

OFFICE CONSOLIDATION

This is a consolidation of the Town's by-law to impose and provide for the payment of development charges for municipal services in the Town being By-law Number 2014-054 as amended by By-law numbered 2015-086 prepared for reference and information purposes only. The following consolidation is an electronic reproduction made available for information only. It is not an official version of the by-law. Official versions of all by-laws can be obtained from the Town Clerk by calling (905) 584-2272. If there are any discrepancies between this consolidation and By-laws 2014-054 and 2015-086 shall prevail.

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2014-054

A by-law to impose and provide for the payment of development charges for municipal services in the Town of Caledon

WHEREAS the *Development Charges Act, 1997* provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of the increased need for services arising from development in the area to which the by-law applies;

AND WHEREAS at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled *Town of Caledon 2014 Development Charge Background Study dated 5 May 2014*;

AND WHEREAS extracts of the draft *Town of Caledon 2014 Development Charge Background Study* were reviewed with representatives of the development community at a meeting held on April 24 2014;

AND WHEREAS notice of a public meeting was given April 21-28, 2014 as required by the *Development Charges Act, 1997* and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of The Corporation of the Town of Caledon made the *Town of Caledon 2014 Development Charge Background Study dated 5 May 2014* and a proposed by-law available to the public as of 5 May 2014 as required by the *Development Charges Act, 1997*;

AND WHEREAS the Council of The Corporation of the Town of Caledon held a public meeting on 21 May 2014 at which all persons in attendance were provided with an opportunity to make representations relating to this proposed by-law as required by the *Development Charges Act, 1997*;

AND WHEREAS, by resolution adopted on 24 June 2014, the Council of The Corporation of the Town of Caledon:

- (a) adopted the *Town of Caledon 2014 Development Charge Background Study*
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;
- (c) expressed its intention to ensure that the increased need for services arising from development in the area to which this by-law applies will be met.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

Definitions

1. (1) In this by-law:
"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

and 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 or structure” 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 related petting zoo; hay rides and sleigh, buggy or carriage rides; farm tours; processing demonstrations; pick-your-own produce; a farm theme playground for children; farm markets; farm produce stands, and farmhouse dining rooms

“apartment dwelling” means a dwelling unit in a building containing more than six dwelling units where the dwelling units are connected by an interior corridor

“bed and breakfast establishment” means a single detached dwelling or part of a single detached dwelling in which guest rooms are provided for hire or pay, with or without meals, for the traveling or vacationing public, but does not include a hotel or motel

“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 metres 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

“commercial building” means a non-residential building other than an agricultural building, an industrial building or an institutional building

“completed” when used with respect to the construction of a green commercial or industrial building, means that the Town’s Chief Building Official or his or her designate is satisfied that such building complies with the applicable building, fire and mechanical requirements of the Ontario Building Code

“country inn” means premises in which temporary lodging or sleeping accommodation are provided to the public and may include accessory services such as a restaurant, meeting facilities, recreation facilities, banquet facilities and staff accommodations. The Premises shall contain a minimum of four (4) and a maximum of twenty-nine (29) guest rooms.

“development” means the construction, erection or placing of one or more buildings or structures on land and/or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment

“development charge” means a development charge imposed pursuant to this by-law

“duplex dwelling” means a dwelling unit in a building divided horizontally into two dwelling units each of which has a separate entrance

“dwelling unit” means a room or suite of rooms used or designed or intended for use by one or more persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons

“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

[By-law 2015-086
effective Nov 11/15]

“farm help” means full-time, all-year round employee(s) of a bona fide farmer on an agricultural property

“farm winery” and “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

“garden suite” means a one-storey, free standing, temporary and portable residential structure, with a single dwelling unit containing kitchen and bathroom facilities, which is designed for year round occupancy and is accessory to a single-detached dwelling, but excludes a trailer

“grade” means the average level of finished ground adjoining a building or structure at all of its exterior walls

“green commercial or industrial building” means a commercial or industrial building that is Leadership in Energy and Environmental Design (LEED) certified or a commercial or industrial building where:

- (a) twenty-five (25%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by a solar hot water system;
- (b) ten (10%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by transpired solar collectors;
- (c) five (5%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by a solar photovoltaic system;

[By-law 2015-086
effective Nov 11/15]

subsection (d) and (e) removed

“guest room” means temporary overnight accommodation for the traveling public

[By-law 2015-086
effective Nov 11/15]

definition of “Hotel” removed

“industrial building” means a building used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something;
- (b) research or development in connection with manufacturing, producing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or,
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and,
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution

“institutional use” means the use of land, buildings, or structures for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings

[By-law 2015-086
effective Nov 11/15]

“life lease” means a property that is a form of housing tenure in which individuals purchase the right to occupy a residential unit for a specified period of time (i.e., for their lifetime, or, a defined term)

[By-law 2015-086
effective Nov 11/15]

“Life Lease Housing” means housing owned and operated by a not-for-profit organization or charity, contained within a retirement community, that offers Life Lease interests to persons aged 65 or older

“local board” means a local board as defined in the *Municipal Act, 2001* other than a board defined in subsection 1(1) of the *Education Act*,

[By-law 2015-086
effective Nov 11/15]

definition of “Lodge” removed

“mixed use” means land, buildings or structures used or designed or intended to be used for a combination of residential uses and non-residential uses

[By-law 2015-086
effective Nov 11/15]

definition of “Motel” removed

outside and which may include accessory services such as restaurant, meeting facilities, convention facilities, recreation facilities, banquet facilities and accommodation for staff

“non-residential” means used or designed or intended to be used other than for residential purposes

“on-farm diversified use building or structure” means a building or structure secondary to the principal agricultural use of the property by a bona fide farmer, including home occupations, farm-based home industries, and uses that involve the production and sale of value-added agricultural products and excludes uses that involve lease of commercial/industrial space

“outbuilding” means a building or structure, that is a maximum of 92.903 square meters (or 1,000 square feet), 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.

“protracted”, in relation to a temporary building or structure, means the existence of such temporary building or structure for a continuous period of more than eight months

“redevelopment” 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

“Regulation” means Ontario Regulation 82/98, as amended

“residential” means used or designed or intended to be used as a home or residence of one or more persons

“retail” means the use or intended use of land, buildings or portions thereof for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly to the public or providing services or entertainment to the public. Retail includes, but is not limited to:

- (a) the use or intended use of land, buildings or portions thereof for the rental of wares, merchandise, substances, articles or things;
- (b) offices and storage used or intended to be used in connection with, related to or ancillary to a retail use; and,
- (c) conventional restaurants; fast food restaurants; concert halls/theatres/cinemas/movie houses/drive-in theatres; automotive fuel stations with or without service facilities; specialty automotive shops/auto repairs/collision services/care or truck washes; auto dealerships; shopping centres and plazas, including more than two attached stores under one ownership; department/discount stores; banks and similar financial institutions, including credit unions; warehouse clubs and retail warehouses.

[By-law 2015-086
effective Nov 11/15]

“Retirement community” means a housing project consisting of ground-related dwelling units in single family, semi-detached, or multiple dwelling and other amenities, all of which are designed, marketed, developed and constructed to provide accommodation for and to meet the needs of persons aged 65 and older

[By-law 2015-086
effective Nov 11/15]

“secondary dwelling on an agricultural property” means a temporary and portable residential structure, containing a single dwelling unit with kitchen and bathroom facilities, designed for year-round occupancy by farm help

“semi-detached dwelling” means a dwelling unit in a building divided vertically into two dwelling units each of which has a separate entrance

“service” means a service described in this by-law or in an agreement made under section 44 of the Act

“single-detached dwelling” means a dwelling unit in a completely detached building containing only one dwelling unit

“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 building or structure” means a building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or

usability thereof for a continuous period of not more than eight 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 floor area shall be the total area of the land directly beneath the 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 Building Code Act.

“Town” means The Corporation of the Town of Caledon.

- (2) All words defined in the Act or the Regulation have the same meaning in this by-law as they have in the Act or Regulation unless they are defined otherwise in this by-law.
- (3) All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provisions in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Affected Land

- 2. (1) Subject to subsections 2 and 3 of this section, this by-law applies to all land in the Town of Caledon, whether or not such land is exempt from taxation under section 3 of the *Assessment Act*.
- (2) This by-law shall not apply to land proposed for development within
 - (a) the Bolton Business Improvement Area as outlined in By-law No. 80-72, as has been or may be amended; or
 - (b) the Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan.
- (3) This by-law shall not apply to land that is owned by and used for the purposes of
 - (a) a board as defined in subsection 1(1) of the *Education Act*,
 - (b) a college or university that is eligible to receive funding from the government of the Province of Ontario;

- (c) a hospital as defined in section 1 of the *Public Hospitals Act*;
- (d) the Ontario Provincial Police;
- (e) the Town or any local board thereof;
- (f) The Regional Municipality of Peel or any local board thereof; or,
- (g) any other municipality or local board thereof.

Imposition of Development Charges

3. (1) Subject to subsections 2 and 3 of this section, development charges shall be imposed against land that is to be developed if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 50 of the *Condominium Act*; or,
 - (g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.
- (2) Only one development charge shall be imposed against land to which this by-law applies even though two or more of the actions described in subsection 1 of this section are required for such land to be developed.
- (3) Notwithstanding subsection 2 of this section, if two or more of the actions described in subsection 1 of this section occur at different times, additional development charges shall be imposed in accordance with this by-law in respect of any additional development permitted by the subsequent action.

Description of Services

4. (1) Development charges shall be imposed in accordance with this by-law in respect of the following services based on the following percentages with respect to residential and non-residential development respectively:

	Service	% of Total Charge		
		Residential	Non-Residential	Revised Non-Residential ¹
(a)	development-related studies	3.2	5.4	5.8
(b)	roads and related structures and installations	51.7	75.1	73.5
(c)	Works vehicles and equipment	2.7	4.6	4.9
(d)	parkland and trail development ²	9.3	1.4	1.5
(e)	indoor recreation facilities ²	23.8	3.7	4.0
(f)	animal control facilities and vehicles	0.2	-	-
(g)	fire facilities, vehicles and equipment	4.6	8.0	8.5
(h)	library facilities and materials	4.0	0.9	0.9
(i)	Ontario Court of Justice (Provincial Offences) court facilities	0.5	0.9	0.9
	Total	100.0	100.0	100.0

- (2) The development charges applicable to a development, as determined in accordance with this by-law, shall apply without regard to the services required for or to be used by such development.

Calculation of Development Charges

5. (1) The development charges applicable to a development shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed use development, the development charges shall be based upon the number of dwelling units included in such development; or,
 - (b) in the case of non-residential development, or the non-residential portion of a mixed use development, the development charges shall be based upon the total floor area included in such development.
- (2) The development charges described in Schedule A to this by-law shall be imposed against land that is to be developed for residential uses, including dwelling units accessory to a non-residential use, and, in the case of a mixed use building or structure, on the residential portion of the mixed use building or structure, according to the type of residential development.
- (3) The development charges described in Schedule A to this by-law shall be imposed against land that is to be developed for non-residential uses and, in the case of a mixed use building or structure, on the non-residential

¹ Subject to the footnote to Schedule A of this by-law. "Revised Non-Residential" percentages of total charge apply once Caledon's Coleraine Drive debenture becomes a Region of Peel funding responsibility and is included in the Regional development charge.

² Parkland and Trail Development and Indoor Recreation Facilities have been grouped into a single service (category) in relation to reserve funds and service levels.

portion of the mixed use building or structure, according to the type of non-residential development.

Residential Intensification

6. (1) This by-law shall not apply with respect to any of the actions described in subsection 1 of section 3 of this by-law if the only effect of such action is to:
- (a) permit the enlargement of an existing dwelling unit;
 - (b) permit the creation of one or two additional dwelling units in an existing single-detached dwelling, provided that the total gross floor area of the additional dwelling unit or the additional dwelling units is not greater than the gross floor area of the dwelling unit in the existing single-detached dwelling;
 - (c) permit the creation of one additional dwelling unit in an existing semi-detached or row dwelling, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the dwelling unit in the existing semi-detached or row dwelling; or
 - (d) permit the creation of one additional dwelling unit in any other existing residential building, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the smallest dwelling unit in the existing residential building.
- (2) Notwithstanding any other provision of this by-law, for the purpose of subsection 1 of this section, the terms “single-detached dwelling”, “semi-detached dwelling”, “row dwelling” and “gross floor area” shall have the meanings provided for them in the Regulation.

Industrial Expansion

7. (1) Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing original industrial building, the amount of the development charge applicable to such development shall be determined as follows:
- (a) if the gross floor area is enlarged by fifty percent or less, cumulatively from the original building floor area, the amount of the development charge in respect of the enlargement shall be zero; or,
 - (b) if the gross floor area is enlarged by more than fifty percent cumulatively from the original building floor area, the amount of the development charge in respect of the enlargement shall be calculated on the amount by which the proposed enlargement exceeds fifty percent of the gross floor area of the industrial building before the enlargement.
- (2) Notwithstanding any other provision of this by-law, for the purpose of subsections 1 and 5 of this section, the terms “existing industrial building” and “gross floor area” shall have the meanings provided for them in the Regulation.
- (3) For the purpose of interpreting the definition of “existing industrial building” in the Regulation, regard shall be had for the classification of the land on which the existing industrial building is located under the *Assessment Act* and in particular:

- (a) whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate; and,
 - (b) whether more than fifty percent of the gross floor area of the existing industrial building has an industrial property code for assessment purposes.
- (4) For the purpose of applying subsection 1 of this section, the gross floor area of an existing industrial building shall be calculated as it was prior to the first enlargement of such existing industrial building for which an exemption under subsection 1 of this section applies.
- (5) Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to the construction or erection of a building that is accessory to, and not more than fifty percent of the gross floor area of an existing industrial building or the construction or erection of buildings that are accessory to, and, in total, not more than fifty percent of the gross floor area of an existing industrial building, provided that, prior to a building permit or building permits being issued for such building or buildings, the owner or owners of the land on which such building or buildings are to be constructed or erected enter into a written agreement with the Town which has the effect of counting the floor area of such building or buildings against the exemption provided for in subsection 1 of this section.

Redevelopment

[By-law 2015-086 8.
effective Nov 11/15]

Subject to section 7 of this by-law, where in conjunction with the redevelopment of land, a building or structure on such land was demolished in whole or in part on or after November 6, 1991, or is to be demolished in whole or in part, or converted from a residential use to a non-residential use or vice versa, the development charge to be imposed with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or the residential portion of a mixed use building or structure, an amount calculated by multiplying the development charge that would have been applicable under section 5 by the number of dwelling units that have completed culinary and sanitary facilities, according to the type thereof that have been or are to be demolished or converted to another use;
- (b) In the case of a non-residential building, or the non-residential portion of a mixed use building or structure, an amount calculated by multiplying the applicable development charge under section 5 by the total floor area, according to the type thereof, that has been or is to be demolished or converted to another use

provided that evidence satisfactory to the Town is provided by the property owner as to the total floor area or type and number of dwelling units that have been demolished, that such amounts shall not exceed in total the amount of the development charges to otherwise be imposed with respect to the redevelopment.

Green Commercial and Industrial Buildings

9. (1) Upon application being made for a building permit for the construction of a commercial or industrial building that is intended to be a green commercial or industrial building a professional architect or engineer shall certify to the Town in writing that such commercial or industrial building is intended to be a green commercial or industrial building.
- (2) If a professional architect or engineer has certified that a

commercial or industrial building is intended to be a green commercial or industrial building, prior to the issuance of a building permit therefor:

- (a) non-residential development charges, discounted in accordance with Schedule B attached hereto, shall be paid to the Town with respect to such commercial or industrial building; and
 - (b) an irrevocable letter of credit issued by a Canadian chartered bank, in a form satisfactory to the Town, in the amount of the discount referred to in paragraph (a) of this subsection shall be deposited with the Town.
- (3) If, within three (3) years after the construction of a commercial or industrial building that is intended to be a green commercial or industrial building has been completed:
- (a) an independent consultant who is recognized by the Canada Green Building Council certifies to the Town in writing, with all of the supporting information required by the Town, that such commercial or industrial building meets LEED Certified, LEED Silver, LEED Gold or LEED Platinum, as the case may be; or,
 - (b) a professional architect or engineer certifies to the Town in writing that such commercial or industrial building otherwise meets the requirements of a green commercial or industrial building; the Town shall release the letter of credit referred to in paragraph (b) of subsection (2) of this section.
- (4) If, within three (3) years after the construction of a commercial or industrial building that is intended to be a green commercial or industrial building has been completed:
- (a) an independent consultant who is recognized by the Canada Green Building Council has not certified to the Town in writing, with all of the supporting information required by the Town, that such commercial or industrial building meets LEED Certified, LEED Silver, LEED Gold or LEED Platinum, as the case may be; or,
 - (b) a professional architect or engineer has not certified to the Town in writing that such commercial or industrial building otherwise meets the requirements of a green commercial or industrial building; then:
 - (c) non-residential development charges, without any discount therefrom, shall be applicable to such commercial or industrial building;
 - (d) the amount of the discount referred to in paragraph (a) of subsection (2) of this section shall immediately become payable to the Town; and,
 - (e) if the amount of the discount referred to in paragraph (a) of subsection (2) of this section is not paid to the Town within thirty (30) days after the expiry of such three (3) year period, the Town shall be entitled to draw upon the letter of credit referred to in paragraph (b) of subsection (2) of this section and to use the proceeds thereof to collect such amount.

- (5) Unless otherwise authorized by the Council of the Town, if the total amount of the discount applications referred to in paragraph (a) of subsection (2) of this section with respect to all commercial and industrial buildings where a professional architect or engineer has certified to the Town that such commercial or industrial building is intended to be a green commercial or industrial building reaches more than two hundred and fifty thousand (\$250,000.00) dollars in any year, this section shall not apply to any commercial or industrial building for the rest of that year.

Temporary Buildings or Structures

10. (1) Notwithstanding any other provision of the by-law, development charges shall not be imposed under this by-law in respect of the construction or erection of a temporary building or structure so long as its status as a temporary building or structure is maintained in accordance with the provisions of this by-law.
- (2) Upon application being made for the issuance of a building permit for the construction or erection of a temporary building or structure to which, but for subsection 1 of this section, development charges apply, the Town may require the owner or owners of the land on which such temporary building or structure is to be constructed or erected to either:
 - (a) pay for development charges on the proposed temporary building for which the owner or owners may apply for a refund no later than one month following the time period defined in this by-law for temporary buildings or structures; or
 - (b) enter into an agreement with the Town pursuant to section 27 of the Act and submit security, satisfactory to the Town, to be realized upon in the event that the temporary building or structure becomes protracted and development charges thereby become payable.
- (3) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been a temporary building or structure and, subject to any agreement made pursuant to section 27 of the Act, development charges under this by-law shall become payable forthwith.

Exemptions

[By-law 2015-086 11.
effective Nov 11/15]

- (1) Notwithstanding any other provision of this by-law, Development charges shall not apply to:
 - (a) a country inn,
 - (b) a building or structure used for the purpose of agricultural tourism,
 - (c) a farm based home industry,
 - (d) a farm cidery,
 - (e) a farm winery,
 - (f) a garden suite,
 - (g) a non-residential agricultural building or structure,
 - (h) an outbuilding, and
 - (i) an on-farm diversified use building or structure.
 - (j) a secondary dwelling on an agricultural property, used as housing for farm help, in accordance with subsection 11 (4),

provided that the property owner enters into a written agreement with the Town which is registered on land title, at the owner's sole cost, that for a period of five years following the

occupancy permit date, a development charge, calculated in accordance with this by-law, shall be immediately payable if the building or structure being the subject of the exemption, is converted to a use that is not exempt under this by-law; in the case of a secondary dwelling on an agricultural property, if at any time following the occupancy permit date, a development charge, calculated in accordance with this by-law, shall be immediately payable if it is converted to a use that is not exempt under this by-law.

- (2) Notwithstanding any other provision of this by-law, development charges shall not apply to a bed and breakfast establishment subject to the following:

In the event that the construction of a single detached dwelling for use as a bed and breakfast establishment results in the imposition of, and payment of, development charges in accordance with this by-law, the Town may provide a refund of the Town development charges as imposed and paid where there is compliance with the following conditions.

- (a) A full refund may be provided where the dwelling has been actively and continuously used for the purpose of a bed and breakfast establishment for a period of ten (10) years from the date of the payment of the development charges.
- (b) An application for refund shall be made, in writing, by the owner of the dwelling containing the bed and breakfast establishment on or before 31 March annually for a maximum period of ten years, commencing in the first calendar year after the date of payment of the development charges.
- (c) The refund is payable to the owner of the dwelling containing the bed and breakfast establishment at the time the refund is calculated.
- (d) Upon application for the refund, the Town may review the application to determine whether the application meets the conditions of this by-law, and may
 - (i) refund to the owner of the dwelling 1/10th of the amount of the paid development charges if the dwelling has been actively and continuously used throughout the previous year as a bed and breakfast establishment, or
 - (ii) refund to the owner of the dwelling a proportionate share of the 1/10th of the amount of the paid development charges, calculated on a monthly basis, if the dwelling has not been actively and continuously used throughout the previous year as a bed and breakfast establishment, and
 - (iii) retain the balance, if any, of the paid development charges for each year during which the dwelling was not yet been used as a bed and breakfast establishment.
- (e) The applicant for the refund, and the owner of the dwelling, if the owner is a different entity or person than the applicant, shall, at the time of the application for the refund, grant permission in writing to the Town, its agents,

employees and inspectors to enter the dwelling at any time during the ten years, upon reasonable notice, to determine whether the dwelling is used for the purpose of a bed and breakfast establishment.

- (f) The current owner of the dwelling shall advise any purchaser of the dwelling of the refund available pursuant to the provisions of this by-law.
- (g) The owner of the dwelling who is making the application for the refund shall provide all information requested by the Town to verify that the owner is entitled to a refund pursuant to the provisions of this by-law.
- (h) In making the application, the owner of the dwelling shall complete the form prepared for the purpose by the Town.
- (i) No interest or indexing is payable in respect to the refund of the Town paid development charges.
- (j) The entire application for refund, including future applications available in the remaining ten year period, shall be deemed abandoned in any or all of the following circumstances in any year that
 - (i) the owner of the dwelling containing the bed and breakfast establishment fails to make an application for the refund within the time required by this by-law,
 - (ii) the Town makes a payment to the owner of the dwelling containing the bed and breakfast establishment in accordance with section 11 (2) (d) ii and the use of the dwelling as a bed and breakfast establishment ceased in the previous year, or
 - (iii) the operator of the bed and breakfast establishment has declared bankruptcy.
- (k) The seasonal operation of a dwelling as a bed and breakfast establishment, where the establishment does not operate for a maximum of 5 months during the year, shall not be deemed to be an abandonment or cessation of the use of the dwelling as a bed and breakfast establishment for the purpose of section 11 (2) (j)

- (3) Notwithstanding any other provision of this by-law, the Council of the Town may, by resolution, waive the payment of development charges in whole or in part with respect to land to be developed for an institutional use.

[By-law 2015-086 (4)
effective Nov 11/15]

The exemption as set out in subsection 11 (1) (j) will only apply to new secondary dwellings that have not paid development charges, or obtained a building permit as of the date that this by-law comes into force and effect, and upon removal, will not be entitled to a demolition/redevelopment credit under section 8. If a severance is granted by the Town creating a separate lot where the secondary dwelling for farm help rests, a development charge, calculated in accordance with this by-law, shall be immediately payable.

[By-law 2015-086 (5)
effective Nov 11/15]

A building or structure, as set out in subsection 11 (1) or subsection 2 (2), that is eligible for an exemption or partial exemption from the payment of development charges pursuant to this by-law, shall have the amount of any exemption or partial exemption deducted from the amount eligible for any grants under the Town Community Improvement Plan, in respect of the same development.

[By-law 2015-086 (6)
effective Nov 11/15]

A building or structure, as set out in subsection 11 (1) or subsection 2 (2), that is eligible for an exemption or partial exemption from the payment of development charges pursuant to this by-law, shall have the amount of any exemption or partial exemption reduced by the amount of any Town Community Improvement Plan grant received, in respect of the same development.

Indexing

12. The development charges described in Schedule A to this by-law shall be adjusted without amendment to this by-law on February 1st and August 1st in each year, commencing on 1 August, 2014, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) with the base index value being that in effect on 1 February 2014.

[By-law 2015-086
effective Nov 11/15]

(1) The development charges prescribed in Schedule A to this by-law, for apartments 70 s.m. or smaller, shall be imposed on all dwelling units in single detached dwellings, semi-detached dwellings and multiple-dwellings, constructed in a retirement community that offers Life Lease Housing. Notwithstanding any other provision of this by-law, the small apartment rate will apply to retirement communities offering Life Lease Housing provided that the property owner enters into a written agreement with the Town, which is registered on title, at the owner's sole costs, that for a period of five years following the occupancy permit date, development charges calculated in accordance with this by-law shall be immediately payable if the Life Lease interests are not occupied by persons aged 65 or older.

Payment of Development Charges

13. (1) Development charges, adjusted in accordance with Section 12 of this by-law to the date of payment, shall be payable:

(a) in regard to development charges imposed under subsection 2 of section 5 of this by-law, with respect to each dwelling unit in a building or structure for which a building permit is issued, on the date that the building permit is issued; and,

(b) in regard to development charges imposed under subsection 3 of section 5 of this by-law, with respect to a building or structure for which a building permit is issued, on the date that the building permit is issued.

(2) In the alternative to payment by the means provided in subsection 1 of this section, the Town may, by an agreement made under section 38 of the Act with the owner or owners of land that is to be developed, accept the provision of services in full or partial satisfaction of development charges otherwise payable by such owner or owners, provided that:

(a) if the Town and such owner or owners cannot agree as to the reasonable cost of providing the services, the dispute shall be referred to the Council of the Town and its decision shall be final and binding; and,

(b) if the reasonable cost of providing the services exceeds the amount of the development charge for the service to which the work relates:

(i) the excess amount shall not be credited against the development charge for any other service, unless the Town has so

agreed in an agreement made under section 39 of the Act; and,

- (ii) in no event shall the Town be required to make a cash payment to such owner or owners.
- (3) Nothing in this by-law shall prevent the Council of the Town from requiring, as a condition of any approval under the *Planning Act*, that the owner or owners of land install such local services as the Council of the Town may require in accordance with the policies of the Town with respect to local services.
- (4) The Town may require the owner or owners of land that is to be developed to enter into an agreement, including the provision of security for the obligations of such owner or owners under the agreement, pursuant to section 27 of the *Development Charges Act* providing for all or part of a development charge to be paid before or after it otherwise would be payable, and the terms of such agreement shall prevail over the provisions of this by-law.

Unpaid Development Charges

- 14. (1) If a development charge or any part thereof remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (2) If any unpaid development charges are collected as taxes in accordance with subsection 1 of this section, the monies so collected shall be credited to the appropriate development charges reserve fund.

Phasing-In

- 15. (1) Subject to subsection 2 of this section, the development charges described in Schedule A to this by-law shall, subject to indexing and any exemptions provided for in this by-law, be payable in full with respect to residential development from and including June 25, 2014.
- (2) With respect to any residential development for which a building permit application has been submitted to the Town on or before September 15, 2014, development charges shall, subject to the indexing and any exemptions provided for in this by-law, be calculated at a rate of \$19,658.43 for single-detached, semi-detached, and duplex dwellings, \$13,105.96 for apartments > 70 square metres, \$7,692.55 for apartments 70 square metres or smaller, and \$15,384.08 for other residential dwellings, provided that a building permit for such development is issued on or before January 15, 2015."

Effective Date

- 16. This by-law shall come into force and effect on 25 June 2014.

Repeal

- 17. By-law No. 2009-090, as amended, shall be and is hereby repealed effective on the date that this by-law comes into force and effect.

Expiry Date

- 18. This by-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

Registration

19. A certified copy of this by-law may be registered in the by-law register in the Peel Land Registry Office and/or against the title to any land to which this by-law applies.

Severability

20. In the event that any provision of this by-law is found by a court of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this by-law shall remain in full force and effect.

Headings

21. The headings inserted in this by-law are for convenience of reference only and shall not affect the interpretation of this by-law.

Schedules

22. Schedules A and B attached to this by-law shall be deemed to be a part of this by-law.

Short Title

23. This by-law may be referred to as the *2014 Town Wide Development Charges By-law*.

**READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS 24th DAY OF JUNE, 2014.**

Marolyn Morrison, Mayor

Carey deGorter, Clerk

SCHEDULE A

BY-LAW 2014-054

SCHEDULE OF DEVELOPMENT CHARGES

Type of Development	Development Charge
Residential	Development Charge per Dwelling Unit
1.1 Single detached, semi-detached and duplex dwellings	\$22,577
1.2 Apartments larger than 70 s. m.	\$15,736
1.3 Apartment 70 s.m. or smaller	\$9,236
1.4 Other residential dwellings	\$18,883
Non-residential	Development Charge per square metre of total floor area*
	\$37.67

* - The road, Coleraine Drive is to be uploaded to the Region of Peel in June, 2014. The Town of Caledon, through the Region of Peel, issued a debenture for the construction of this road in 2011. The on-going growth-related portion of the debenture payments will continue to be paid by the Town of Caledon, funded from Town development charges, until the Region of Peel incorporates the debenture payments in the Region's next development charge background study and by-law update. Once the debenture related to Coleraine Drive has been incorporated into the Region of Peel's development charge by-laws, the Town of Caledon's development charges will be reduced by \$2.30 per s.m. and the percentage allocation of the non-residential charge by service will be altered as per subsection 4(1), without amendment to this by-law.

**SCHEDULE B
BY-LAW 2014-054**

**DEVELOPMENT CHARGE DISCOUNT APPLICABLE TO QUALIFYING
COMMERCIAL AND INDUSTRIAL BUILDINGS**

Amended by By-law 2015-086 effective November 11, 2015

DISCOUNT AS A PERCENTAGE OF NON-RESIDENTIAL DEVELOPMENT CHARGE (Subject to annual dollar maximum in the by-law)	INCLUSIONS	GREEN MEASURE
5.0% for any inclusion or any combination of inclusions	Solar hot water system that provides for a minimum of 25% of the building's energy needs	Green Technologies
	Transpired solar collectors that provides for a minimum of 10% of the building's energy needs	
	Solar photovoltaic system that provides for a minimum of 5% of the building's energy needs	
20.0%	Certified and registered with the Green Building Council of Canada as meeting the current and applicable LEED Canada Rating Systems such as new construction, commercial interiors, core and shell	LEED Certified
22.5%		LEED Silver
25.0%		LEED Gold
27.5%		LEED Platinum