



Development Charges Pamphlet - By-law No. 2021-65 (Amends 2019-31)

This pamphlet summarizes the Town of Caledon's policy and by-law with respect to Development Charges (DCs). By-law No. 2021-65 (amending 2019-31) imposes Town-wide development charges for municipal services.

The information contained herein is intended only as a guide and summarizes various sections of By-law No. 2021-65 (amending 2019-31). 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. 2021-65 (amending 2019-31) 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 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 an amendment of the Town-wide Development Charges By-law No. 2021-65 (amending 2019-31) on July 13, 2021, with new DC rates in effect on July 14, 2021.

This by-law amendment imposes a charge on all lands developed within the Town of Caledon except for those exemptions as provided under the *Development Charge Act, 1997* and those outlined in By-law No. 2021-65 (amending 2019-31).

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. For the Town, those services are:

- Roads & Related
- Fire Protection Services
- Parks and Recreation Services
- Library Services

- Animal Control
- Provincial Offences Act
- Development-Related Studies

Residential Development Charges *

Dwelling Unit Type	Town-wide Charge per Unit
Single and Semi-detached Dwelling	\$40,924
Apartments Larger than 70 m ²	\$23,776
Apartments 70 m ² or smaller	\$13,953
Other Residential Dwellings	\$31,156

Non-Residential Development Charges *

Non-Residential Type	Town-wide Charge per m ² of total floor area
Non-Residential	\$69.34

*This Pamphlet reflects Town-wide DC rates that became effective on July 14, 2021.

Applicable development charges related to the 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

- New residential developments in the Bolton BIA, and Caledon East Commercial Core;
- New non-residential developments in the Bolton BIA, and Caledon East Commercial Core;

- A farm-based home industry;
- A farm winery or farm cidery;
- A non-residential agricultural building or structure;
- A secondary portable dwelling on an agricultural property;
- An on-farm wedding venue;
- A country inn;
- A bed and breakfast building;
- A garden suite;
- An on-farm diversified use building or structure;
- A temporary building or structure;
- An interior alteration to an existing building or structure which does not change or intensify the use of the land;
- Enlargement of an existing residential dwelling unit, the creation or enlargement of an accessory dwelling building for a lawful residential use, the creation of one or two additional units in an existing single detached dwelling, or the creation of one additional unit in an existing residential building where the additional gross floor area is equal to or less than the gross floor area of the smallest unit of the residential building;
- Enlargement of the gross floor area of an existing industrial building by 50 percent or less of the original gross floor area;
- Land owned by and used for the purposes of a Municipality, a Local Board, or a Board of Education;
- Creation of up to two additional residential dwelling units in existing residential buildings or structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2(1) of O.Reg. 82/98;
- Creation of a second dwelling unit in proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions set out in section 2(3) of O.Reg. 82/98.

Discounts/ Incentives

- Adoption of “Green Technologies” and/or LEED standards for new industrial and commercial buildings

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. The time limit for this reduction following demolition is:

- 10 years (residential);
- 15 years (non-residential)
- Transition rules are provided for documented and qualifying demolitions prior to May 29, 2019.

Conditions and eligibility criteria apply to the above exemptions and are included in By-law No. 2021-65 (amending 2019-31).

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. 2021-65 (amending 2019-31) 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

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6
905.584.2272 or 1.888.225.3366