



DEVELOPMENT CHARGES - AGRICULTURAL

DATE: _____

AGRICULTURAL DEVELOPMENT - CALCULATION FORM

BUILDING APPL'N #
BA/ /

Definitions:

Accessory:	Where used to describe a building, structure or use, means a building structure, or use that is subordinate, incidental and exclusively devoted to a principal building, structure or use that is located on the same land as such principal building, structure or use.
Act:	Means the <i>Development Charges Act</i> , 1997, S.O. 1997, c.27
Agricultural Building or Structure	Means a building or structure that is used for the purposes of or in conjunction with animal husbandry, the growing of crops including grains and fruit, market gardening horticulture or any other use that is customarily associated with a farming operation of a bona fide farmer.
Agricultural Tourism Building	Means a building or structure or part of a building or structure located on a working farm of a bona fide farmer for the purpose of providing enjoyment, education or active involvement in the activities of the farm where the principal activity on the property remains as a farm and where products used in the activity are produced on the property and /or are related to farming. The building or structure may be related to activities such as a hay or corn maze; farm tours; processing demonstrations; pick-your-own produce; a farm theme playground for children; farm markets; farm produce stands; and farmhouse dining rooms.
Bona Fide Farmer	Means an individual currently actively engaged in a farm operation with a valid Farm Business Registration number in the Town of Caledon.
Building or Structure	Means a building or structure occupying an area greater than 10 square meters consisting of a wall roof and floor or any of them or a structural system serving the function thereof, including an air supported structure, or mezzanine
Farm Based Home Industry Building	Means an accessory building to a single-detached dwelling where a small-scale use is located, which is operated by a bona fide farmer, which is located on and is subordinate or incidental to a permitted farm operation; which is associated with limited retailing of products created in whole or in part in the accessory building performed by one or more residents of the farm property and may include a carpentry shop; a craft shop; a metal working shop; a repair shop; a farm equipment repair shop; a farm tractor repair shop; a plumbing shop; an electrical shop; a welding shop a woodworking shop; a blacksmith, a building for the indoor storage of school buses, boats, snowmobiles, or similar uses, but shall not include a motor repair shop or vehicle paint shop.
Farm Winery Farm Cidery	Means buildings or structures used by a bona fide farmer for the processing of juice, grapes, fruit or honey in the production of wines or ciders, including the fermentation, production, bottling, aging or storage of such products as a secondary use to a farm operation. The winery or cidery may include a laboratory, administrative office, hospitality room and retail outlet and, if required, must be licensed or authorized under the appropriate legislation.
Gross Floor Area	Means total floor area measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building or structure from another building or structure, of all floors at, above or below the average level of finished ground adjoining the building or structure at its exterior walls ("established grade"), and, for the purpose of this definition, the non-residential portion of a mixed-use building or structure is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure, including the floor area of a mezzanine and air supported structure. (For calculation of Education DC)
Non-Residential	Means used or designed or intended to be used other than for residential purposes.
On Farm Diversified Use	Means uses that are secondary to the principal agricultural use of the property, and are limited in area; including but not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.
Outbuilding	Means a building or structure, that is a maximum of 92.903 sq. m (or 1,000 sq. ft), that is accessory to a primary or main non-residential building or mixed use building, that is located on the same land as such primary or main non-residential building and that is used for a storage purpose that is accessory to the primary or main use on such land, such as the storage of equipment used to maintain such land or the buildings and structures thereon or the storage of equipment that is ordinarily used for the purposes of the primary or main use on such land, but shall not include a building used for the storage of inventory. The maximum area does not apply to golf course buildings or structures.
Reconstruction	Means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure on such land has been or is to be demolished, or changing the use of a building or structure from residential to non-residential or from non-residential to residential.
Structure	Means anything constructed or erected and requiring location on or in the ground or attached to something having location on or in the ground.
Temporary	Not more than 8 months.
Total Floor Area	Means the total of the areas of the floors in a building or structure, whether at, above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and; (a) includes space occupied by interior walls and partitions; (b) includes, below grade, only the floor area that is used for commercial or industrial purposes; (c) includes the floor area of a mezzanine; (d) where a building or structure does not have any walls, the total roof of the building or structure and the total areas of the floors in the building or structure; (e) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles; and (f) excludes the area of any self contained structural shelf and rack storage facility permitted by the <i>Building Code Act</i> .