



Green Development Program

Creating solid partnerships with the development community is part of the natural course of business. The Town of Caledon's **Green Development Program** strengthens that link. By providing development charge discounts for new green commercial and industrial buildings, the Town of Caledon enables developers to create more sustainable projects in our community.



What is green development?

Green buildings are a vital component of municipal environmental and sustainability programs. These structures significantly reduce environmental impacts on local infrastructure, land and resources; they also impact global issues such as climate change and large scale urbanization.

Green buildings strive to integrate environmental, economic and social considerations. They are designed, constructed and maintained in ways that protect and conserve the natural environment while providing healthy living and working environments by:

- incorporating energy efficiency, flexible design and sustainable materials
- reducing occupant dependency on cars
- reusing existing building structures
- preserving natural vegetation
- protecting occupants from construction-related contaminants

Why build green?

Compared to conventional buildings, green buildings take advantage of natural processes to generate less waste, less pollution, and reduce their overall environmental footprint. Green development has a triple-bottom line that creates the environmental, economic and social benefits of:

- increased profitability and/or return on investment
- future protection against energy/water shortages and volatile pricing
- improved indoor air quality
- lower operating costs
- increased marketability and positive brand reputation



Our **Green Development Program** is one way we can assist you to make the most of your investment in our community. Developers who choose to build green in Caledon now have the opportunity to take advantage of development charge discounts.

DEVELOPMENT CHARGE DISCOUNT APPLICABLE TO NEW COMMERCIAL & INDUSTRIAL BUILDINGS IN CALEDON*			
Green Measure	Inclusions	Commercial Discount	Industrial Discount**
Green Technologies	Solar hot water system Providing a minimum 25% of the building energy needs	5% for any inclusion or any combination of inclusions	10% for any inclusion or any combination of inclusions
	Transpired solar collectors Providing a minimum 10% of the building energy needs		
	Solar photovoltaic system Providing a minimum 5% of the building energy needs		
	Innovative storm water management practices***		
	Storm water cistern Providing 100% of irrigation needs		
LEED® Certified	Certified and registered with the Canada Green Building Council as meeting the current and applicable LEED® Canada Rating Systems	20.0%	30.0%
LEED® Silver		22.5%	35.0%
LEED® Gold		25.0%	40.0%
LEED® Platinum		27.5%	44.5%

* discount applies to Town of Caledon development charges only

** this increased industrial DC discount available from July 8, 2011 to July 7, 2013

*** as listed in the most current *Low Impact Development Stormwater Management Planning and Design Guide* prepared by the Credit Valley and Toronto and Region Conservation Authorities





To learn more about our Green Development Program, contact the Economic Development Department.

edc@caledon.ca | 905.584.2272

www.caledon.ca/greendevlopment

How does the Town of Caledon's Green Development Program work?

The Town of Caledon's **Green Development Program** is voluntary. Our flexible program accommodates a wide range of green building strategies to fit the goals of your commercial or industrial project.

Apply | When you apply for a building permit with the Town of Caledon, fill out the "Application for Development Charge Discount – Green Development". Remember to include certification/stamp/signature from an architect or engineer that verifies the LEED standard or green technologies to be incorporated. Development charges are paid at the time of building permit issuance – green builders pay the discounted applicable development charge, and provide a Letter of Credit in the amount of the discount.

Build | Obtain all applicable permits from the Town of Caledon during your construction process.

Verify | Within three years of building completion, provide the Town of Caledon with certification/stamp/signature from an architect or engineer that confirms the LEED standard achieved or the green technologies implemented. The Town of Caledon will then release your Letter of Credit.

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