



Town of Caledon Development Charges

EFFECTIVE DATE: JULY 01, 2026

Town-wide Development Charges

Residential

	Town-wide Development Charges			
	Town of Caledon	Region of Peel	Education	Total DC's (standard)
	Rates per Unit			Per Unit
Single/Semi/Duplex Dwelling	\$ 62,828.87	\$ 78,335.27	\$ 5,676.00	\$ 146,840.14
Apartment (> 70 m2)	\$ 43,196.88	\$ 56,822.01	\$ 5,676.00	\$ 105,694.89
Apartment/Small Units (<= 70 m2)	\$ 25,351.60	\$ 30,051.59	\$ 5,676.00	\$ 61,079.19
Other Residential Dwellings	\$ 56,959.36	\$ 62,041.90	\$ 5,676.00	\$ 124,677.26
Special Care / Special Needs Units (> 70 m2)	\$ 17,265.29	\$ 56,822.01	\$ 5,676.00	\$ 79,763.30
Special Care / Special Needs Units (<= 70 m2)	\$ 17,265.29	\$ 30,051.59	\$ 5,676.00	\$ 52,992.88
	By-law 2024-042 and 2024-043	Region By-law 77-2020	PDSB & DPCDSB EDC By-laws 1Jul24	

Non-Residential

	Town-wide Development Charges			
	Town of Caledon	Region of Peel	Education	Total DC's (standard)
	Per m ² , total floor area		Per m ² , gross floor area	Per m2
Non-Residential - Industrial	\$ 119.84	\$ 240.08	\$ 16.15	\$ 376.07
Non-Residential - Other	\$ 119.84	\$ 314.05	\$ 16.15	\$ 450.04
	By-law 2024-042 and 2024-043	Region By-law 77-2020	PDSB & DPCDSB EDC By-laws 1Jul24	

Notes:

1. Apartment size for the Town of Caledon is based on 70 m² (approx. 750 sq. ft) threshold and includes stacked townhomes. Region of Peel apartment size based on 750 sq. ft threshold.

2. 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 **\$78,335.27** may be reduced to:

- **\$45,827.59**, for developments with water but no wastewater servicing
- **\$15,894.01**, for developments with no water and no wastewater servicing

3. Effective November 3, 2025, the Development Charges Act, 1997 has been amended to provide that the DCs for non-residential developments shall be paid in full on the earlier of a.) the day a permit is issued authorizing occupation of the building and b.) the day the building is first occupied. The deferral of payment to occupancy is now legislated and affects the Town of Caledon and Region of Peel non-residential DCs.

Furthermore, the Province has made no corresponding change to the Education Act regarding the collection of Education DCs. Therefore, Education DCs continue to be payable at the time of building permit issuance.

Development Charges for Non-Residential - Industrial and Non-Residential - Other developments continue to be payable at the time of building permit issuance

4. The Region of Peel does not automatically issue DC grants for residential developments. If you are interested in such grants, please contact the Region of Peel directly. For further information you may contact the Region of Peel by telephone at (905) 791-7800 x. 8631 or by email admin.dcs@peelregion.ca. The Region of Peel DC Grant guidelines and forms are available at:

<https://peelregion.ca/about/finance/development-charges-deferral-grant-program>

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. 2025-069

Simpson Road Phase 3 Development Charge (Area Specific)

By-law No. 2021-09

Town of Caledon and Region of Peel rates subject to indexing August 01, 2026, unless otherwise directed by Council.

Education rates subject to indexing July 01, 2027, unless otherwise directed by Council.

Current rates are available on our website at www.caledon.ca.