TOWN OF CALEDON

## **DEVELOPMENT CHARGES - AGRICULTURAL**

TE:				AGRICUL	<b>FURAL DEVELO</b>	PMENT - CAL	CUL	ATION FOR	M BUILDING APP BA/ /
	PROJECT LOCATION: Property Roll No.		New Building Lease/Rental		Addition/Alterati Demolition	on		Agricultural I	Non-Residential Non-Res Non-Res (Tourism)
	Municipal Address		#		Street	Unit/Suite		City/Town	
	Legal Description					-			
	Farm Business Registration No.		Lot/Block			/Concession		Reference Plan	Description
			Application is considered	ed Agricultural o	only when a valid FBR r	umber is provided			
	<b>PROPERTY OWNER:</b> CONTACT:	Agant							
		Address							
	Tel	lenhone	#	Street	Unit/Suite Fax	Town/City		Fma	Postal Code
	<b>PROPOSED USE:</b> Please describe in detail, the development plan and what it will be used for. Attach separate page if necessary. i.e. Agricultural tourism, farm based home industry, farm cidery, farm winery, non-res agricultural building, residential agricultural building, on-farm diversified use building or structure Will you be selling goods or services to the public? If yes, note the floor area to be used under A-3 Retail. Will you be renting or leasing any portion of the proposed development's floor area? If yes, note the floor area in A-5.								
	FLOOR AREA / DEVELOPME	NT INFO	ORMATION (To be co	mpleted by e	ngineer applicant/ag	ient)			OFFICE USE ONLY
•	"Total floor area" (see definit Charge as per respective Develo addition note the floor area of th	opment (	Charge Bylaws. Include						Checked by:
	"Gross Floor Area" (see defini per the respective bylaws. Inclu							_sq.m.	
	of the addition in C-2.							_sq.m.	
	that is used or designed or inter merchandise, wares or other thi	nded to I	be used for displaying o	r storing article				sq.m.	
	"Office", the use of land, or of for or in connection with office of			portion of a bui	lding or structure,			sq.m.	
	"Rental / Leased Space", any rented.	y floor ai	rea within the proposed	building that v	ill be leased or				
	"Agricultural", any floor area agricultural building or structure			t meets the de	finition of			_sq.m.	
	Deductible Area: B-1 Parts of th	ne buildir	g or structure used for	mechanical eq	upment related to			_sq.m.	
	elevators.		aintenance of the build	5	, stairwells and			_sq.m.	
	B-2 Parts of the building used for washrooms. B-3 Parts of the building or structure used for the parking or loading of motor							sq.m.	
	vehicles, provided such use is ancillary to some other use on the same site.							sq.m.	
			ig <u>below</u> established gra office, industrial, institu						
			If contained structural s uilding Materials Evalua					_sq.m.	
	B-6 Area within the building to be Leased or Rented							_sq.m.	
	B-7 The area of outbuilding considered to be 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-res 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 theron or the storage of equipment that is ordinarily used for the purposes of the primary or main use on such land,							_sq.m.	
	but shall not include a building used for the storage of inventory. DEMOLITION: Area of non-res building(s) or structure(s) demolished. Attach site plan and copy of demolition permit(s) or fire report. The onus is on the applicant to produce evidence to the satisfaction of the Town to establish the floor area of the non-residential building or structure being replaced.							_sq.m.	
		must ha is 10 ye	For the Region: Demolition must have occurred on or after November 6, 1991. For Education: Applicant has 10 years from date of demolition to replace the building before EDC's become payable. Increased floor area is chargeable. ADDITION TO AN EXISTING BUILDING:					sq.m.	
	For Education: Applicant has building before EDC's become			ADDITION TO AN EXISTING BUILDING: Gross Floor Area of the original building (NOTE: the applicant must provide a reduced dimensioned copy of a site plan or architectural plans showing the original GFA in order to qualify for an exemption/reduction)					Original Bldg. GFA m <sup>2</sup> proposed additionm <sup>2</sup>
	For Education: Applicant has building before EDC's becom ADDITION TO AN EXISTING Gross Floor Area of the origin reduced dimensioned copy of	BUILD nal buil	ding (NOTE: the app plan or architectura					sa.m	Tax class
	For Education: Applicant has building before EDC's becom ADDITION TO AN EXISTING Gross Floor Area of the origin reduced dimensioned copy of	BUILD nal buil	ding (NOTE: the app plan or architectura					_sq.m. _sq.m.	Tax class
	For Education: Applicant has building before EDC's becom ADDITION TO AN EXISTING Gross Floor Area of the origin reduced dimensioned copy of GFA in order to qualify for an Total Floor Area of Addition Gross Floor Area of Addition	i BUILD nal buil of a site n exem	ding (NOTE: the app plan or architectural ption/reduction)	plans showi					Tax class
	For Education: Applicant has building before EDC's becom ADDITION TO AN EXISTING Gross Floor Area of the origin reduced dimensioned copy of GFA in order to qualify for an Total Floor Area of Addition Gross Floor Area of Addition MULTIPLE UNIT RESIDENTI	AL BUI	ding (NOTE: the app plan or architectural ption/reduction) LDINGS (mixed use)	plans showi				sq.m.	Tax class
	For Education: Applicant has building before EDC's becom ADDITION TO AN EXISTING Gross Floor Area of the origin reduced dimensioned copy of GFA in order to qualify for an Total Floor Area of Addition Gross Floor Area of Addition	i BUILD inal buil of a site n exem	ding (NOTE: the app plan or architectural ption/reduction) LDINGS (mixed use) ion and certify that st of my knowledge.	plans showi	ng the original			sq.m.	

## **DEVELOPMENT CHARGES - AGRICULTURAL**

DATE:

AGRICULTURAL DEVELOPMENT - CALCULATION FORM

BUILDING APPL'N # BA/ /

	Where used to describe a building, structure or use, means a building structure, or use that is subordinate, incidental and exclusively devoted to a
Accessory:	principal building, structure or use that is located on the same land as such principal building, structure or use.
Act:	Means the Development Charges Act, 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 enjoymnent, 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 proparty 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 ndustry 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 or and is subordinate or incidental to a permited farm operation; which is assocated 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 requipment repair shop; a farm tractor repair shop; a plumbing shop; an electrical shop; a welding shop a woodworking shop; a locates, sinth, a building for the indoor storage of school buses, boats, snowmobilies, 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 th 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 structur 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.
Dn 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, hom industries, agri-tourism uses, and uses that produce value-added agricultural products.
Dutbuilding	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 o 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.
emporary	Not more than 8 months.
Fotal 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> .