



Town of Caledon Development Charges

EFFECTIVE DATE: July 14, 2021

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 | | | | |
| Single/Semi/Duplex Dwelling | \$ 40,924.00 | \$ 60,093.31 | \$ 4,572.00 | \$ 587.64 | \$ 106,176.95 |
| Apartment (> 70 m2) | \$ 23,776.00 | \$ 43,589.82 | \$ 4,572.00 | \$ 419.78 | \$ 72,357.60 |
| Apartment/Small Unit (<= 70 m2) | \$ 13,953.00 | \$ 23,053.40 | \$ 4,572.00 | \$ 217.54 | \$ 41,795.94 |
| Other Residential Dwellings | \$ 31,156.00 | \$ 47,594.15 | \$ 4,572.00 | \$ 587.64 | \$ 83,909.79 |
| 70 m2 = approx. 750 sq. ft. - Region of Peel & Go Transit Apartment calc based on >750 sq. ft. | Bylaw 2019-031 | Region Bylaw 77-2020 | New Bylaw 1Jul19 | Region Bylaw 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 | \$ 69.34 | \$ 174.92 | \$ 9.69 | n/a | \$ 253.95 |
| Non-Residential - Other | \$ 69.34 | \$ 226.98 | \$ 9.69 | n/a | \$ 306.01 |
| | Bylaw 2019-031 | Region Bylaw 77-2020 | New Bylaw 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 \$60,093.31 may be reduced to:

- **\$36,714.33**, for developments with water but no wastewater servicing
- **\$14,329.38**, 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

Simpson Road Phase 3 Development Charge (Area Specific)

By-law No. 2021-09

**Above rates subject to indexing August 1, 2021, unless otherwise directed by Council.
Current rates are available on our website at www.caledon.ca.**