



Development Charges Pamphlet - By-law No. 2021-09

This pamphlet summarizes the Town of Caledon's policy and by-law with respect to Development Charges (DCs). By-law No. 2021-09 imposes Area Specific Development Charges for municipal services.

The information contained herein is intended only as a guide and summarizes various sections of By-law No. 2021-09. The By-law shall supersede any discrepancies or inconsistencies that may be found in this pamphlet. Interested parties should review the approved By-law No. 2021-09 and consult with Town of Caledon finance staff to determine the applicable Development Charges that may apply to specific development proposals.

This pamphlet does not include Development Charge information for Town-wide, the Regional Municipality of Peel or the School Boards. Links to those other DC by-laws can be found at caledon.ca/dc.

Background

The Council for the Town of Caledon enacted a new Area Specific Development Charges By-law No. 2021-09 on February 16, 2021, with new DC rates in effect on February 17, 2021.

This by-law imposes a charge on all lands developed for Phase 3 of the Simpson Road project in the southernmost section from 228 metres South of Parr Blvd to Mayfield Road outlined on Schedule A attached to Bylaw No. 2021-09, except for those exemptions as provided under the Development Charge Act, 1997 and those outlined in By-law No. 2021-09.

Purpose of Development Charges

The general purpose for which the municipality imposes Development Charges is to assist in providing Town infrastructure required to support future growth (e.g. population and employment growth) in the municipality, through the establishment of a viable capital funding source to meet the municipality's financial requirements.

Services Included

Development Charges are imposed due to increased demand for services arising from development. Specifically, for this By-law No. 2021-09, those services are:

- Services related to a highway and stormwater management services for the Simpson Road (Phase 3 – from 228 metres South of Parr Boulevard to Mayfield Road) Development Area that is outlined on Schedule A attached to the By-law.

Area Specific Development Charges*

Municipal Property Address	Charge per Property
12155 Coleraine Drive - S-3	\$3,708,014
8576 Mayfield Road - S-8	\$1,991,441
0 Coleraine Drive - S-2	\$4,046,120
8664 Mayfield Road - S-4a 0 Mayfield Road - S-4b 8746 Mayfield Road - S-4c	\$14,169,822
0 Coleraine Drive - S-5	\$2,995,324
0 Coleraine Drive - S-6	\$2,854,690
8602 Mayfield Road - S-7	\$1,345,703

*This Pamphlet reflects Area Specific Town DC rates that became effective on February 17, 2020.

Applicable development charges related to Town-wide, Region of Peel and School Boards respective DC By-laws are in addition to the rates noted above.

Indexing of Development Charges

Development Charges are indexed semi-annually on February 1st and August 1st each year, without amendment to the By-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007).

Calculation and Timing of Payment

A Development Charge shall be calculated and payable in full at the rates applicable on the date a building permit is issued. A building permit will not be issued until all Development Charges have been paid.

Exemptions

Development Charges are payable on new residential and non-residential development unless the By-law or the Act provides an exemption. Town of Caledon DC Exemptions include the following:

Full Exemptions

- A Board as defined in Subsection 1(1) of the Education Act
- The Town or any local board thereof;
- The Regional Municipality of Peel or any local board thereof
- Any other municipality or local board thereof

Discounts/ Incentives

A reduction in Development Charges under the By-law is allowed for documented and qualifying demolition and/or redevelopment of a residential, non-residential, or mixed-use building or structure.

Conditions and eligibility criteria apply to the above exemptions and are included in Area specific DC by-law 2021-09.

Treasurer's Statement

As required by the Development Charges Act, 1997, as amended, the Treasurer for the Town of Caledon shall present before Council each year, a financial statement relating to the Development Charges By-law and its reserve funds. The statement must include, for each reserve fund, a description of the service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

A copy of the Treasurer's Statement and By-law No. 2021-09 may be reviewed by the public in the Clerk's Department during regular office hours, Monday to Friday, between 8:30 am and 4:30 pm at 6311 Old Church Road, Caledon, Ontario L7C 1J6, or on the Town's website at caledon.ca/dc. Please note due to the COVID-19 pandemic, visitors to Town Hall are by appointment only. Please book online at Caledon.ca

Further Information

Please visit caledon.ca/dc to obtain current Development Charges rates and other Development Charges information.

Contact Information

Email: finance@caledon.ca

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