

Staff Report 2023-0672

Meeting Date: November 21, 2023

Subject: 4830 Charleston Sideroad - National Wildlife Centre's Request for CIL and DC Exemptions

Submitted By: Michael Hoy, Manager, Parks and Natural Heritage, Planning

RECOMMENDATION

That staff be directed to proceed with Option _____ as outlined within Staff Report 2023-0672.

REPORT HIGHLIGHTS

- Council received two letters, dated October 16, 2023, from the National Wildlife Centre (NWC) asking Council to exempt it from paying Development Charges and Cash-in-Lieu (CIL) of Parkland for their development proposal.
- In 2022, NWC submitted a site plan application to redevelop their site to add a new 1 storey field hospital, loading and delivery spaces and additional parking spaces.
- The National Wildlife Centre is a registered charity located in Caledon that provides urgent medical care to sick, injured and orphaned wildlife.
- This report recommends that Council consider three options with respects to the NWC's request to be exempt from Development Charges and CIL of Parkland.

DISCUSSION

Background

In 2022, National Wildlife Centre (NWC) submitted a site plan application (SPA 2022-0010) to redevelop their site at 4830 Charleston Sideroad. The Site Plan application proposes to add a new 1 storey field hospital, loading and delivery spaces and additional parking spaces. The NWC is a registered charity located in Caledon that provides urgent medical care to sick, injured and orphaned wildlife.

At the April 25, 2023, Council meeting, National Wildlife Centre (NWC) was announced as the primary recipient of \$75,000 from 2023 Caledon Council Community Golf Tournament funds.

On October 16, 2023, staff received two letters from the NWC asking Council to exempt it from paying Development Charges and Cash-in-Lieu of Parkland for their development proposal.

At the October 24, 2023, Council meeting these requests were referred back to staff for additional background information about the implication of these requests.

Development Charges

All development within the Town is subject to the Development Charges By-law 2021-65, which is authorized by Development Charges Act 1997, S.O. 1997 c.27.

Total Development Charges for the proposed development is \$49,651.20. Only **\$23,834.80** of the \$49,651.20 can be exempt by Council, as the remaining fees are for the Region of Peel (\$23,360.95) and School Boards (\$2,455.45).

Council cannot exempt an application from paying Development Charges. Instead, Council can provide a grant in lieu of Development Charges to an applicant. This process involves the Town funding, on behalf of NWC, the Town's portion (\$23,834.80) of the Development Charges.

CIL of Parkland

All development within the Town is subject to the Parkland Conveyance Bylaw 2022-042, which is authorized by Section 41 of the Planning Act. Subsection 33 n) of the Town's Parkland Conveyance By-law provides Council with the ability to exempt development projects from the requirements of the by-law.

Staff estimate the Cash-in-lieu of Parkland to be **\$8,000 to \$10,000** based on 0.456 hectares of area of construction. This amount is only an estimate, as the applicant has not yet prepared an Appraisal Report for the development site.

Next Steps

Staff have identified three options for Council's consideration with regards to NWC's request for DC and CIL of Parkland fee exemptions.

- Option 1:
No exemptions to NWC and require payment of full Development Charges and CIL of Parkland as a condition of Building Permit issuance. This option has no financial impact.
- Option 2:
Exempting only CIL of Parkland and requiring the full payment of Development Charges at Building Permit issuance. This option has a financial impact of approximately \$8000-\$10,000.
- Option 3:
Provide NWC with exemption to CIL of Parkland and a grant in lieu of Development Charges. This option has a total financial impact of between \$32,000 and \$34,000. Since NWC was identified by Council as the primary recipient of the 2023 Caledon Council Community Golf Tournament funds, the implications of this precedent of total exemption would be minimal.

Conclusion

This report outlines three options for Council's consideration with respect to NWC's request for exemptions to paying Development Charges and CIL of Parkland fees as part of their development proposal. Council may choose their preferred option among these.

FINANCIAL IMPLICATIONS

Financial implications of this report are dependent on Council's direction. Option 1 has no financial impact, Option 2 has a cost approximately \$8,000-\$10,000, and Option 3 has a cost of between \$32,000 and \$34,000.

The Town's Development Charge bylaw does not provide exemptions for Non-Residential Non-Industrial buildings or structures. However, there is a provision (in Section 11) for Council to consider a grant in lieu of payment of Development Charge in whole or in part, with respect to land developments that are deemed an institutional use.

Institutional use is further defined as "the use of land, buildings, or structures, or a portion thereof, for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings".

If a grant in lieu of payment of Development Charge in whole or in part, is approved by Council, the grant will be funded through the Town's Grants Development Charges Exemptions/ Discounts Fund.

Strategic Plan 223-2035

Community Vitality and Livability

ATTACHMENTS

Schedule A: NWC Site Plan - SPA 2022-0010 (still under review)

Schedule B: NWC Site Plan – Building Elevations