



Development Charges Information Sheet

City of Kitchener, Building Division
200 King St W, 5TH fl.
Kitchener ON N2G 4G7
Office: 519-741-2312
Building Email: building@kitchener.ca

For Use by Principal Authority

Building permit application number:

DEV folder number:

In date:

Project Information

Project address:

Building use:

Work proposed:

Existing non-residential floor area:

Proposed non-residential floor area:

Non-residential floor area to be converted to residential use:

Existing number of residential dwelling units:

Proposed number of residential dwelling units:

Type of ownership:

Applicable exemption?

If yes, what?

Applicable re-development allowance?

Demolition permit number:

Non-residential floor area demolished (including basement):

Number of residential dwelling units demolished / converted to non-residential use:

Type of ownership:

List business name of who will be paying for the development charges:

Name:

Address:

Email:

Phone #:

4.2 Exemption for non-profit housing development

I am applying for a project that meets the definition of non-profit housing as defined by the *Development Charges Act, 1997, S.O. 1997, c. 27*.

“non-profit housing development” means the development of a building or structure intended for use as a residential premises and developed by,

- (a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing,
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing, or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

Provide name of corporation to which the Not-for-Profit Corporations Act applies:

26.1 Certain types of development, when charge payable

Deferred Payments

I am applying for a project that meets the definition of:

Rental housing development as defined by the *Development Charges Act, 1997, S.O. 1997, c. 27*, development of a building or structure with four or more units all of which are intended for use as rented residential premises.

Number of 3 - bed (or more) suites proposed:

Number of 2 - bed suites proposed:

Number of 1 - bed suites and bachelor suites proposed:

Institutional development as defined by the *Development Charges Act, 1997, S.O. 1997, c. 27* (provide a description in the space below and submit any corroborative documentation).

I agree to the following payment option:

I acknowledge that the installments will begin on the day of the first occupancy permitted in the building and continue for five years (six payments in total).

The City's policy for a deferred development charge includes:

- a) An annual interest rate of Prime + 1%;
- b) The Prime interest rate to be used will be the rate in effect at the time of building permit issuance as noted in Subsection 26.1(7) of the *Development Charges Act, 1997*.

Note: If at any time (prior to the payment of the development charge in full) the type of development is changed and would no longer be eligible for deferred payments, the development charge, including interest, but excluding any instalments already paid, is payable immediately.

If the payor decides to pay the outstanding development charge after occupancy has been granted, an agreement to pay the development charges in full will be required, and the interest rate applies up to the date that the completed and signed Early Payment Agreement form is received.

I intend on entering into an agreement to pay the development charge in full at the time of building permit issuance as permitted by Section 27 of the *Development Charges Act, 1997*.

Note: If entering into an agreement to pay the development charges in full at the time of building permit issuance as permitted by *Section 27 of the Development Charges Act, 1997*, the Early Payment Agreement form must be completed.

26.2 When amount of development charge is determined

Development Charge “Freeze”

The total amount of a development charge is the rate that would be determined on:

- (a) the day the application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* was made;
- (b) or, if clause (a) does not apply, the day the application for an amendment to a by-law passed under section 34 of the *Planning Act* was made;
- (c) if neither clause (a) nor clause (b) applies, the development charge rates in effect at time of permit issuance will apply.

An application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* has been made with the Planning Division.

An application for an amendment to the by-law passed under section 34 of the *Planning Act* has been made with the Planning Division.

Neither of the above noted applications have been made with the Planning Division.

- If the application was subject to more than one application referred to in clause (a) or (b), the later one is deemed to be the applicable application.
- An annual interest rate of Prime + 1% will be charged for any City development charge rate that is “frozen” from the day of the application referred to in either clause (a) or (b) above, to the day the development charge is payable.
- The development charge “freeze” will not apply if the prescribed amount of time of two years elapses from the day the application in either clause (a) or (b) is approved, to the day the building permit is issued.

Note: Clause (a) and (b) do not apply in the case of an application made prior to January 1, 2020.

Declaration of Applicant

The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.

Name:

Date:

Signature:

The City of Kitchener may provide any development charges owing to the Revenue Division for the purposes of property tax administration and collection of charges under the authority of the Development Charges Act, s.32.