



Town of Caledon Development Charges

EFFECTIVE DATE: FEBRUARY 01, 2025

Town-wide Development Charges

Residential

	Town-wide Development Charges				Total DC's (standard)
	Town of Caledon	Region of Peel	Education	GO Transit	
	Rates per Unit				Per Unit
Single/Semi/Duplex Dwelling	\$ 60,235.59	\$ 75,101.98	\$ 5,076.00	\$ 843.71	\$ 141,257.28
Apartment (> 70 m2)	\$ 41,413.92	\$ 54,476.68	\$ 5,076.00	\$ 602.70	\$ 101,569.30
Apartment/Small Units (<= 70 m2)	\$ 24,305.21	\$ 28,811.18	\$ 5,076.00	\$ 312.33	\$ 58,504.72
Other Residential Dwellings	\$ 54,608.35	\$ 59,481.10	\$ 5,076.00	\$ 843.71	\$ 120,009.16
Special Care / Special Needs Units (> 70 m2)	\$ 16,552.66	\$ 54,476.68	\$ 5,076.00	\$ 602.70	\$ 76,708.04
Special Care / Special Needs Units (<= 70 m2)	\$ 16,552.66	\$ 28,811.18	\$ 5,076.00	\$ 312.33	\$ 50,752.17
	By-law 2024-042 and 2024-043	Region By-law 77-2020	PDSB & DPCDSB EDC By-laws 1Jul24	Region By-law 45-2001	

Non-Residential

	Town-wide Development Charges				Total DC's (standard)
	Town of Caledon	Region of Peel	Education	GO Transit	
	Per m ² , total floor area		Per m ² , gross floor area		Per m2
Non-Residential - Industrial	\$ 114.89	\$ 230.15	\$ 11.84	n/a	\$ 356.88
Non-Residential - Other	\$ 114.89	\$ 301.08	\$ 11.84	n/a	\$ 427.81
	By-law 2024-042 and 2024-043	Region By-law 77-2020	PDSB & DPCDSB EDC By-laws 1Jul24	Residential Only	

Notes:

- Apartment size for the Town of Caledon is based on 70 m² (approx. 750 sq. ft) threshold and includes stacked townhomes. Region of Peel & Go Transit Apartment size based on 750 sq. ft threshold.
 - Region of Peel discounts may apply for properties with no Regional wastewater, or water & wastewater servicing. For a single/semi/duplex dwelling, the full Regional development charge rate of **\$75,101.98** may be reduced to:
 - \$43,936.06**, for developments with water but no wastewater servicing
 - \$15,237.99**, for developments with no water and no wastewater servicing
- The discounted rates listed above must be confirmed with the Region of Peel by Town of Caledon staff for each development charge application. Please allow two (2) business days for the Town to confirm discounts. If you are planning a development in Caledon and would like to determine whether development charge discounts related to water/wastewater servicing will apply, please call the **Region of Peel at (905) 791-7800 x. 8631**.

Area Specific - Development Charges

Coleraine Storm Water Development Charge (Area Specific)

By-law No. 2021-52

Simpson Road Phase 2 Development Charge (Area Specific)

By-law No. 2020-78 amended by 2022-68

Simpson Road Phase 3 Development Charge (Area Specific)

By-law No. 2021-09

**Above rates subject to indexing August 01, 2025, unless otherwise directed by Council.
Current rates are available on our website at www.caledon.ca.**