

The Regional Municipality of Peel

Criteria for Pre-Payment of Development Charges (DC) under By-law 115-2007

The criteria below itemize the requirements for any application to enter into a Pre-payment Agreement on or before the expiry of DC By-law 115-2007 on October 3, 2012

1. Eligibility Criteria (all must be met)

- a) Applies only to Non-residential and the Non-residential portion of mixed use developments;
- b) Applies to complete site plan applications that were submitted to the area municipality on or before October 3, 2011;
- c) Applies to complete development applications that have been significantly delayed by reason of unusual delays in the public land use planning process not attributable to the applicant;
- d) Applies to development applications that are very close to building permit issuance stage, and are in a position to obtain final building permit by January 31, 2013;
- e) A non-refundable administrative fee of \$500 is payable, by certified cheque, for all applications to be considered. Cheque made Payable to 'The Regional Municipality of Peel'.

2. Administrative Criteria (all applicable must be met)

- a) Application must be submitted by **October 1, 2012 at 4:30 PM** Eastern Daylight Time;
- b) Application must include legal name, location of property and relevant details to items a, b, and c as noted in the eligibility criteria above, and must be provided in written form and signed by an authorized officer;
- c) Application must include the enclosed summary on calculation of Total Floor Area and the associated DC Pre-payments;
- d) All agreements must be completed and presented to the Clerks Office on or before October 3, 2012 at 4:30PM;
- e) All DC payments to be made to 'The Regional Municipality of Peel', by certified cheque, at time of executing agreement;
- f) All prepayment revenues will be made to the DC Reserve Fund which does not permit Refunds as per the DC Act;
- g) Where the building permit is obtained after January 31, 2013, a top-up payment is required at the prevailing development charge rates;
- h) Where there is any increase in Total Floor Area between the agreement and building permit issuance, a top-up payment is required at the prevailing DC rates for the additional Total Floor Area;
- i) Where there is a change of use between the agreement and final building permit issuance, a top-up payment is required at prevailing rate for the Total Floor Area of the building permit issued.

DC Pre-Payment Calculations

Description	Industrial (m ²)	Other Non-Residential - (Non-Industrial) (m ²)	
		Office	Other
<p>A. "Total Floor Area"/"Gross 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.</p> <p>Where a building or structure does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building or structure and the total areas of the floors in the building or structure.</p> <p>Also includes:</p> <p>a) Floor area of a mezzanine and air supported structure and space occupied by interior walls and partitions. (Region By-law).</p> <p>b) Below grade, only that floor area used for retail, commercial, office, industrial or warehousing purposes (Region By-law).</p>			
B. Deductible Area:			
B-1. Any part of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators and washrooms			
B-2. Any part of the building or structure above or below grade, used exclusively for the temporary parking of a motor vehicle or used for the provision of loading spaces			
B-3. The area of any self contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission			
B-4. Parts of the building below established grade other than that used for retail, commercial, office, industrial, institutional or warehousing purposes.			
B-5. Parts of the building below grade used for non-commercial parking			
B-6. The portion of the building or structure owned by a church or religious organization which is used only as a place of worship			
Total Deductible Floor Area			
C. Applicable Floor Area for DC			
D. Applicable DC Rate (See references below)			
E. Total DC for Pre-payment (C x D)			

Reference for DC Rates, Peel DC By-law 115 - 2007: -

DC Rates - Caledon		
Industrial	Non-Industrial	
	Office	Other
\$65.60	\$94.35	\$94.35

DC Rates - Mississauga & Brampton		
Industrial	Non-Industrial	
	Office	Other
\$66.54	\$95.29	\$95.29