

CALEDON

the *natural* course of business

2025 INVESTMENT PROFILE



TOWN OF CALEDON

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A MESSAGE FROM THE MAYOR



Welcome to Caledon – one of Ontario's fastest-growing municipalities and a premier destination for business investment and economic opportunity. Whether you're an entrepreneur, an investor, or someone seeking a thriving community to call home, Caledon offers an unparalleled combination of economic potential and exceptional quality of life.

Our vision is clear: by 2051, Caledon will support 125,000 jobs, reinforcing our status as a key economic player in the region. But growth in Caledon is about more than just business—it's about balance. Our commitment to sustainability, innovation, and

community ensures that as we expand, we also enhance the quality of life for our residents. With over 260 kilometers of trails, a thriving arts and culture scene, and a dedication to environmental stewardship, Caledon offers a lifestyle that blends economic opportunity with natural beauty.

As we look to the future, we invite you to be part of Caledon's journey. Whether you're launching a business, driving innovation, or choosing a place to live and work, Caledon is the place to build your future. The best is yet to come!

Annette Groves
Mayor, Town of Caledon

A MESSAGE FROM THE CAO



It's my pleasure to welcome you to the Town of Caledon—an exceptional community full of opportunity. As we look to the future, Caledon is positioning itself as a premier destination for investment and innovation.

Located within the Greater Toronto Area, Caledon offers a unique blend of urban convenience and rural charm, enriched by beautiful natural landscapes and a growing arts and culture scene. Whether launching a startup or expanding an established business, Caledon's strategic location, skilled workforce, innovative resources, access to major markets, and commitment to

sustainability make it an ideal environment for businesses to thrive.

Facilities like the Humber River Centre in downtown Bolton support innovation, offering space, programs, and resources tailored to business success.

In 2024 alone, the Town saw over \$25 million in industrial and commercial construction value and 45+ permits, reflecting strong investor confidence. We welcomed 1,321 new businesses, and saw 11% in job growth since 2022, highlighting our momentum.

Our Economic Development team is here to guide you every step of the way. At Caledon, we believe in strong partnerships, tailored support, and a shared vision for success.

We invite you to explore the possibilities—and grow with us.

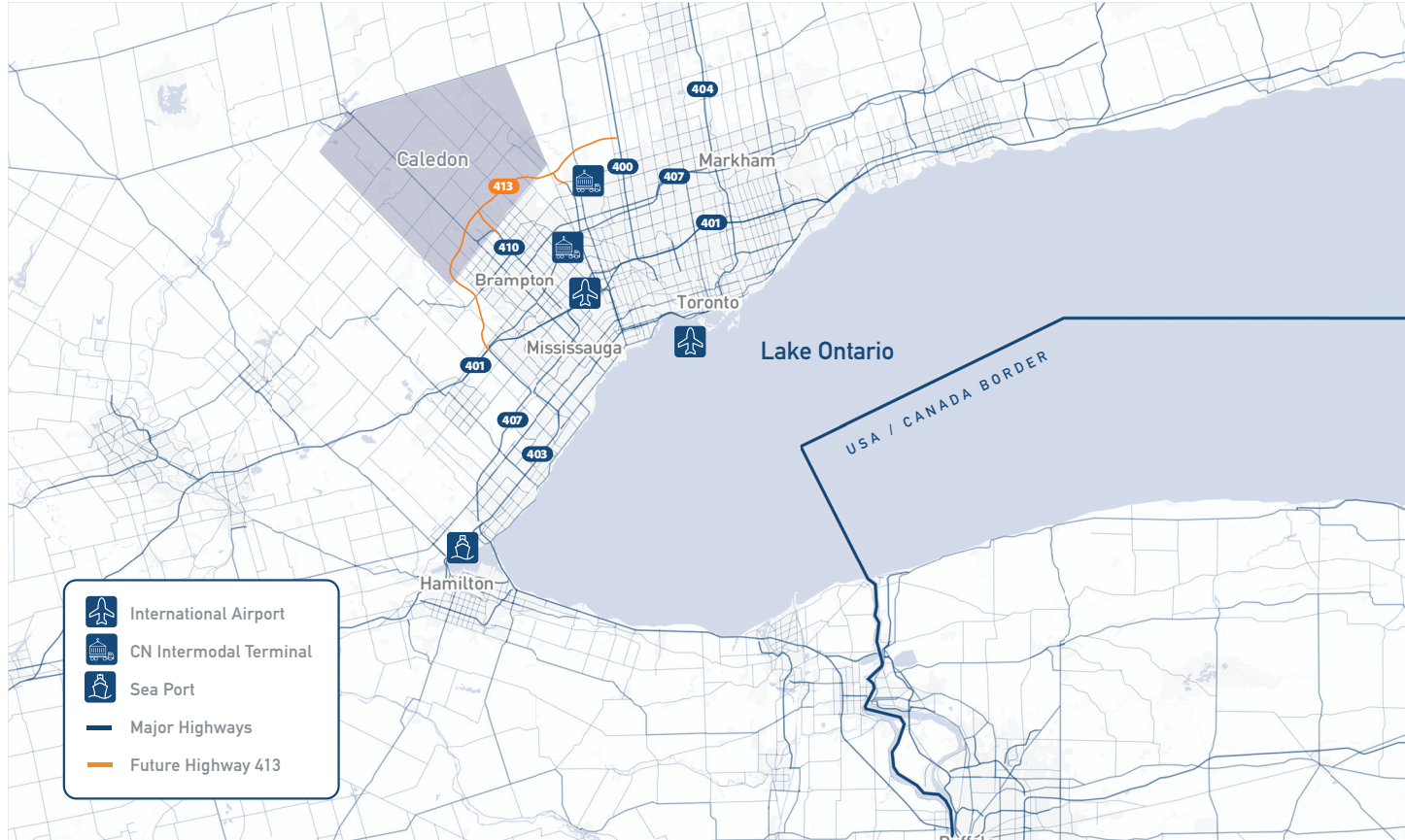
Nathan Hyde
CAO, Town of Caledon

GLOBAL MARKET ACCESS

As part of the Greater Toronto Area (GTA)—a global economic engine contributing \$437.7 billion to Canada's GDP in 2021—Caledon benefits from direct access to world-class infrastructure, transportation networks, and a business-friendly ecosystem.

Canada consistently ranks #1 for post-secondary education attainment among G7 and OECD countries.





CALEDON'S STRATEGIC LOCATION

Caledon is strategically located just north of Toronto, with direct access to major highways, rail corridors, and international border crossings—making it easy for businesses to reach **key markets across Canada and the U.S. within a day's drive.**

Caledon is part of the Pearson Economic Zone—a major industrial hub surrounding Toronto Pearson International Airport. Home to Canada's largest concentration of manufacturing and transportation companies, the zone supports over 400,000 jobs and contributes more than \$54 billion to Ontario's GDP.

WHY CALEDON

Caledon is set to become one of the fastest-growing municipalities in Ontario and home to an expected **300,000 residents and 125,000 jobs** by 2051. The Town boasts an unmatched quality of life with urban and rural villages, a growing local economy, and 260 KM of trails in protected green spaces. Caledon is an ideal destination to live, invest, and explore.





CHELTENHAM BADLANDS - ONTARIO'S GEOLOGICAL TREASURE



CALEDON DAY



345 FARMS IN CALEDON



HOME OF THE RBC CANADIAN OPEN



OUTDOOR RECREATION

EXCEPTIONAL QUALITY OF LIFE

Caledon offers an exceptional quality of life, making it an ideal location for residents and businesses alike. With picturesque landscapes, strong community spirit, and close proximity to Toronto, Caledon combines rural charm with urban convenience.

Caledon's selection as host of the prestigious RBC Canadian Open — a premier stop on the PGA Tour — highlights its growing profile as a vibrant, world-class community with the amenities and infrastructure to support major international events.

This reinforces Caledon's appeal as a place where top talent wants to live, work, and play.

CALEDON BY THE NUMBERS



80,000

POPULATION



40 yrs

AVERAGE AGE OF
RESIDENTS



\$141.6K

MEDIAN HOUSEHOLD
INCOME



67%

OF RESIDENTS WITH
POST-SECONDARY DEGREE



14,403

TOTAL BUSINESSES
IN CALEDON



1,321

NEW BUSINESSES
CREATED IN 2024



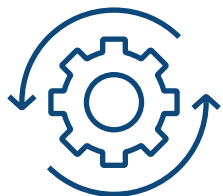
\$25M+

INDUSTRIAL & COMMERCIAL
CONSTRUCTION VALUE EXCEEDED
IN 2024



11%

JOB GROWTH
FROM 2022-2024



ADVANCED MANUFACTURING

173 companies



AGRICULTURE & FOOD PROCESSING

345 farms with access to 25 Ontario institutions offering agri-food programs



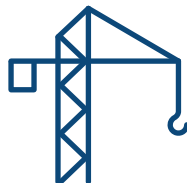
TOURISM

600,000+ visitors annually



LOGISTICS & WAREHOUSING

1,000+ companies



CONSTRUCTION

654 companies



PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES

371 companies

KEY INDUSTRIES IN CALEDON

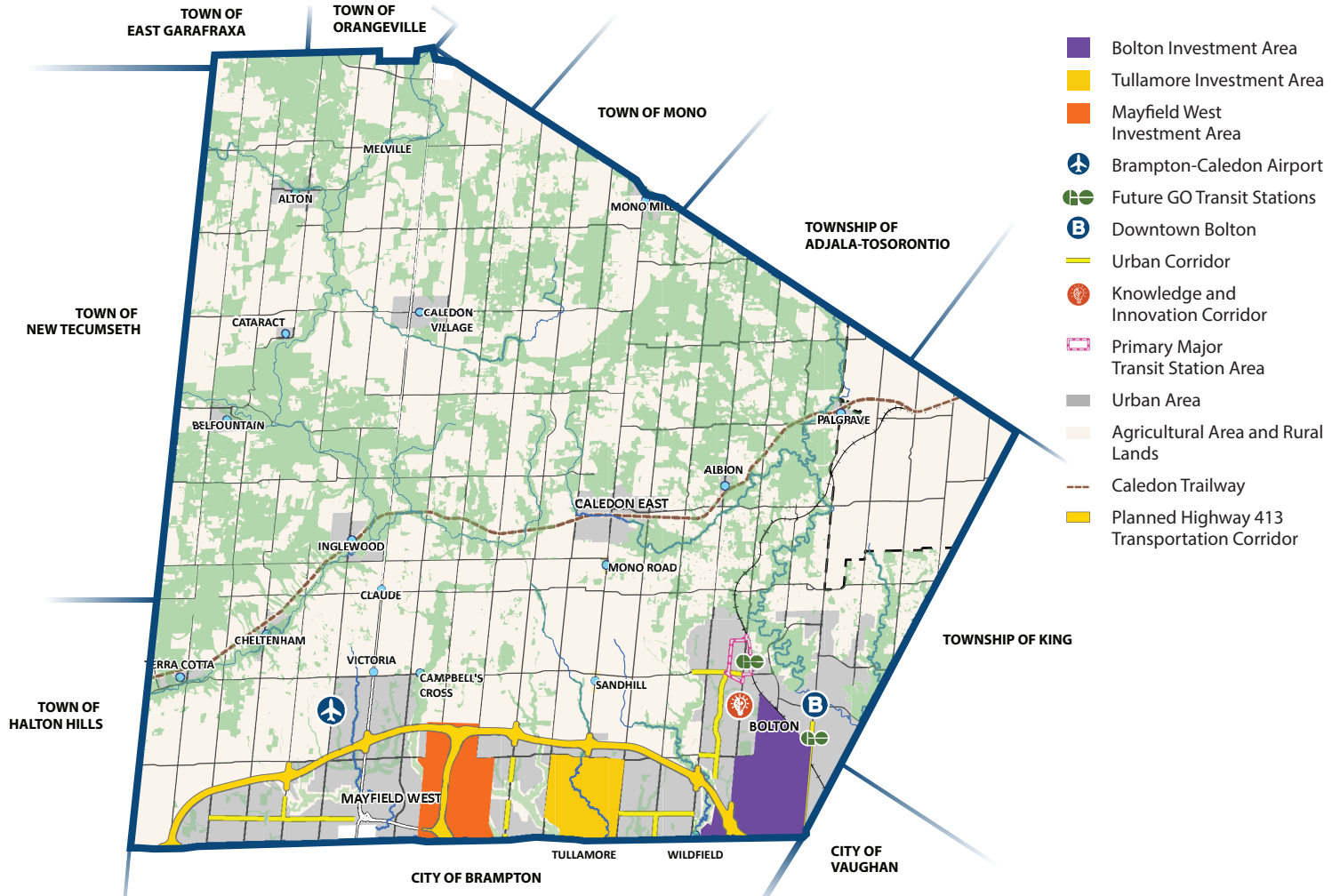
Caledon is home to globally competitive industries including agriculture and food processing, advanced manufacturing, and logistics - powered by a highly skilled workforce and a culture of innovation.

Businesses across key sectors are growing steadily, supported by a strong infrastructure and strategic major markets. With a business-friendly environment and access to top talent, Caledon continues to attract forward-thinking companies driving economic momentum.

INVEST IN CALEDON

Big things are happening in Caledon. **As one of Ontario's fastest-growing communities**, Caledon is embracing smart, strategic growth—balancing booming residential and employment development with the protected greenspaces and natural beauty that define the town.

Three priority investment areas—**Bolton, Tullamore, and Mayfield West**—are leading this transformation. These locations offer a powerful combination of industrial-ready lands, a skilled and growing workforce, and direct access to major transportation corridors.



BOLTON INVESTMENT OPPORTUNITIES

Bolton is Caledon's largest and most employment-dense community—**offering 577 acres of prime industrial land and over 7.1 million sq. ft. of planned space.** Home to major employers like The Beer Store, Canadian Tire, and Mars Canada, Bolton is a proven hub for industrial investment and business growth.

STRATEGICALLY CONNECTED



20 KM

**Brampton
Smart
Terminal**



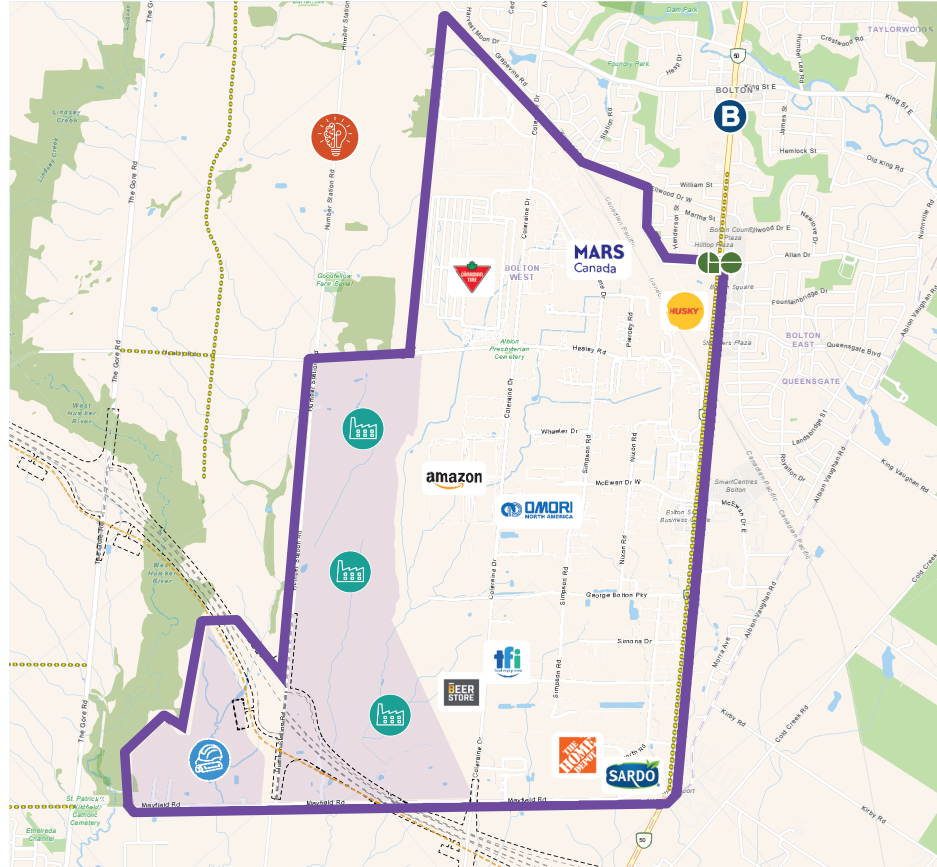
25 KM

**Pearson
International
Airport**



11 KM

**Vaughan
Intermodal
Terminal**



-  Bolton Employment Area
-  Investment Opportunity Area
-  Future Employment
-  New Industrial
-  Highway 413 Transportation and Transit Corridor
-  Future GO Transit Station
-  Downtown Bolton
-  Urban Corridor
-  Natural Features and Areas
-  Knowledge and Innovation Corridor

MAYFIELD WEST INVESTMENT OPPORTUNITIES

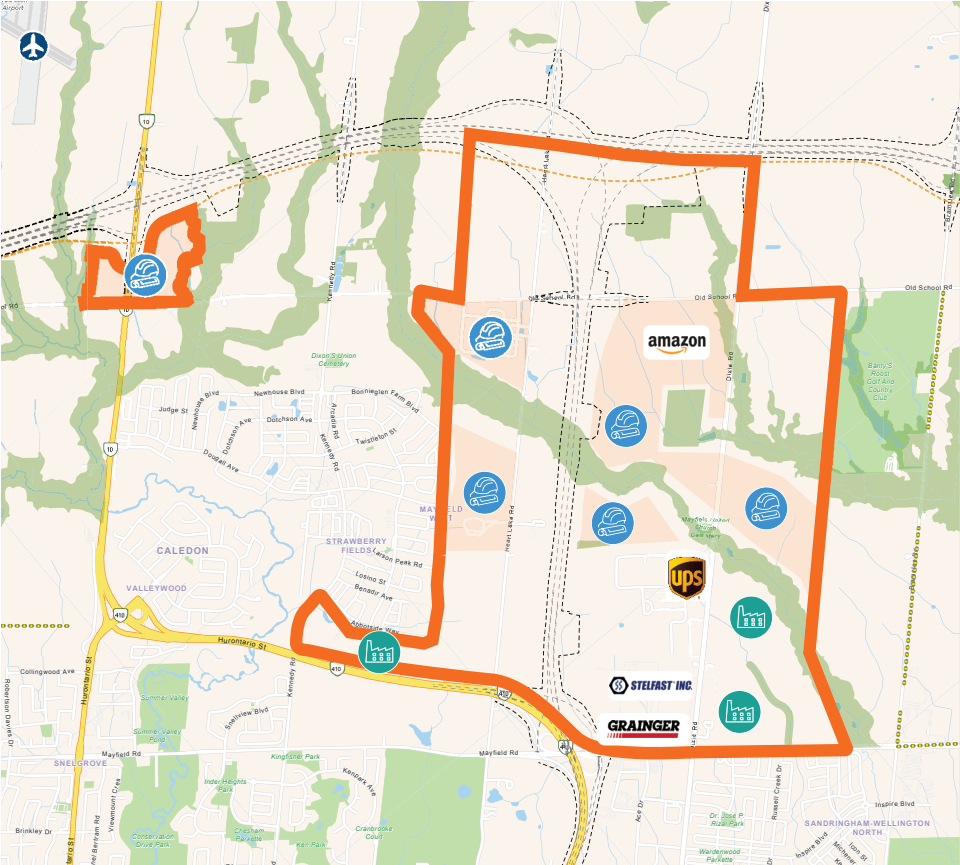
Mayfield West is one of Caledon's fastest-growing industrial zones—**offering 939 acres of prime development land and over 16 million sq. ft. of proposed space**, supported by strong companies such as UPS, Grainger Canada and DHL.

STRATEGICALLY CONNECTED


20 KM
Brampton Smart Terminal


25 KM
Pearson International Airport


15 KM
Vaughan Intermodal Terminal



- Mayfield Employment Area
- Investment Opportunity Area
- Future Employment
- New Industrial
- Highway 413 Transportation and Transit Corridor
- Natural Features and Areas

TULLAMORE INVESTMENT OPPORTUNITIES

Tullamore offers 440 acres of development-ready land and 6.65 million sq. ft. of planned industrial space.

Tullamore is a primary destination for industry leaders such as PepsiCo, Ryder Logistics, and Legacy Supply Chain.

STRATEGICALLY CONNECTED



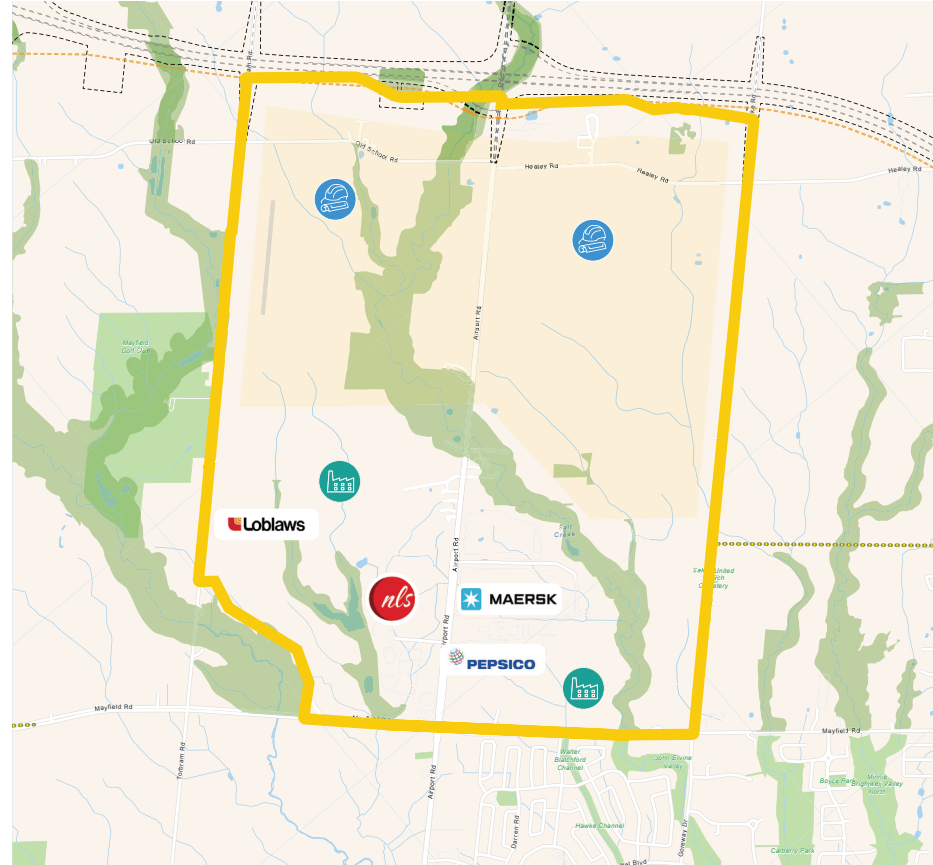
10 KM
Brampton
Smart
Terminal



25 KM
Pearson
International
Airport



12 KM
Vaughan
Intermodal
Terminal



-  Tullamore Employment Area
-  Investment Opportunity Area
-  Future Employment
-  New Industrial
-  Highway 413 Transportation and Transit Corridor
-  Urban Corridor
-  Natural Features and Areas

START AND GROW YOUR BUSINESS IN CALEDON

The Humber River Centre (HRC) is a 10,000 sq. ft. sustainable and accessible facility in the heart of Bolton. Home to a network of small business supports and the Caledon Chamber of Commerce, the HRC is the Town's premier hub for entrepreneurs, startups and established businesses looking for a dynamic space to collaborate, innovate and grow.

KEY FEATURES



Co-Working
Space



Workshops

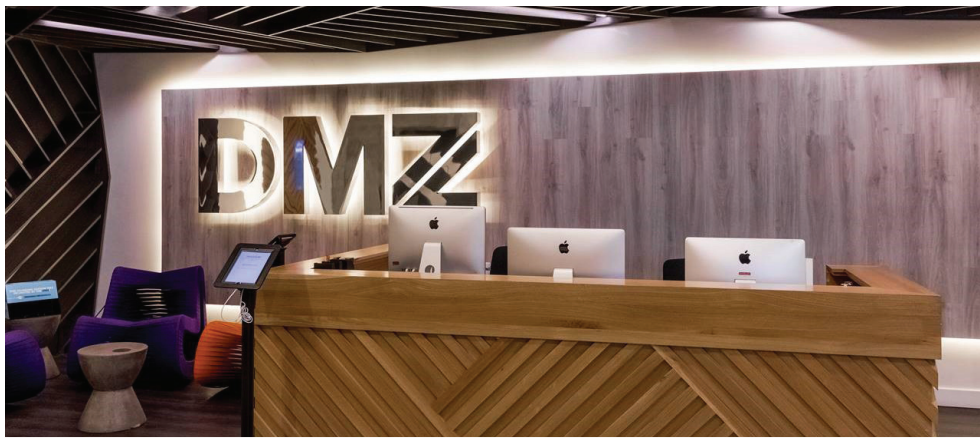


Resources

Business Incubator
powered by

DMZ





DMZ IN CALEDON

DMZ is a world-leading tech incubator and startup ecosystem headquartered in Toronto, helping high-potential startups scale globally through tailored support, expert mentorship, and access to investors.

DMZ INCUBATOR

The DMZ Incubator is our flagship program for high-growth tech startups, offering founders 18 months of expert coaching, investment readiness support, and access to one of Canada's top innovation networks. The program is open to tech entrepreneurs from across the globe.

DMZ STARTUP VISA PROGRAM

The DMZ Startup Visa Program helps international entrepreneurs build and scale their companies in Canada while supporting their pathway to permanent residency in the country.

DMZ YYZ

DMZ YYZ is a soft landing program that helps international startups explore the Canadian market through mentorship, guided exposure, and strategic ecosystem connections over a two-week intensive bootcamp in Toronto, Canada.

Learn more:



BUSINESS SUPPORT & INCENTIVES

Caledon offers a variety of programs and incentives to support businesses and attract investment to our community.

COMMUNITY IMPROVEMENT PLANS (CIP)

Financial grants and incentives to support commercial and industrial properties or facilities.

HERITAGE PROPERTY TAX REBATE PROGRAM

Owners of eligible commercial or industrial heritage-designated properties can apply for a 40% property tax rebate.

BUSINESS INCUBATOR PROGRAM

Offers comprehensive support, expert mentorship, and valuable resources to entrepreneurs.

GREENBIZ CALEDON PROGRAM

In partnership with Toronto and Region Conservation Authority (TRCA), GreenBiz Caledon helps businesses reduce their carbon footprint and enhances sustainability through access to grants and customized trainings.



Caledon maintains competitive tax rates to support business growth.

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WHO WE ARE

Caledon's Economic Development team is committed to supporting a thriving local economy that attracts a mix of business sectors and creates high quality jobs for residents.

OUR SERVICES



Market Research
and Data



Site Selection
Assistance



Development Approval
Assistance



Business Retention &
Expansion Support



Connections to
funding



Workshops
and trainings

START, GROW, AND EXPAND IN CALEDON

Contact the Economic Development Office:

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 @Caledon Economic Development

