

Parkland Dedication - New Unit or Floor Space

What is Parkland Dedication?

Parkland dedication is one of the ways that the Township secures additions to its park system. The dedication of parkland is a requirement under the Planning Act and allows the Township to ensure that its park system grows along with the community.

There are two types of parkland dedication – the dedication of physical land or the payment of money in lieu of dedicating lands (often referred to as cash-in-lieu of parkland).

When is Parkland Dedication Required?

Parkland dedication is required when new development is proposed that:

- Creates a new lot (e.g. severance) or lots (e.g. plan of subdivision)
- Creates a new multi-residential unit (credit is given for original unit)
- Creates new floor space for commercial, industrial or institutional buildings in excess of 50% of building floor space.
- Converts a commercial, industrial or agricultural use to a residential or institutional use

What Land is Acceptable as Parkland?

Generally land that is suitable for park purposes. The land should be free and clear of all encumbrances (e.g. easements, rights-of-way) and meet minimum standards in terms of drainage, grading and site conditions. It should not contain sensitive environmental features or be part of a stormwater management facility. The Township determines whether to accept land or require the payment of cash-in-lieu of parkland. For the creation of new residential units or the creation of new floor space in commercial, industrial and institutional buildings, the Township will generally require cash-in-lieu of parkland.

How Much Cash-In-Lieu of Parkland is Required?

- For new Multi-Residential Units – \$7,500/unit or 5% of the value of the land, as determined by an independent accredited real estate appraiser at the applicants expense.
- For “Garden Suites” - \$350
- For “Dwelling Accessory Second Units” - \$350
- For new Commercial, Industrial or Institutional development, 2% of the value of the land as determined by an independent accredited real estate appraiser
- Where a Commercial, Industrial or Institutional development represents the addition of new floor space onto an existing building, the requirement for cash-in-lieu of parkland applies to the new floor area only, as a percentage of the overall building when the addition exceeds a 50% increase in new floor space.
- Non-residential farm buildings constructed for bona fide farming use are exempt.

When Do I Pay Cash-in-Lieu of Parkland?

The payment of cash-in-lieu of parkland for new additional unit or floor space is due at the time of building permit.