Parks Plan and Parkland Dedication By-law

Frequently Asked Questions

What is Parkland Dedication?

Sections 42, 51.1 and 53 of the Planning Act allow municipalities to require conveyance of land for park or other public recreational purposes through the development approval process.

The contribution can come in the form of land for a future park or payment in lieu of land to purchase land for parks.

Caledon's Official Plan policies and the **Parkland Dedication By-law** ensure that parkland is conveyed through the land development process.

How much parkland can be acquired using the Planning Act tools?

Parkland dedication policies and the Parkland Dedication By-law are one set of tools the Town uses to acquire land or funds for new parks using the following rates:

Standard Rate:

- Commercial and Industrial - 2% of the development land or equivalent value.
- All other uses - 5% of the development land or equivalent value

Alternative Rate

- 1 ha per 300 dwelling units proposed (land)
- 1 ha per 500 dwelling units proposed (payment in lieu of land)

How does Parkland Dedication work with Caledon's Official Plan?

Caledon's Official Plan contains parkland dedication policies to require collection of parkland or payment in lieu of land to approve development proposals (e. g. plans of subdivision, consents and building permits).

A Parks Plan is required to align with the Official Plan update to ensure the Plan includes appropriate parkland dedication policies as required in the Planning Act.

The Official Plan incorporates parkland provision target of 2.7 hectares per 1000 population.

The Official Plan also outlines classification of parks (e. g. urban squares/ parkettes, neighbourhood parks, community parks and district parks). Each type of park is different in size and amenities.

The natural heritage system, environmentally protected lands, trails and undevelopable open spaces are not accepted as parkland dedication.

Read Caledon's **Draft Official Plan**.

What is a Parks Plan?

A Parks Plan examines the need for parkland in a municipality. The Planning Act requires that a Parks Plan be prepared and made available to the local public before adopting the new Official Plan policies requiring conveyance of parkland or payment in lieu at an Alternative Rate.

What is the Parkland Dedication By-law?

Section 42 of the Planning Act requires municipalities to pass a Parkland Dedication By-law to require parkland dedication as a condition of approval for development or redevelopment prior to issuing any building permits.

When is Parkland Dedication By-law applied?

Staff review building proposals to determine if conveyance of parkland or the payment in lieu is required prior to issuing any building permits.

The by-law is applied when a landowner applies for a building permit for any of the following:

- new dwelling unit(s),
- new commercial, industrial or other building(s)
- significant addition to an existing building, or
- change of use

What is the Parkland Dedication By-law used for?

The by-law is one of the tools the Town uses to create new parkland or purchase land to be used for a park or public recreation purposes. The payment in lieu of parkland funds can also be used to help build, improve buildings and acquire machinery for public recreational purpose.

How does it benefit our community and future growth?

Parkland Dedication policies and the supporting by-law help ensure that as Caledon grows, the parks system grows with it.

On large development sites, parkland dedication policies help ensure that parks will be included in the design of new communities and that new residents will have access to parkland.

On small development sites, the Town may receive payment in lieu of land and use these funds to purchase land for new parkland to meet service levels outlined in the Official Plan.

Why is the Parkland Dedication By-law being updated?

The current Parkland Dedication By-law 2013-104 came into effect on October 22, 2013. Recent provincial legislation changes to the Planning Act require municipalities to reenact their Parkland Dedication By-laws by September 18, 2022, to continue to utilize the alternative rate and meet the new process outlined in the Planning Act.

What are the ways the Town can acquire parkland?

Parkland Dedication is just one method the Town uses to get new parkland. Relying only on parkland dedication through the approval of development applications is not enough to achieve the parkland targets outlined in the Town's Official Plan because of the maximum limit for parkland dedication set by the Planning Act.

Some of the other ways of acquiring land required for park purposes may be through purchase of land with tax dollars, lease and/ or public access easement agreements with other agencies or landowners as well as donations from private individuals or groups.