Regional Development Charges

Information brochure December 2026



Region of Waterloo

By-law 19-037

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 unless specifically exempted 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 Regional Development Charge:

Service category:

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

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

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

Determination of Applicable Development Charge

The calculation of the amount payable will take into account the schedule on page 3. Certain exemptions and discounts approved by Council or provided under the Development Charges Act, 1997 may apply. Please refer to the Region's Development Charge By-law 19-037 and the Region's Development Charges Interest Policy for additional information.

Payment of Regional Development Charge

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. Please contact the applicable area Municipal Building Department to determine processing times and application procedures for Building Permit issuance.

Residential Development Charges ($ per unit)** (Effective December 1, 2026)

Service category	Single / semi dwelling		Townhouse dwelling		Apartment dwelling		Lodging unit	
	City	Township	City	Township	City	Township	City	Township
General Government	476	476	356	356	257	257	164	164
Police Service	1,293	1,293	966	966	705	705	448	448
Paramedic Services	273	273	203	203	150	150	95	95
Airport	933	933	697	697	509	509	322	322
Operations	258	258	192	192	139	139	89	89
Transit	4,897	-	3,661	-	2,667	-	1,701	-
Library	-	1,030	-	772	-	563	-	358
Waste Management	475	475	356	356	257	257	164	164
Transportation	19,120	19,120	14,289	14,289	10,410	10,410	6,635	6,635
Water Supply	7,078	7,078	5,290	5,290	3,855	3,855	2,458	2,458
Wastewater	9,911	9,911	7,408	7,408	5,399	5,399	3,440	3,440
Total general services***	27,725	23,858	20,720	17,831	15,094	12,990	9,618	8,275
Total full services	44,714	40,847	33,418	30,529	24,348	22,244	15,516	14,173

Non-residential Development Charges (per square foot, gross floor area)** (Effective December 1, 2026)

Service category	Non-residential* (Per square foot)	
	City	Township
General Government	0.27	0.27
Police Service	0.75	0.75
Paramedic Services	0.04	0.04
Airport	0.56	0.56
Operations	0.16	0.16
Transit	3.13	0.00
Library	0.00	0.05
Waste Management	0.01	0.01
Transportation	10.85	10.85
Water Supply	4.13	4.13
Wastewater	5.75	5.75
Total general services ***	$15.77	$12.69
Total full services	$25.65	$22.57

* Qualifying Industrial development that meets the definition of "Industrial Building" as prescribed by the Region's Development Charge By-law 19-037 is eligible for a 60% discount to the Non-Residential Rate.

* Qualifying Office development that is in excess of 20,000 square feet (for the third floor and above) in an urban growth centre is eligible for a 50% discount to the Non-Residential Rate (for the third floor and above).

Please refer to the Region's Development Charge By-law 19-037 for additional information.

** - indexed annually in accordance with Section 6 of the By-law.(Adjustment effective Dec. 1, 2026 is 3.3%. This reflects a revision by Statistics Canada to the prior-year Building Construction Price Index (Toronto CMA) used in the calculation)

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

Note: 1 square foot = 0.0929 square metres

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This brochure is provided for convenience only. Reference should be made to the Regional Development Charge By-law 19-037 for all provisions. The by-law and the Development Charges Interest Policy are available on the Region's website: regionofwaterloo.ca/business-and-development/growth-and-development-services/development-charges/.

The Region of Waterloo's Development Charge By-law 19-037 expires July 31, 2029.

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 transactions, including opening and closing reserve fund balances. The Treasurer's Statement is available on the Region's website: regionofwaterloo.ca/business-and-development/growth-and-development-services/development-charges/.

Further information

For further information on the applicability of Regional Development Charges, please contact The Regional Municipality of Waterloo, Finance department at RDC_Inquiries@regionofwaterloo.ca

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