



# Town of Caledon Development Charges

**EFFECTIVE DATE: AUGUST 01, 2025**

## Town-wide Development Charges

### Residential

	Town-wide Development Charges				
	Town of Caledon	Region of Peel	Education	GO Transit	Total DC's (standard)
	Rates per Unit				Per Unit
Single/Semi/Duplex Dwelling	\$ 61,446.33	\$ 76,611.52	\$ 5,376.00	\$ 860.67	\$ 144,294.52
Apartment (> 70 m2)	\$ 42,246.34	\$ 55,571.65	\$ 5,376.00	\$ 614.81	\$ 103,808.80
Apartment/Small Units (<= 70 m2)	\$ 24,793.74	\$ 29,390.30	\$ 5,376.00	\$ 318.61	\$ 59,878.65
Other Residential Dwellings	\$ 55,705.98	\$ 60,676.68	\$ 5,376.00	\$ 860.67	\$ 122,619.33
Special Care / Special Needs Units (> 70 m2)	\$ 16,885.37	\$ 55,571.65	\$ 5,376.00	\$ 614.81	\$ 78,447.83
Special Care / Special Needs Units (<= 70 m2)	\$ 16,885.37	\$ 29,390.30	\$ 5,376.00	\$ 318.61	\$ 51,970.28
	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				
	Town of Caledon	Region of Peel	Education	GO Transit	Total DC's (standard)
	Per m <sup>2</sup> , total floor area		Per m <sup>2</sup> , gross floor area		Per m2
Non-Residential - Industrial	\$ 117.20	\$ 234.79	\$ 13.99	n/a	\$ 365.98
Non-Residential - Other	\$ 117.20	\$ 307.13	\$ 13.99	n/a	\$ 438.32
	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 m<sup>2</sup> (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 **\$76,611.52** may be reduced to:
    - **\$44,819.17**, for developments with water but no wastewater servicing
    - **\$15,544.27**, for developments with no water and no wastewater servicing
  - Effective July 10, 2025, an applicant has the option to make representation to the Region of Peel for partial relief of Residential Development Charges, whether through grants or through deferral of payment until the date of building occupancy.
- The discounted rates and deferrals listed above must be arranged with the Region of Peel for each development charge application. If you are planning a development in Caledon and would like to determine whether Region of Peel development charge discounts apply, please call the Region of Peel at (905) 791-7800 x. 8631 or email [admin.dcs@peelregion.ca](mailto:admin.dcs@peelregion.ca).

## 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

Town of Caledon, Region of Peel and GO Transit rates subject to indexing February 01, 2026, unless otherwise directed by Council.  
 Education rates subject to indexing July 01, 2026, unless otherwise directed by Council.  
 Current rates are available on our website at [www.caledon.ca](http://www.caledon.ca).