



## PARKLAND DEDICATION FOR CONSENTS

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In accordance with the Planning Act, payment for cash-in-lieu of parkland is required as a condition of new lot creation at the Township of Clearview. Parkland conveyance and the calculation of cash-in-lieu is regulated by municipal By-law 18-84. This form has been created as an interpretation of how parkland dedication is calculated for consent applications at the Township. This interpretation is intended for use by the public and by staff, and has been created for the purposes of ensuring consistency for all applicants. When thinking about how to calculate cash-in-lieu of parkland dedication for a consent application, the following merits note:

- The value of the land to be severed is to be determined by:
  - a current land appraisal completed by a qualified professional, or
  - proof of fair market value of the lands (e.g., recent sale), or
  - the Township may collect the payment in-lieu of parkland of a flat rate value per severed lot (commercial and industrial lands are not included) adjusted annually in accordance with the Statistics Canada Quarterly, Construction Price Statistics, based on the twelve-month period ending September 30<sup>th</sup>. The flat rate value as of October 1, 2024 is \$7,789.00.
- Land valuation excludes the value of building or structures on the lot.
- It is not acceptable to calculate parkland dedication on a per hectare basis, or to deviate from the two calculation options outlined here.
- An applicant's submission for cash-in-lieu of parkland dedication must be accompanied by rationale. The amount of cash-in-lieu is ultimately at the discretion of the Township. Failure to meet with the Township's requirements for proper calculation of parkland dedication may result in delayed fulfillment of application conditions respecting parkland dedication.
- The value of land shall be determined in either one of two ways. The applicant can calculate both, and select the lowest fee for a given scenario.
  - 1) ORIGINAL LOT VALUATION: The value of the land is determined on the day before the day the provisional consent was given, meaning that the original lot alone is to be valued. This calculation option will yield one amount for parkland dedication, applying to all lots to be severed. This option may be more economical where more than one lot is being severed from the original parcel.
  - 2) SEVERED LOT(S) VALUATION: The value of the land is determined based on the approved lots, meaning that the severed lot alone is to be valued. This method will yield one fee per lot created. Payment must be made for each lot created. This option may be more economical where only one lot is being created.

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### Option #1:

#### Original Lot Valuation Example

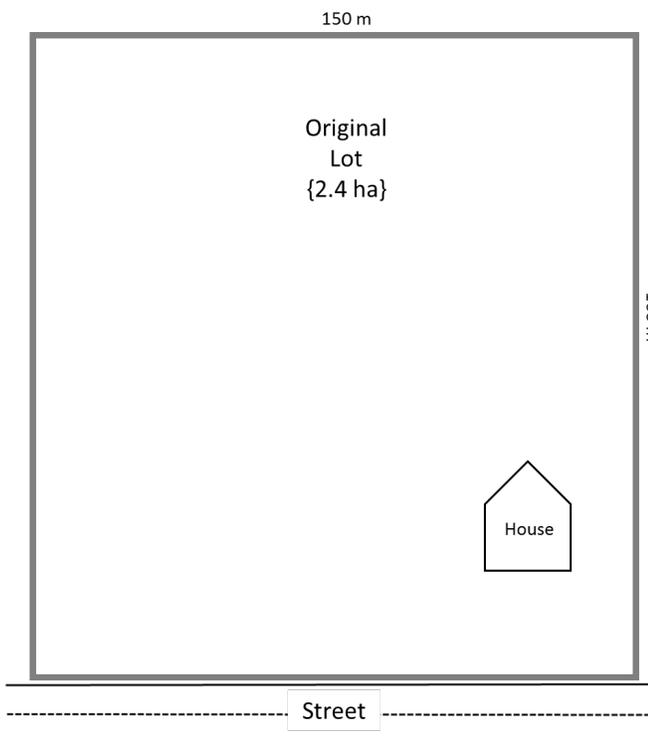


Figure 1: Original Lot Configuration

### Option #2:

#### Severed Lot Valuation Example

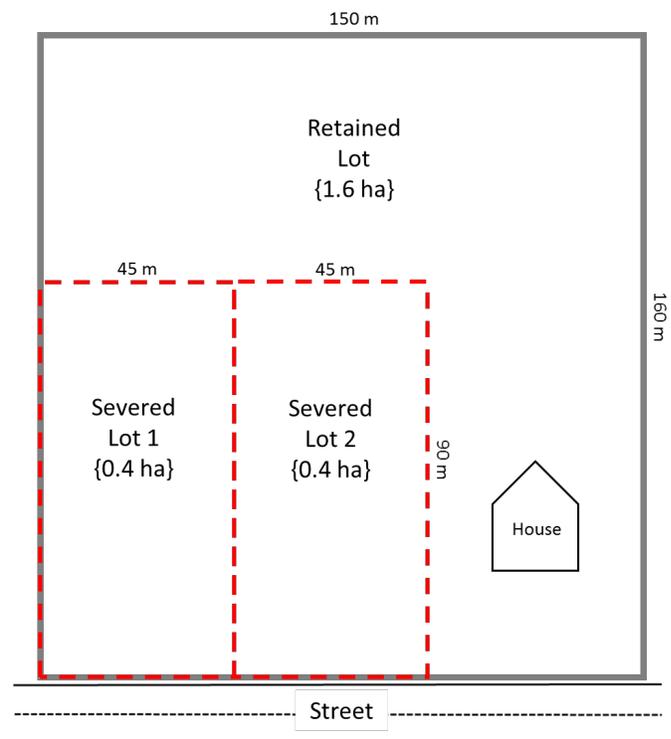


Figure 2: Illustration of Severed Lots

A qualified land appraiser concludes that the value of the original parcel of land, before the consent was given, is valued at \$120,000.

The applicant calculates the 5% value of parkland to be:

$$= \$120,000 * 0.05 = \$6,000 \text{ total}$$

So, the applicant pays \$6,000 for parkland dedication, regardless of how many lots were approved to be severed.

Two recently approved severed lots have been conditionally sold at fair market value. The sale amount was \$80,000 per lot.

The applicant calculates the 5% value of parkland to be:

$$= \$80,000 * 0.05 = \$4,000 \text{ per lot}$$

So, the applicant pays \$8,000 for parkland dedication for the two severed lots, which is \$4,000 per lot.