

1. Development charges for all municipal-wide services shall be calculated and be payable on the date that the first building permit is issued.
2. 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, or board of education;
  - 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 public hospital exempt from taxation under section 3 of the *Assessment Act*;
  - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
3. A reduction in development charges under the by-laws is allowed in the case of a demolition or redevelopment of a residential, non-residential, 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 five years of the issuance of the demolition permit.
4. The schedule of development charges will be adjusted annually as of January 1<sup>st</sup> each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."



## TOWNSHIP OF MALAHIDE DEVELOPMENT CHARGES

**By-law No.19-73 effective August 2, 2019 to August 1, 2024.**

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**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. 19-73 and consult with the Building Department to determine the applicable charges that may apply to specific development proposals.**

**Development charges by-laws are available for inspection in the Township Office, Monday to Friday, 8:30 AM to 4:30 PM and on the Township's website at <http://www.malahide.ca>.**

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**For further information, please contact:**

Ms. Arundhati Mohile,  
Director of Finance & Treasurer  
Township of Malahide  
87 John Street South  
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**Municipal-wide Development Charges under By-law No. 19-73**

The residential and non-residential charge are being phased in annually under provisions of the by-law.

**EFFECTIVE AUGUST 2, 2019 – AUGUST 1, 2020**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential Dwellings (\$ per unit)					Non-Residential (\$ per square foot of Gross Floor Area)
	Single Detached Dwellings & Semi-Detached Dwellings	Apartments		Other Multiples	Special Care/ Special Dwelling Units	
		2-Bedroom+	Bachelor & 1-Bedroom			
<u>Community Benefit-related</u>						
Outdoor Recreation	528	323	207	418	170	0.11
Indoor Recreation	545	333	214	431	176	0.11
Library						
Services	43	26	17	34	14	0.01
Administration	225	138	88	178	72	0.11
Sub-total	\$1,341	\$820	\$526	\$1,061	\$432	\$0.34
<u>Engineering &amp; Protection-related</u>						
Roads	1,966	1,202	771	1,555	633	1.04
Fire	1,868	1,142	732	1,477	602	0.99
Administration	163	100	64	129	53	0.08
Sub-total	\$3,997	\$2,444	\$1,567	\$3,161	\$1,288	\$2.11
<b>Total</b>	<b>\$5,338</b>	<b>\$3,264</b>	<b>\$2,093</b>	<b>\$4,222</b>	<b>\$1,720</b>	<b>\$2.45</b>



**TOWNSHIP OF MALAHIDE  
DEVELOPMENT CHARGES**

**By-law No.19-73**

**Purpose of Development Charges**

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements.

The Council of the Township of Malahide passed uniform municipal-wide By-law No. 19-73 on August 1, 2019.

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 Charges By-law No. 19-73 applies to all lands in the Township of Malahide.
2. Any charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.

**Municipal-wide Development Charges under By-law No. 19-73**

The residential and non-residential charge are being phased in annually under provisions of the by-law.

**EFFECTIVE AUGUST 2, 2020 – AUGUST 1, 2021**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential Dwellings (\$ per unit)					Non-Residential (\$ per square foot of Gross Floor Area)
	Single Detached Dwellings & Semi-Detached Dwellings	Apartments		Other Multiples	Special Care/ Special Dwelling Units	
		2-Bedroom+	Bachelor & 1-Bedroom			
<u>Community Benefit-related</u>						
Outdoor Recreation	615	376	241	486	198	0.12
Indoor Recreation	635	388	249	502	205	0.12
Library						
Services	51	31	20	40	16	0.01
Administration	262	160	103	207	84	0.12
Sub-total	\$1,563	\$955	\$613	\$1,235	\$503	\$0.37
<u>Engineering &amp; Protection-related</u>						
Roads	2,289	1,399	897	1,810	738	1.11
Fire	2,175	1,330	852	1,720	701	1.06
Administration	190	116	74	150	61	0.08
Sub-total	\$4,654	\$2,845	\$1,823	\$3,680	\$1,500	\$2.25
<b>Total</b>	<b>\$6,217</b>	<b>\$3,800</b>	<b>\$2,436</b>	<b>\$4,915</b>	<b>\$2,003</b>	<b>\$2.62</b>



**TOWNSHIP OF MALAHIDE  
DEVELOPMENT CHARGES**

**By-law No.19-73**

**Statement of the Treasurer**

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Treasurer for the Township of Malahide must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year.

This statement is presented to the Council of the Township of Malahide for their review and may be reviewed by the public in the Township Office during regular business hours at 87 John Street South, Aylmer, Ontario, N5H 2C3.

**Municipal-wide Development Charges under By-law No. 19-73**

The residential and non-residential charge are being phased in annually under provisions of the by-law.

**EFFECTIVE AUGUST 2, 2021 – AUGUST 1, 2022**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential Dwellings (\$ per unit)					Non-Residential (\$ per square foot of Gross Floor Area)
	Single Detached Dwellings & Semi-Detached Dwellings	Apartments		Other Multiples	Special Care/ Special Dwelling Units	
		2-Bedroom+	Bachelor & 1-Bedroom			
<u>Community Benefit-related</u>						
Outdoor Recreation	702	429	275	555	226	0.12
Indoor Recreation	725	443	284	573	234	0.12
Library Services	58	35	23	46	19	0.01
Administration	299	183	117	236	96	0.12
Sub-total	\$1,784	\$1,090	\$699	\$1,410	\$575	\$0.37
<u>Engineering &amp; Protection-related</u>						
Roads	2,612	1,597	1,024	2,066	842	1.20
Fire	2,483	1,518	973	1,964	800	1.14
Administration	216	132	85	171	70	0.09
Sub-total	\$5,311	\$3,247	\$2,082	\$4,201	\$1,712	\$2.43
<b>Total</b>	<b>\$7,095</b>	<b>\$4,337</b>	<b>\$2,781</b>	<b>\$5,611</b>	<b>\$2,287</b>	<b>\$2.80</b>



**TOWNSHIP OF MALAHIDE  
DEVELOPMENT CHARGES**

**By-law No.19-73**

**Municipal-wide Development Charges under By-law No. 19-73**

The residential and non-residential charge are being phased in annually under provisions of the by-law.

**EFFECTIVE AUGUST 2, 2022 – AUGUST 1, 2023**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential Dwellings (\$ per unit)					Non-Residential (\$ per square foot of Gross Floor Area)
	Single Detached Dwellings & Semi-Detached Dwellings	Apartments		Other Multiples	Special Care/ Special Dwelling Units	
		2-Bedroom+	Bachelor & 1-Bedroom			
<u>Community Benefit-related</u>						
Outdoor Recreation	789	482	309	624	254	0.13
Indoor Recreation	814	498	319	644	262	0.13
Library Services	65	40	25	51	21	0.01
Administration	336	205	132	266	108	0.13
Sub-total	\$2,004	\$1,225	\$785	\$1,585	\$645	\$0.40
<u>Engineering &amp; Protection-related</u>						
Roads	2,936	1,795	1,151	2,322	946	1.28
Fire	2,790	1,706	1,093	2,207	899	1.21
Administration	243	149	95	192	78	0.09
Sub-total	\$5,969	\$3,650	\$2,339	\$4,721	\$1,923	\$2.58
<b>Total</b>	<b>\$7,973</b>	<b>\$4,875</b>	<b>\$3,124</b>	<b>\$6,306</b>	<b>\$2,568</b>	<b>\$2.98</b>



**TOWNSHIP OF MALAHIDE  
DEVELOPMENT CHARGES**

**By-law No.19-73**

**Municipal-wide Development Charges under By-law No. 19-73**

The residential and non-residential charge are being phased in annually under provisions of the by-law.

**EFFECTIVE AUGUST 2, 2023 – AUGUST 1, 2024**

A list of the municipal services for which municipal-wide development charges are imposed and the amount of the charge by development type is as follows:

Service	Residential Dwellings (\$ per unit)					Non-Residential (\$ per square foot of Gross Floor Area)
	Single Detached Dwellings & Semi-Detached Dwellings	Apartments		Other Multiples	Special Care/ Special Dwelling Units	
		2-Bedroom+	Bachelor & 1-Bedroom			
<u>Community Benefit-related</u>						
Outdoor Recreation	876	536	343	693	282	0.14
Indoor Recreation	904	553	354	715	291	0.14
Library						
Services	72	44	28	57	23	0.01
Administration	373	228	146	295	120	0.14
Sub-total	\$2,225	\$1,361	\$871	\$1,760	\$716	\$0.43
<u>Engineering &amp; Protection-related</u>						
Roads	3,259	1,992	1,277	2,577	1,050	1.36
Fire	3,097	1,893	1,214	2,449	998	1.29
Administration	270	165	106	214	87	0.10
Sub-total	\$6,626	\$4,050	\$2,597	\$5,240	\$2,135	\$2.75
<b>Total</b>	<b>\$8,851</b>	<b>\$5,411</b>	<b>\$3,468</b>	<b>\$7,000</b>	<b>\$2,851</b>	<b>\$3.18</b>



**TOWNSHIP OF MALAHIDE  
DEVELOPMENT CHARGES**

**By-law No.19-73**