

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2008-089**

Being a by-law to amend By-law No. 2004-118  
(the Town-wide development charges by-law)

WHEREAS Subsection 2(1) of the Development Charges Act, 1997 provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital expenditures required because of the increased need for services arising from development in the area to which the by-law applies;

AND WHEREAS, at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled "Town of Caledon 2007 Amendment to the Town-Wide Development Charge By-law (No. 2004-118) Regarding Roads and Related Services Required by the Mayfield West Community" and dated June 5, 2008;

AND WHEREAS the Town of Caledon 2007 Amendment to the Town-Wide Development Charge By-law (No. 2004-118) Regarding Roads and Related Services Required by the Mayfield West Community background study was reviewed with representatives of the development community at a meeting held on June 25, 2008;

AND WHEREAS notice of a public meeting was given during the week of June 16, 2008 as required by Paragraph 12(1)(b) of the Development Charges Act, 1997 and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of the Corporation of the Town of Caledon made the Town of Caledon 2007 Amendment to the Town-Wide Development Charge By-law (No. 2004-118) Regarding Roads and Related Services Required by the Mayfield West Community background study and a draft version of this by-law available to the public as of June 16, 2008 as required by Paragraph 12(1)(c) of the Development Charges Act, 1997;

AND WHEREAS the Council of the Corporation of the Town of Caledon held a public meeting on July 9, 2008 at which all persons in attendance were provided with an opportunity to make representations relating to the draft version of this by-law as required by Subsection 12(2) of the Development Charges Act, 1997;

AND WHEREAS, by resolution passed on August 5, 2008, the Council of The Corporation of the Town of Caledon:

- (a) adopted the Town of Caledon 2007 Amendment to the Town-Wide Development Charge By-law (No. 2004-118) Regarding Roads and Related Services Required by the Mayfield West Community background study; and,
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

1. Schedule A attached to By-law No. 2004-118 shall be and is hereby replaced with Schedule A attached hereto.
2. The following subsection shall be and is hereby added to Section 5 of By-law No. 2004-118:

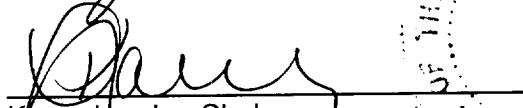
Notwithstanding Subsection (3) of this Section, or any other provision of this by-law, where an application that is complete is made on or before September 30, 2008 for a building permit for a non-residential building or a mixed use building and such building permit is issued on or before January 5, 2009, the amount of the development charge applicable to such non-residential building or the non-residential portion of such mixed use building shall be determined in accordance with this by-law prior to its amendment by By-law No. 2008-089.

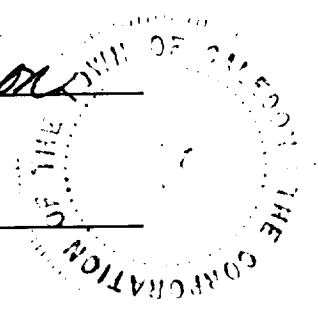
3. The following section shall be and is hereby added to By-law 2004-118:

11A. Notwithstanding Section 11 of this by-law, the adjustment to the development charges described in Schedule A to this by-law that would, under Section 11 of this by-law, take place on August 1, 2008 shall take place on August 6, 2008.

Read a first, second and third time, and finally passed this 5<sup>th</sup> day of August 2008.

  
Marilyn Morrison, Mayor

  
Karen Landry, Clerk



**SCHEDULE "A"**  
**By-law 2008-089**

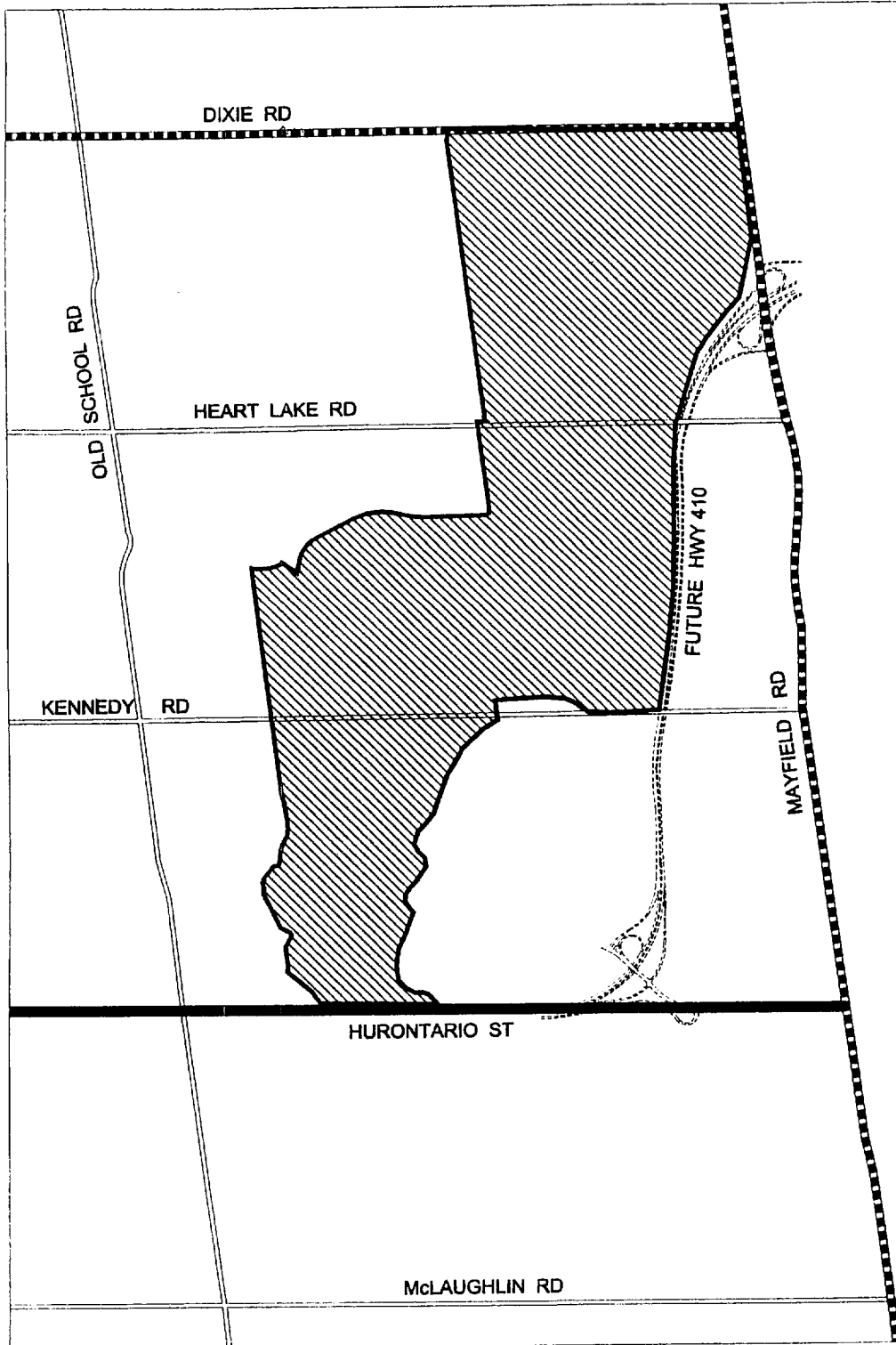
**SCHEDULE OF  
DEVELOPMENT CHARGES**


Type of Development	Caledon Development Location	2008 Amended Development Charge (as of February 1, 2008) (per dwelling unit)	% of Single Detached Charge
<b>Residential (per dwelling unit)</b> Single Detached, Semi-Detached and Duplex Dwellings	Town-wide	\$ 17,189.00	100%
Apartments (more than 70 sq.m.) in a building with 10 or more apartment dwellings	Mayfield West Community <sup>1</sup>	\$ 11,444.95	66.583%
Apartments (70 sq.m. or less) in a building with 10 or more apartment dwellings	Balance of Caledon	\$ 4,830.45	28.102%
Apartments (70 sq.m. or less) in a building with 10 or more apartment dwellings	Mayfield West Community <sup>1</sup>	\$ 6,614.50	38.481%
Apartments (more than 70 sq.m.) in a building with less than 10 apartment dwellings	Balance of Caledon	nil	0%
Apartments (70 sq.m. or less) in a building with less than 10 apartment dwellings	Town-wide	\$ 11,444.95	66.583%
Other Residential	Town-wide	\$ 6,614.50	38.481%
Other Residential	Town-wide	\$ 15,636.15	90.966%
<b>Non-residential (per s.m. of total floor area)</b>			
- Retail		\$ 38.21	
- Other Non-residential		\$ 25.09	

<sup>1</sup> The "Mayfield West Community" is as defined in Map 1

MAP 1

**The Mayfield West Community**



 TOWN OF CALEDON	
For Questions please call	
FILE No: Mayfield West Community	SCALE: N.T.S.
DRAWN BY: D.S.	DATE: April 5, 2008
CHECKED BY: D.D.	REVISION: