

January 1, 2015

## NOTICE

**Re: Updated 2015 Land Valuation Rates for the calculation of  
Cash-in-Lieu of Parkland Dedication  
(Effective January 1, 2015)**

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The purpose of this Notice is to advise of the annualized adjustments that have been made to the land values used by the City of Brampton when calculating cash-in-lieu of parkland (CIL) requirements for new development.

A. Development Pursuant to Section 51.1 and Section 53:

The City of Brampton's Parkland Dedication By-law 283-2013 details how parkland dedication requirements are calculated on new development. In instances where a development is processed pursuant to Section 51.1 or Section 53 of the Planning Act, and where a combination of parkland and CIL is required to meet the total requirements of the development, the CIL requirements are calculated based on standard, city-wide land value rates.

Values are established for common forms of development (see Table 1) and are reflective of a City-wide, average land value, established for that land use type, valued at the day prior to draft plan approval. These values are established with the assistance of an externally-commissioned appraisal. Per the By-law, the values are to be reviewed annually, and updated rates come into effect on January 1<sup>st</sup> each year.

- The updated 2015 land values are depicted on pp. 3 (Table 1);
- The values apply to all development for which CIL is required as a condition of subdivision approval or a severance pursuant to Sections 51.1 or 53 of the Planning Act.
- The 2015 land values are effective January 1, 2015 through December 31, 2015
- Calculations are made by the Parks and Facility Planning Section, Planning and Infrastructure Services Department, Engineering and Development Services Division and payment is required to the Capital and Development Finance Section, Corporate Services Department, prior to the release of the plan for registration.
- The 2015 land values apply to all draft plans of subdivision that are draft approved on or after January 1, 2015<sup>1</sup>

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<sup>1</sup> *Plans of Subdivision that were draft approved prior to January 1, 2015 shall be subject to the rates in effect at the time the plan was draft plan approved.*

B. Development Pursuant to Section 42:

CIL requirements for development that is being processed pursuant to S. 42 of the Planning Act shall be:

- Based on site-specific land valuations, valued at the day before building permit issuance
- Calculations shall be made by the Realty Services Section, Public Services Department and payment is made to the Capital and Development Finance Section, Corporate Services Department, prior to the building permit issuance.<sup>2</sup>

There are further provisions under 7(c) of the by-law associated with multi-family residential development processed pursuant to section 42 that cap the total CIL payable. Applicants are encouraged to review the Parkland Dedication By-law and speak directly with Realty Services directly regarding these forms of development.

Should you have any questions concerning Section 'A' (above) please contact John Spencer, Manager, Parks and Facility Planning Section at (905) 874-3954 or [john.spencer@brampton.ca](mailto:john.spencer@brampton.ca)

Should you have any questions concerning Section 'B' (above) please contact Ann Pritchard, Manager, and Realty Services at (905) 874-2131 or [ann.pritchard@brampton.ca](mailto:ann.pritchard@brampton.ca)

Should you have any questions concerning the payment of CIL prior to plan registration (Section 'A') or prior to building permit issuance (Section 'B') please contact the Capital and Development Finance Section [Admin.Development@brampton.ca](mailto:Admin.Development@brampton.ca). Please contact us at least four hours prior to arriving at our service counter to make a payment, to avoid processing delays.

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<sup>2</sup> For plans of subdivision where parkland is not being sought, the By-law allows the municipality to defer the collection of parkland dedication, and collect CIL pursuant to the provisions of S. 42. In these cases, the methodology set out in Section 'B' above, applies.

**Table 1**  
**Land Values for Development - 2015**  
**Pursuant to Section 51.1 and 53 of the Planning Act**  
(For the purposes of calculating CIL-payable on draft plans of subdivision)

	<b>Land Values</b> <i>Day before Draft Plan Approval</i> <b>(\$ / Acre)</b>
<b>Single Detached/ Semi Detached</b>	\$600,000
<b>Rowhouse</b>	\$900,000
<b>Apartment</b>	\$1,600,000
<b>Commercial</b>	\$1,250,000
<b>Institutional</b>	\$750,000
<b>Industrial</b>	\$700,000