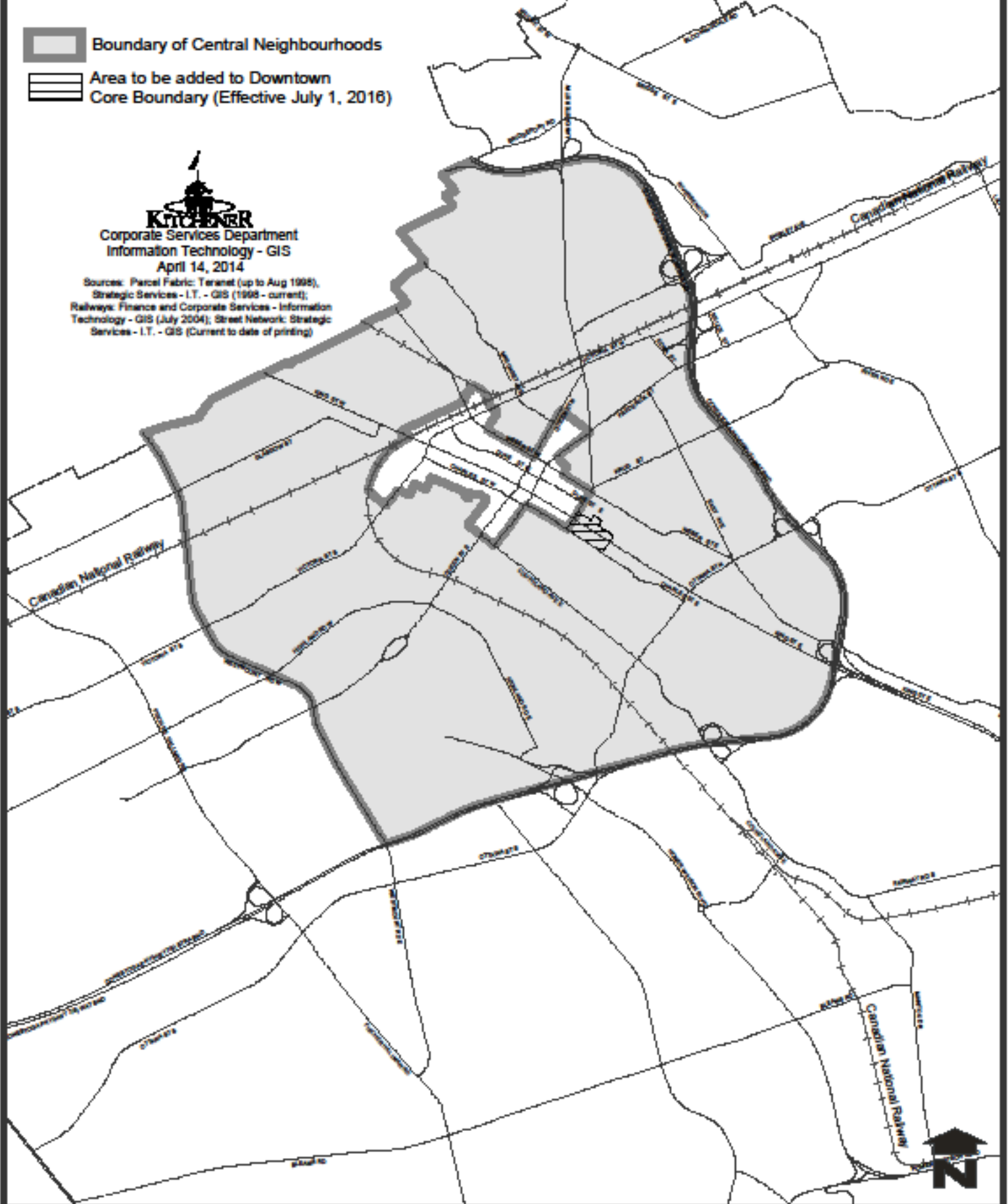
City of Kitchener Central Neighbourhoods

-  Boundary of Central Neighbourhoods
-  Area to be added to Downtown Core Boundary (Effective July 1, 2016)




KITCHENER
Corporate Services Department
Information Technology - GIS
April 14, 2014

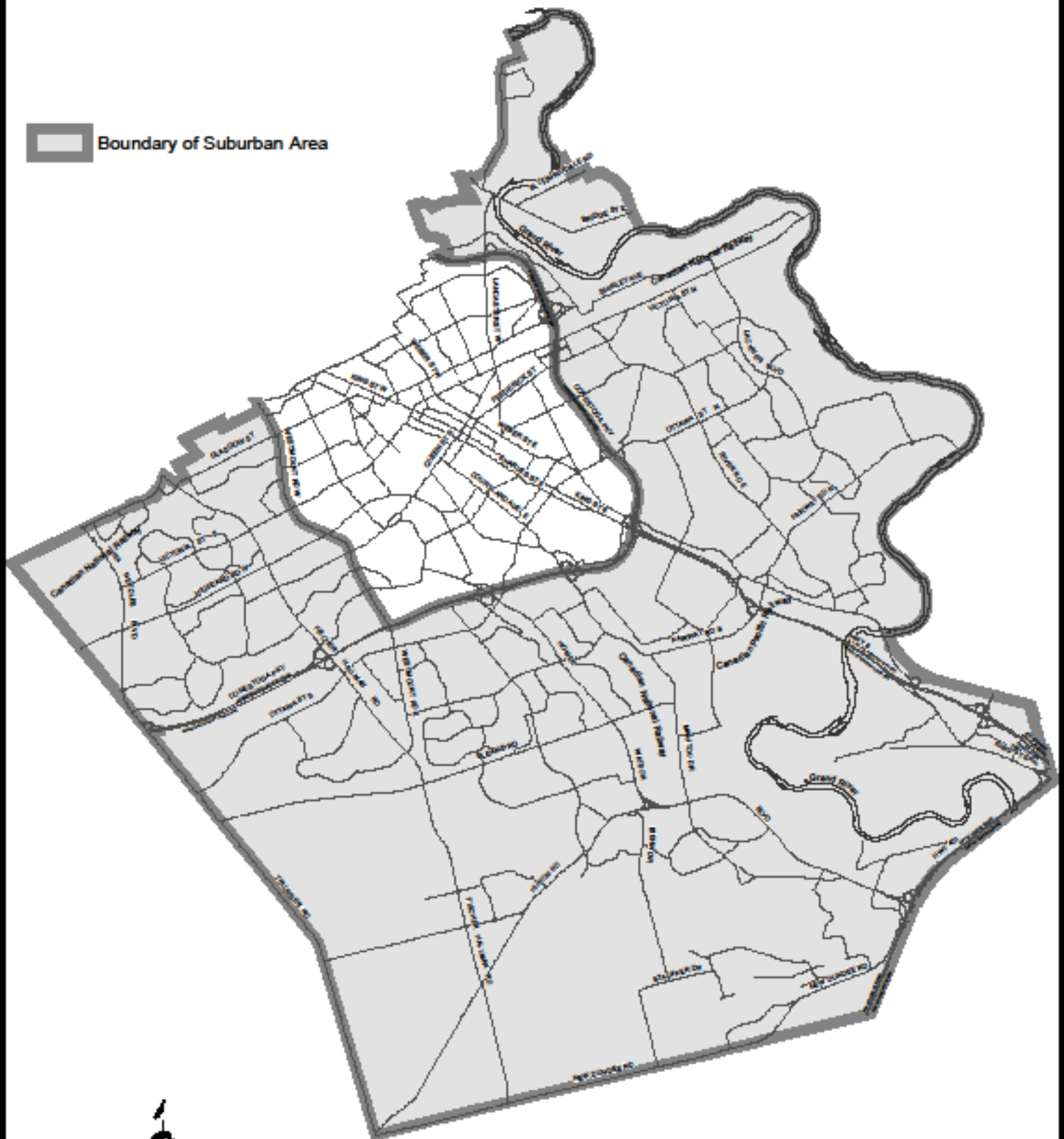
Sources: Parcel Fabric: Teranet (up to Aug 1998),
Strategic Services - I.T. - GIS (1998 - current);
Railways: Finance and Corporate Services - Information
Technology - GIS (July 2004); Street Network: Strategic
Services - I.T. - GIS (Current to date of printing)



SCHEDULE 'C2'

City of Kitchener Suburban Area

 Boundary of Suburban Area



Corporate Services Department
Information Technology - GIS
April 14, 2014

Sources: Parcel Fabric: Traxnet (up to Aug 1998), Strategic Services - I.T. - GIS (1998 - current); Railways: Finance and Corporate Services - Information Technology - GIS (July 2004); Street Network: Strategic Services - I.T. - GIS (Current to date of printing)



Schedule 'D' – Classes of Development
Exception Relating to the Creation of Additional Dwelling Units in
Existing Residential Buildings

Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum number of additional dwelling units	Restrictions
Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

Exception Relating to the Creation of Additional Dwelling Units in New Residential Buildings

Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>