

Parkland Dedication - Lot Creation

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. Like many municipalities in southern Ontario, the Township has seen a significant increase in land values, such that the flat rates previously collected are not reflective of up to date land values. Given the increase in land values over the past 5-10 years, if the Township did not update its Parkland Dedication By-law, it would have been difficult for the Township to accumulate sufficient funds to acquire new parkland for its residents and pay the going market rate.

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
- Converts a commercial or industrial 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.

How Much Parkland is Required to be Dedicated?

For Residential and Institutional uses, 5% of the land

For Commercial, Industrial and Agricultural uses, 2% of the land

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

- For new Residential Lots , Units, multi residential units – \$8,024 per lot/unit
- For new Commercial, Industrial or Agricultural Lots, 2% of the value of the land as determined by an independent accredited real estate appraiser
- For new lot creation, parkland dedication/cash-in-lieu is typically required as a condition of the severance application and would be required to be dedicated/paid before the new lot could be created.

When Do I Pay Cash-in-Lieu of Parkland

Prior to clearing all Township conditions on consent application cash in-in-Lieu of Parkland must be paid.