

# Region of Peel - Development Charges - Information Pamphlet

## General Purpose

This pamphlet has been prepared to describe the Region of Peel development charges in general terms. To determine the applicable development charge specific to your need or obtain copies of the By-law, current rates or other information, please call the contact suggested within this pamphlet.

## Introduction-Development Charges

The Council of the Region of Peel, in compliance with the *Development Charges Act, 1997*, passed *Development Charges By-law 115-2007* on October 4, 2007. Development charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. Development charge funds may only be used for the purpose for which they are collected.

Development charges are collected for both residential and non-residential development. Non-residential is split into industrial and non-industrial classifications. All lands within the Region of Peel are subject to this by-law. Agricultural uses are exempt.

## Schedule of Development Charge Rates

Outlined below are the base rates in effect at the time of adoption of the by-law. These rates are indexed twice annually (on February 1<sup>st</sup> and August 1<sup>st</sup>) in accordance with *Statistics Canada Quarterly, Capital Expenditure Price Statistics Index*.

### Residential (\$/dwelling unit)

#### Brampton/Mississauga

Small Unit (<=750 ft <sup>2</sup> )	<b>\$5,677.24</b>
Apartment (>750 ft <sup>2</sup> )	<b>\$10,917.76</b>
Other Residential	<b>\$15,284.87</b>

#### Caledon

Small Unit (<=750 ft <sup>2</sup> )	<b>\$5,583.75</b>
Apartment (>750 ft <sup>2</sup> )	<b>\$10,737.98</b>
Other Residential	<b>\$15,033.18</b>

### Non-Residential (\$/m<sup>2</sup>)

#### Brampton/Mississauga

Industrial	<b>\$57.03</b>
Non-Industrial	<b>\$81.66</b>

#### Caledon

Industrial	<b>\$56.23</b>
Non-Industrial	<b>\$80.86</b>

## Listing of Services

The growth-related services for which residential and non-residential developments are required to contribute consist of the following:

City of Brampton / City of Mississauga

Regional Programs	Residential %	Non-Residential	
		Non-Industrial %	Industrial %
Water	31.49	25.52	36.54
Wastewater	25.98	21.33	30.55
Roads	36.69	51.98	31.22
Police (PRP)*	1.97	1.00	1.44
Long Term Care	1.36	0.00	0.00
Transhelp	0.02	0.00	0.00
Health	0.00	0.00	0.00
Children's Services	0.34	0.00	0.00
Social Housing	1.16	0.00	0.00
Shelters	0.21	0.00	0.00
Ambulance	0.50	0.00	0.00
Growth Studies	0.28	0.17	0.25
Totals	100.00	100.00	100.00

\*Minor reductions are available for the Town of Caledon due to difference in Police-O.P.P. component.

## Calculation of Development Charges

Development charges are imposed using the current prescribed rates and calculated as follows:

- ◆in the case of residential development, or the residential portion of a mixed use development, based upon the number and type of dwelling units;
- ◆in the case of non-residential development, or the non-residential portion of a mixed use development, based upon the total floor area of such development; or
- ◆in the case of non-residential development, or the non-residential portion of a mixed use development containing industrial and non-industrial components, based upon the total floor area of the industrial component and the total floor area of the non-industrial component.

## Payment of Development Charges

All development charges payments are to be made to the local municipalities at the time of the building permit issuance. Building permits will not be issued until payment is received in full for development subject to the charge.

## Treasurer's Statement

Each year the Treasurer is required to prepare a financial statement to document transactions relating to the funds, opening and closing balances, a description of the services for which the fund was established, credit transactions, funds borrowed, repayments and interest earnings for each project financed in whole or in part by development charge funds. A copy of this statement is available from the Finance Department.

## Contact Information

For more information regarding the Region of Peel *By-law Number 115-2007* please contact:

**Peter Rebellati**

**Phone: (905) 791-7800 Ext. 4439**

**Fax: (905) 791-2497**

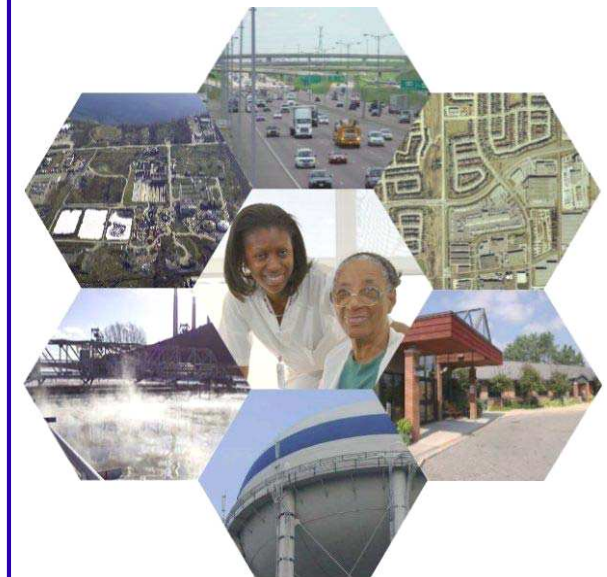
**E-mail: [rebellatip@peelregion.ca](mailto:rebellatip@peelregion.ca)**

Region of Peel  
Corporate Finance  
10 Peel Centre Drive  
Brampton ON L6T 4B9



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 **Region of Peel**  
Working for you