



Development Charges Pamphlet

By-law No. 2019-31

This pamphlet summarizes the Town of Caledon's policy and by-law with respect to Development Charges (DCs). By-law No. 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. 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. 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 a new Development Charges By-law No. 2019-31 on May 29, 2019, with new DC rates in effect, June 25, 2019.

This by-law 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. 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
- Indoor Recreation Facilities
- Parkland and Trails Development
- Fire Protection Services
- Works and Equipment (Operations)
- Library Services
- Development Related Studies
- Provincial Offences Act Courts
- Animal Control

Residential Development Charges*

Dwelling Unit Type	Town-wide Charge per Unit
Single Detached; Semi-Detached; Duplex	\$29,927
Apartments > 70 m ²	\$17,388
Apartments < = 70 m ²	\$10,205
Other Residential Dwellings	\$22,784

Non- Residential Development Charges*

Non-Residential Type	Town-wide Charge per m ²
Non-Residential	\$55.22

***This Pamphlet reflects Town-wide DC rates effective June 25, 2019.**

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 (expires May 28, 2021);
- 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 structure;
- A secondary 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, or the creation of one or two additional units in an existing dwelling;
- Enlargement of the gross floor area of an existing industrial building by 50 percent or less of the original gross floor area.

Discounts/ Incentives

- Adoption of “Green Technologies” for new industrial and commercial buildings;
- Dwellings constructed in a retirement community that offers Life Lease Housing.

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 the May 29, 2019 enactment date of By-law No. 2019-31.

Conditions/eligibility criteria apply to the above exemptions and are included in By-law No. 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. 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.

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
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