



Town of Caledon Development Charges

EFFECTIVE DATE: September 18, 2022

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	\$ 49,215.72	\$ 72,427.40	\$ 4,572.00	\$ 704.47	\$ 126,919.59
Apartment (> 70 m2)	\$ 28,593.32	\$ 52,536.63	\$ 4,572.00	\$ 503.23	\$ 86,205.18
Apartment/Small Unit (<= 70 m2)	\$ 16,780.06	\$ 27,785.09	\$ 4,572.00	\$ 260.79	\$ 49,397.94
Other Residential Dwellings	\$ 37,468.60	\$ 57,362.82	\$ 4,572.00	\$ 704.47	\$ 100,107.89
70 m2 = approx. 750 sq. ft. - Region of Peel & Go Transit Apartment calc based on >750 sq. ft.	By-law 2019-31 (Amended by 2021-65)	Region By-law 77-2020	New By-law 1Jul19	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 m2, total floor area		Per m2, gross floor area		Per m2
Non-Residential - Industrial	\$ 83.57	\$ 210.82	\$ 9.69	n/a	\$ 304.08
Non-Residential - Other	\$ 83.57	\$ 273.55	\$ 9.69	n/a	\$ 366.81
	By-law 2019-31 (Amended by 2021-65)	Region By-law 77-2020	New By-law 1Jul19	Residential Only	

Notes:

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 \$72,427.40 may be reduced to:

- **\$44,249.90**, for developments with water but no wastewater servicing
- **\$17,270.45**, 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**.

Green Development - Non-Residential

The Green Development DC discount is a reduction to the Town's portion of development charges paid by a property owner/developer in order to encourage the development of non-residential buildings/structures that incorporate green technologies and/or incorporate LEED standards that result in LEED certification. This discount is subject to a \$250,000 maximum application in-take per year as any Green DC discount provided to the property owner/developer is subsequently paid by all taxpayers via a maximum \$250,000 contribution from the tax base to development charge reserves. The development charge reserves are used to fund infrastructure projects such as roads, fire stations, public works equipment, etc. required to support growth.

Green Measure	Total Non-Residential Discount	Inclusions
Green Technologies	5% for any inclusion or any combination of inclusions	Solar hot water system that provides for min. 25% of the building's energy needs
		Transpired solar collectors that provides for a min. 10% of the building energy needs
		Solar photovoltaic system that provides for 5% of the building's energy needs
LEED Certified	20.00%	Certified and registered with the Canada Green Building Council as meeting the current and applicable LEED Canada Rating Systems such as new construction, commercial interiors, core and shell.
LEED Silver	22.50%	
LEED Gold	25.00%	
LEED Platinum	27.50%	

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 February 1, 2023, unless otherwise directed by Council.
Current rates are available on our website at www.caledon.ca.