

TOWNSHIP OF MALAHIDE

DEVELOPMENT CHARGES

By-law 2014-68

Effective August 21, 2014 to August 20, 2019

This pamphlet summarizes the Township of Malahide's policy with respect to development charges. The information contained herein is intended only as a guide. Applicants should review By-law No. 2014-68 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection in the Finance Department and the Clerk's office, Monday to Friday, 8:30 a.m. to 4:30p.m and on the Township's website at www.malahide.ca/council/by-laws.

For further information, please contact:

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Purpose of Development Charges

The general purpose for which the Township imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of available capital funding source to meet the Township's financial requirements. The Council of the Township of Malahide passed uniform Township-wide By-law No. 2014-68 on August 21, 2014. It was not appealed.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

1. Development Charge By-law No. 2014-68 applies to all lands in the Township of Malahide.
2. Development charges shall be calculated and be payable on the date the first building permit is issued. Council may, from time to time, enter into agreements providing for all or any part of a development charge to be payable at an earlier or later date. This may occur when entering into a development agreement or as a condition of consent for land severance.
3. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, board of education or local board thereof;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
 - A building owned by and used for the purpose of a municipality that is exempt from taxation under Section 3 of the Assessment Act;
 - A non-residential farm building for bona-fide farm uses.
4. A reduction in development charges under the by-law is allowed in the case of a demolition or redevelopment of a residential, nonresidential, or mixed use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within four years of the issuance of the demolition permit.
5. The schedule of development charges will be adjusted annually as of August 21st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics".

SCHEDULE "B"
BY-LAW NO. 2014 - 68
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL			NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:				
Roads and Related	3,277	1,585	2,146	1.94
Fire Protection Services	615	298	403	0.36
Outdoor Recreation Services	252	122	165	0.08
Indoor Recreation Services	1,664	805	1,090	0.53
Library Services	126	61	83	0.04
Administration	439	212	287	0.26
Total Municipal Wide Services	6,373	3,083	4,174	3.21

Aug 22, 2014 - Aug 20, 2015	3,823.80	1,849.80	2,504.40	1.93
Aug 21, 2015 - Aug 20, 2016 (to be indexed)	3,983.13	1,926.88	2,608.75	2.01
Aug 21, 2016 - Aug 20, 2017 (to be indexed)	4,142.45	2,003.95	2,713.10	2.09
Aug 21, 2017 - Aug 20, 2018 (to be indexed)	4,301.78	2,081.03	2,817.45	2.17
Aug 21, 2018 - Aug 20, 2019 (to be indexed)	4,461.10	2,158.10	2,921.80	2.25