

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, office and other components, based upon the total floor areas of the industrial, office and other components.

Payment of Development Charges

All development charge 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 Corporate Finance Department.

Contact Information

For more information regarding the Region of Peel *By-law Number 79-2012* please contact:

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Region of Peel
Corporate Finance
10 Peel Centre Drive
Suite A, 2nd Floor
Brampton ON L6T 4B9

or

access the Region of Peel website at:

www.peelregion.ca/finance/development/



Region of Peel Development Charges By-law No. 79-2012

Information Pamphlet

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 79-2012* on September 13, 2012. 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 development is split into industrial, office and other 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 implementation of the By-law on October 4, 2012. These rates are indexed twice annually (on February 1st and August 1st) in accordance with *Statistics Canada Quarterly, Capital Expenditure Price Statistics Index, (Catalogue number 62-007)*.

Residential (\$/dwelling unit)

Brampton / Mississauga

Small Unit (<=750 ft ²)	\$13,197.57
Apartment (>750 ft ²)	\$25,379.97
Other Residential	\$35,531.94

Caledon

Small Unit (<=750 ft ²)	\$13,035.28
Apartment (>750 ft ²)	\$25,067.87
Other Residential	\$35,094.99

Non-Residential (\$/m²)

Brampton / Mississauga

Industrial*	\$133.80
Office*	\$194.80
Other	\$194.80

Caledon

Industrial*	\$132.67
Office*	\$193.67
Other	\$193.67

*Please refer to *By-law 79-2012* for more information on phase-in of development charge rate increases for non-residential-industrial and non-residential-office development.

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	
		Industrial	Office & Other
	%	%	%
Water	49.42	54.03	37.11
Wastewater	21.99	24.49	16.82
Roads	24.38	20.55	45.43
Police (PRP)**	1.23	0.84	0.58
Long Term Care	0.43	-	-
Transhelp	0.01	-	-
Social Housing	2.00	-	-
Shelters	0.09	-	-
Ambulance	0.36	-	-
Growth Studies	0.09	0.09	0.06
Totals	100.00	100.00	100.00

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