



*the* **TOWNSHIP** *of*  
**MALAHIDE**  
*A proud tradition, a bright future.*

**COMMUNITY PROFILE 2025**

Version 1.0

October 2025

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Township of Malahide

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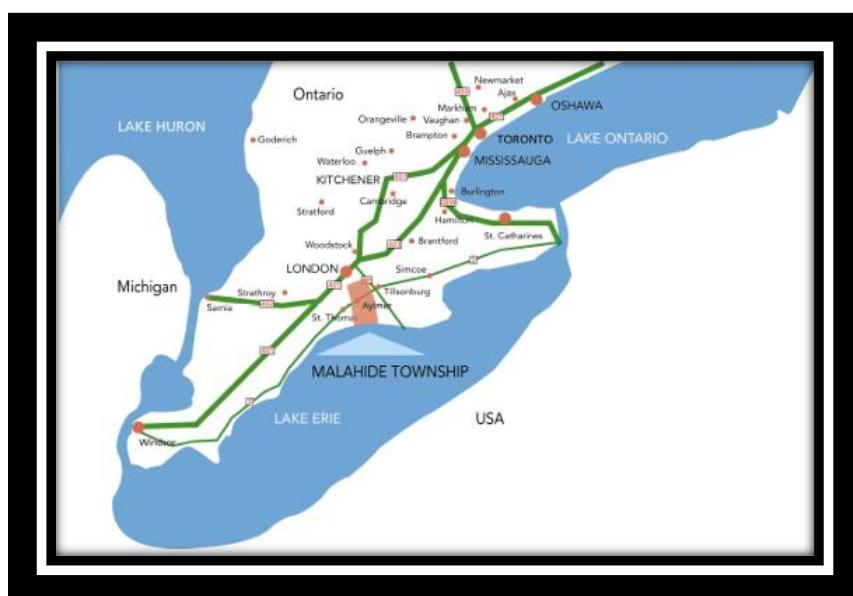
# 1. Introduction

The Township of Malahide was formed in 1998 through the amalgamation of the former Township of South Dorchester, the former village of Springfield, and the former Township of Malahide. It is the second largest municipality by population of the 7 municipalities that comprise Elgin County. The Township is bordered by Bayham Township and South-West Oxford to the east, Thames Centre to the North, Central Elgin Township to the west, and Lake Erie to the south, surrounding the Town of Aylmer. With a current population of approximately 9,700 residents, the Township covers a large geographical area of 395.05 square kilometers and serves several villages, hamlets, and settlement areas. The Township also enjoys the unique shoreline access to Lake Erie through Port Bruce. The Township is proud to maintain its agricultural base but welcomes new residential and commercial development.

## 1.1 Location

Malahide Township is strategically located on the north shore of Lake Erie, directly connected to Canada's main transportation artery, Highway 401, through interchanges at Imperial Road (Hwy 73), Belmont Road (Hwy 74), Dorchester Road, and Putnam Road. Talbot Line (Highway 3) links the Township westward to the Windsor-U.S. border crossing and eastward to the Niagara border crossing. Within a two-hour drive, Malahide provides access to over six million customers and four major border crossings to the United States. Covering an area of 395 km<sup>2</sup> (152.5 square miles), the Township is situated at approximately 42°44' N latitude and 80°54' W longitude, with an elevation of 229 metres (750 feet) above sea level. Malahide operates within the Eastern Standard Time Zone, observing Eastern Daylight Time in the summer months.

Figure 1: Township of Malahide Location in Ontario



## 1.2 Climate

The Township of Malahide enjoys a year-round moderate climate highlighted by four distinct seasons. The average summer temperature is 77°F (25°C) with the average winter temperature being 35°F (2°C). The winter weather generally lasts from December to March with summer temperatures stretching from May through September.

## 2. Demographics

Malahide is home to just over 9,300 residents (2021 Census), making it one of the largest rural municipalities by population in Elgin County. The Township's population has grown steadily in recent years, supported by strong agricultural roots, affordable housing, and its proximity to urban areas such as Aylmer, St. Thomas, and London. Malahide's demographic profile reflects a balanced mix of farm families, established rural households, and newcomers seeking a small-town lifestyle, with a median age slightly higher than the provincial average. The community includes a large Mennonite population that contributes significantly to the local agricultural economy and social fabric.

Table 1: Population Count in Malahide & Ontario

	2011	2016	2021	2024 (Estimated)
<b>Malahide Population Count</b>	9,146	9,292	9,308	10,036
<b>% Change Previous Census</b>	-	+1.6	+0.17%	+7.8%
	2011	2016	2021	2024 (Estimated)
<b>Province of Ontario Population Count</b>	12,851,821	13,448,494	14,223,942	16,228,152
<b>% Change Previous Census</b>	-	+4.6%	+5.8%	+14%

Source 1: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Source 2: Statistics Canada, Table 17-10-0155-01, Population estimates, quarterly.

Source 3: Statistics Canada, Table 17-10-0009-01, Components of population change.



Figure 2: Age Distribution Chart in Malahide & Ontario

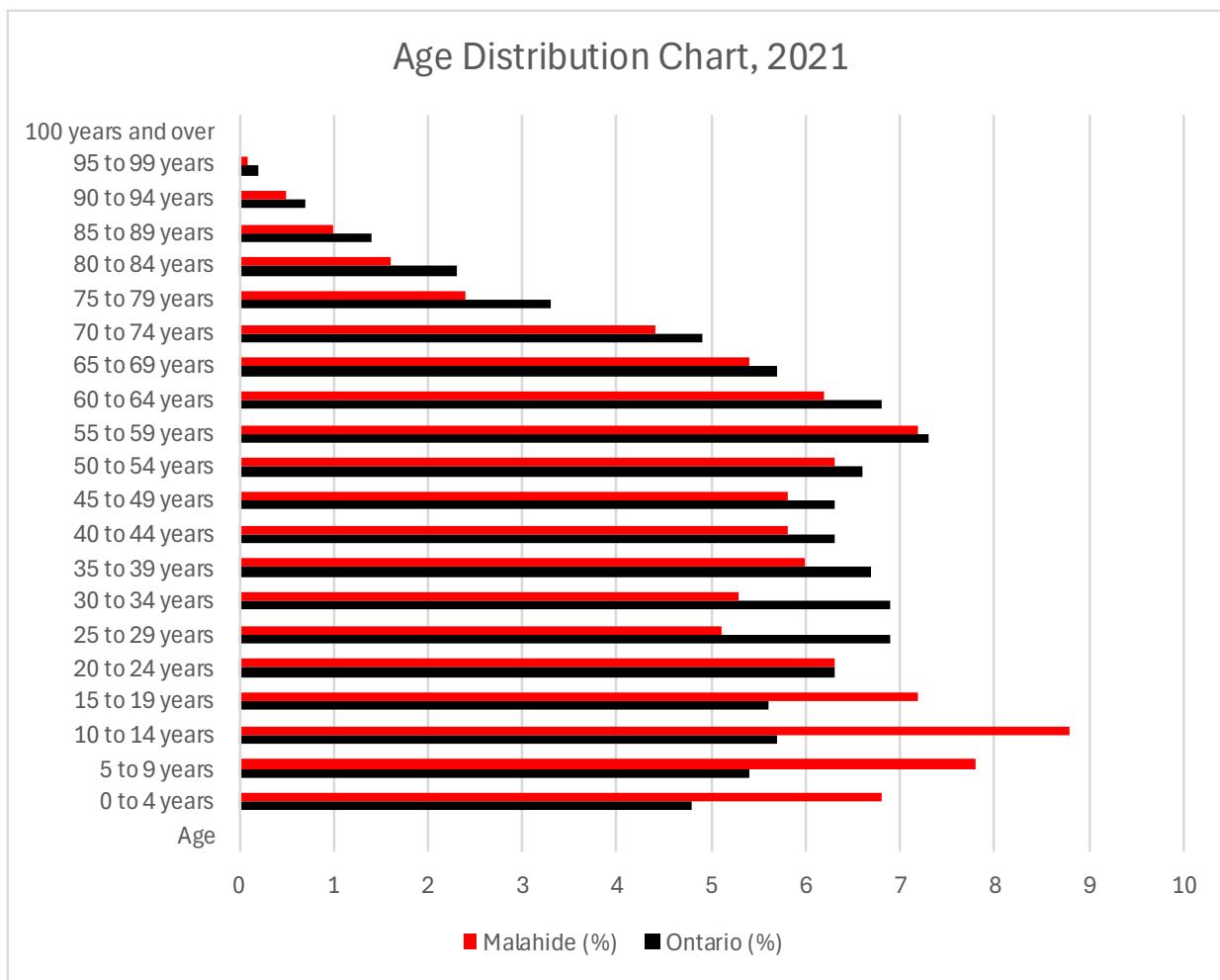


Table 2: Age Distribution in Malahide & Ontario, 2021

Characteristics	Ontario (%)	Elgin County (%)	Malahide (%)
<b>Age</b>			
0 to 4 years	4.8	5.5	6.8
5 to 9 years	5.4	6.0	7.8
10 to 14 years	5.7	6.5	8.8
15 to 19 years	5.6	5.9	7.2
20 to 24 years	6.3	5.2	6.3
25 to 29 years	6.9	5.3	5.1
30 to 34 years	6.9	5.9	5.3
35 to 39 years	6.7	6.0	6.0
40 to 44 years	6.3	5.8	5.8



45 to 49 years	6.3	6.1	5.8
50 to 54 years	6.6	6.4	6.3
55 to 59 years	7.3	7.7	7.2
60 to 64 years	6.8	7.3	6.2
65 to 69 years	5.7	6.4	5.4
70 to 74 years	4.9	5.7	4.4
75 to 79 years	3.3	3.8	2.4
80 to 84 years	2.3	2.4	1.6
85 to 89 years	1.4	1.3	1.0
90 to 94 years	0.7	0.6	0.5
95 to 99 years	0.2	0.2	0.1
100 years and over	0.0	0.0	0.0

Source 4: Statistics Canada, Table 17-10-0009-01, Components of population change.

Table 3: Language Characteristics in Malahide & Ontario

Characteristics (First Languages)	Malahide (%)	Ontario (%)
English Only	96.20%	85.1%
French Only	0.05%	0.31%
English and French	2%	11.7%
Other language(s)	1.75%	2.89%

Non- Official Languages Speakers ("Mother Tongue – first language learned at home")	Malahide (Count)	Malahide (% Population)
Germanic	2,775	30%
Spanish	35	0.4%
Other	125	1.6%
<b>Total</b>	<b>2,935</b>	<b>32%</b>

Source 5: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 4: Mobility Characteristics of Malahide & Ontario

Characteristics	Malahide 2021 (%)	Ontario 2021 (%)
Mobility Status – place of residence one year ago		
Total Population 1 year and under		
Non-movers	90%	88.4%
Movers	10%	11.6%
Non-migrants	41%	6.6%



Migrants	69%	5%
Migrants within Canada	87.5%	82%
Migrants from outside Canada	12.5%	8%
Migrants within Ontario (intra/internal)	88%	90.5%
Migrants from outside of Ontario (inter/internal)	12%	9.5%
<b>Characteristics</b>	<b>Malahide 2021 (%)</b>	<b>Ontario 2021 (%)</b>
Mobility Status – place of residence one year ago		
Total Population 5 year and over		
Non-movers	67.2%	62.6%
Movers	32.8%	37.4%
Non-migrants	6.9%	15.6%
Migrants	25.9%	21.7%
Migrants within Canada	92.3%	74.7%
Migrants from outside Canada	7.7%	25.3%
Migrants within Ontario (intra/internal)	94.6%	89.4%
Migrants from outside of Ontario (inter/internal)	5.4%	10.6%

Source 6: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Figure 3: Level of Educational Attainment

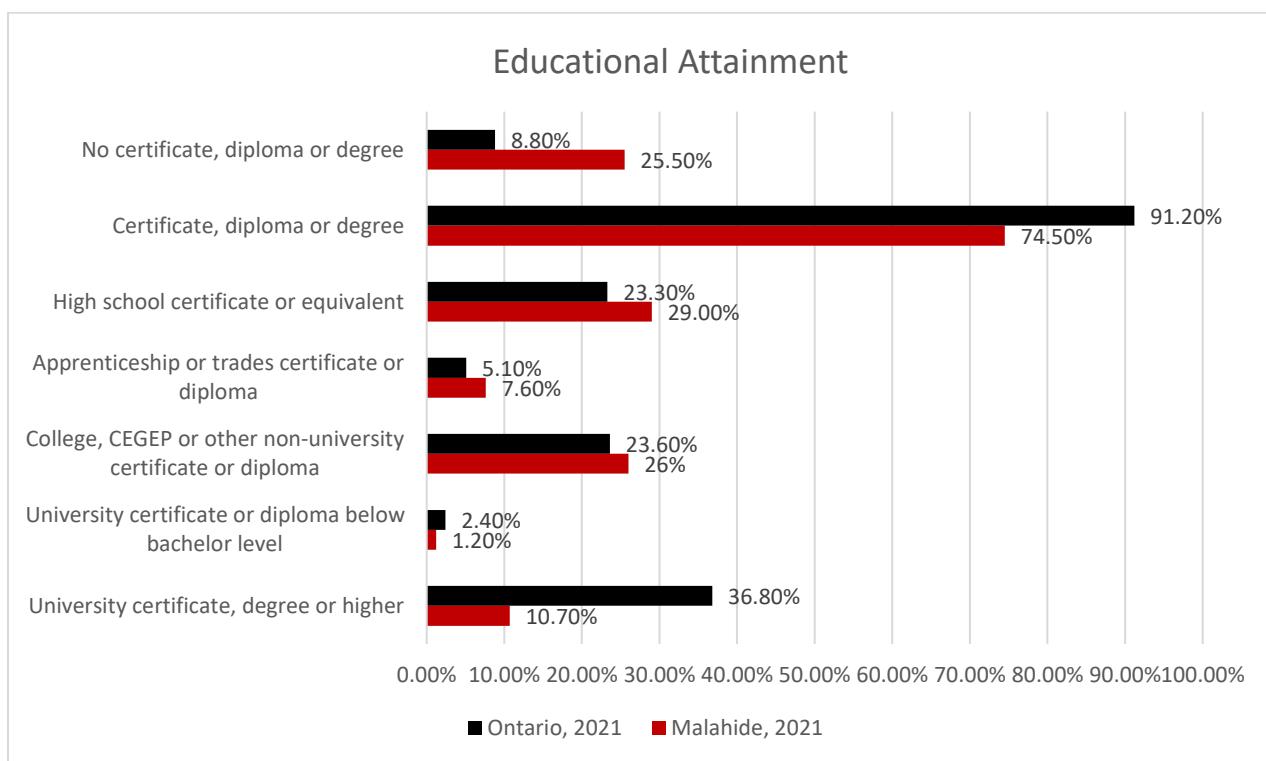


Table 5: Highest Level of Educational Attainment in Malahide & Ontario

Level of Education 25 to 64	Malahide, 2021	Ontario, 2021
<b>Highest Level of Educational Attainment</b>		
<b>No certification, diploma or degree</b>	25.5%	8.8%
<b>Certificate, diploma or degree</b>	45.4%	67.8%
<b>Apprenticeship or trades certificate or diploma</b>	7.6%	5.1%
<b>College, CEGEP or other non-university certificate or diploma</b>	26%	23.6%
<b>University certificate or diploma below bachelor level</b>	1.2%	2.4%
<b>University certificate or degree</b>	10.7%	36.8%
<b>Bachelor's degree</b>	7.9%	23.7%
<b>University certificate or diploma above bachelor level</b>	0.7%	2.3%
<b>Degree in medicine, dentistry, veterinary medicine or optometry</b>	0.3%	0.9%
<b>Master's degree</b>	1.8%	8.7%
<b>Earned doctorate</b>	0.2%	1.2%

Source 7: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 6: Income Distribution in Malahide & Ontario

Characteristic (Total income)	Malahide, 2021	Ontario, 2021
<b>Total Population 15 years+</b>		
<b>Without income</b>	3.2%	4.1%
<b>With income</b>	96.8%	95.9%
<b>Under \$10,000</b>	9.4%	8.7%
<b>\$10,000 to \$19,999</b>	13%	12.2%
<b>\$20,000 to \$29,999</b>	14.2%	15.5%
<b>\$30,000 to \$39,999</b>	12.5%	12.3%
<b>\$40,000 to \$49,999</b>	11.6%	10.5%
<b>\$50,000 to \$59,999</b>	10.3%	8.7%



<b>\$60,000 to \$69,999</b>	8.6%	6.9%
<b>\$70,000 to \$79,999</b>	5.8%	5.4%
<b>\$80,000 to \$89,999</b>	4.0%	4.2%
<b>\$90,000 to \$99,999</b>	3.2%	3.4%
<b>\$100,000 and over</b>	7.5%	12.0%
<b>\$100,000 to \$149,999</b>	5.8%	7.9%
<b>\$150,000 and over</b>	1.6%	4.1%
<b>Characteristic</b>		
<b>Median Total Income</b>	\$40,800	\$41,200
<b>Average Total Income</b>	\$48,840	\$56,350
<b>Standard error of average total income</b>	\$142.40	\$6.53

Source 8: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 7: Family Income Levels in Malahide & Ontario

<b>Characteristic (Total income)</b>	<b>Malahide, 2021</b>	<b>Ontario, 2021</b>
<b>Total number of economic families (by income in 2020)</b>		
<b>Under \$10,000</b>	1.1%	1.7%
<b>\$10,000 to \$19,999</b>	1.6%	4%
<b>\$20,000 to \$29,999</b>	4.7%	6.5%
<b>\$30,000 to \$39,999</b>	5.7%	6.1%
<b>\$40,000 to \$49,999</b>	6.2%	6.6%
<b>\$50,000 to \$59,999</b>	6.5%	6.7%
<b>\$60,000 to \$69,999</b>	6.6%	6.6%
<b>\$70,000 to \$79,999</b>	7.6%	6.4%
<b>\$80,000 to \$89,999</b>	6.8%	6.1%
<b>\$90,000 to \$99,999</b>	6.3%	5.7%
<b>\$100,000 and over</b>	46.9%	44.7%

Source 9: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 8: Family Income Distribution Characteristics in Malahide & Ontario

<b>Characteristic</b>	<b>Malahide, 2021</b>	<b>Ontario, 2021</b>
<b>Median family income</b>	\$106,000	\$111,000
<b>Average family income</b>	\$120,700	\$137,200
<b>Composition of family income in 2020 for all economic families</b>		
<b>Employment Income %</b>	66.2%	67.4%
<b>Government Transfer payments %</b>	17.3%	17.1%



<b>Other %</b>	16.5%	15.5%
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Source 10: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 9: Household Income Levels in Malahide & Ontario

<b>Characteristic (Total income)</b>	<b>Malahide, 2021</b>	<b>Ontario, 2021</b>
<b>Total number of private households (by income in 2020)</b>		
<b>Under \$10,000</b>	9.9%	9.1%
<b>\$10,000 to \$19,999</b>	13.4%	12.8%
<b>\$20,000 to \$29,999</b>	16.3%	17.4%
<b>\$30,000 to \$39,999</b>	14.9%	14.3%
<b>\$40,000 to \$49,999</b>	13.8%	12.3%
<b>\$50,000 to \$59,999</b>	11.5%	9.5%
<b>\$60,000 to \$69,999</b>	7.5%	6.9%
<b>\$70,000 to \$79,999</b>	4.6%	5.1%
<b>\$80,000 to \$89,999</b>	3.4%	4.0%
<b>\$90,000 to \$99,999</b>	1.8%	2.5%
<b>\$100,000 and over</b>	2.9%	6.2%

Source 11: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 10: Median and Average Household Income in Malahide & Ontario

<b>Characteristic</b>	<b>Malahide, 2021</b>	<b>Ontario, 2021</b>
<b>Median household income</b>	\$95,000	\$91,000
<b>Average household income</b>	\$84,000	\$79,500

Source 12: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

### 3. Labour Force

Malahide's labour force reflects the Township's strong agricultural base and its role within the broader Southwestern Ontario economy. According to the 2021 Census, roughly 4,700 residents are active in the labour force, with a participation rate slightly higher than the provincial average due to the Township's younger farm families and strong work ethic. Agriculture, agri-business, and skilled trades are core drivers of employment, with significant numbers working as farm operators, labourers, transport truck drivers, and in related services. Manufacturing and construction also provide stable employment, supported by local firms and regional employers in nearby urban municipalities. Health care, education, and retail service occupations round out the labour force, reflecting both local demand and commuting patterns. Many residents travel outside the Township daily for work, underscoring Malahide's role as both an employment hub and a residential community linked to larger regional centres



### 3.1 Key Indicators

Table 11: Labour Force Rates in Malahide

Characteristic	Malahide, 2021	Elgin County, 2021	Ontario, 2021
Working Age population, 15-64 years old.	5,680	58,395	9,334,440
In the labour force	4,760	46,985	7,399,200
Employed	4,400	42,155	6,492,895
Unemployed	365	4,830	906,310
Not in the labour force	2,240	29,425	4,383,620
Participation rate	68%	61.5%	62.8%
Employment rate	63%	55.2%	55.1%
Unemployment rate	7.7%	10.3%	12.2%

### 3.2 Labour Force by Occupation, 2021

Figure 4: Labour Force by Occupation Graph

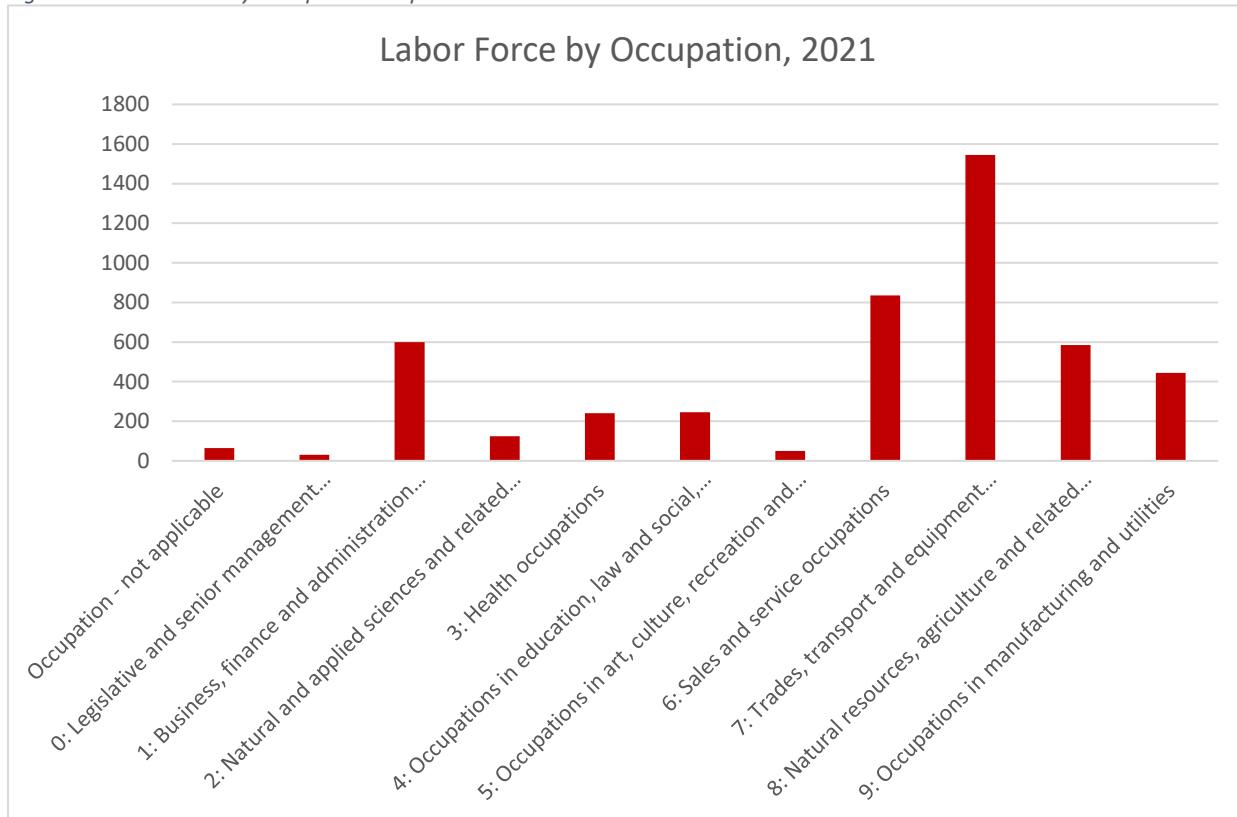


Table 12: Labour Force by Occupation in Malahide, 2021

Labour Force by Occupation	Total
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Occupation - not applicable	65
All occupations	4,700
0: Legislative and senior management occupations	30
1: Business, finance and administration occupations	600
2: Natural and applied sciences and related occupations	125
3: Health occupations	240
4: Occupations in education, law and social, community and government services	245
5: Occupations in art, culture, recreation and sport	50
6: Sales and service occupations	835
7: Trades, transport and equipment operators and related occupations	1,545
8: Natural resources, agriculture and related production occupations	585
9: Occupations in manufacturing and utilities	445

Source 13: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

Table 13: Labour Force by Industry (NAICS) in Malahide & Ontario

Labour Force by Industry (NAICS)	Malahide	Malahide (%)	Ontario (%)
<b>Total Labour Force Aged 15 and over</b>	4,760		7,399,205
Industry - not applicable		1.4	2.9
All industries	4,700	98.7	97.1
<b>11: Agriculture, forestry, fishing and hunting</b>	615	12.9	1.4
<b>21: Mining, quarrying, and oil and gas extraction</b>	15	0.3	0.5
<b>22: Utilities</b>	50	1.1	0.7
<b>23: Construction</b>	690	14.5	7.3
<b>31-33: Manufacturing</b>	845	17.8	8.9
<b>41: Wholesale trade</b>	145	3	3.3
<b>44-45: Retail trade</b>	395	8.3	10.8
<b>48-49: Transportation and warehousing</b>	355	7.5	5.1
<b>51: Information and cultural industries</b>	15	0.3	2.3
<b>52: Finance and insurance</b>	90	1.9	5.4
<b>53: Real estate and rental and leasing</b>	75	1.6	2.1
<b>54: Professional, scientific and technical services</b>	135	2.8	9.2
<b>55: Management of companies and enterprises</b>	0	0	0.4
<b>56: Administrative and support, waste management and remediation services</b>	140	2.9	4.4
<b>61: Educational services</b>	215	4.5	7.2
<b>62: Health care and social assistance</b>	365	7.7	11.6



<b>71: Arts, entertainment and recreation</b>	55	1.2	1.8
<b>72: Accommodation and food services</b>	180	3.8	5.3
<b>81: Other services (except public administration)</b>	215	4.5	3.8
<b>91: Public administration</b>	105	2.2	5.8

Source 14: Statistics Canada, Table 98-10-0459-01, 2021 Census of Population, Profile for Malahide (CSD).

### 3.3 Place of Work

In the 2021 Census, there was a reported 2,885 commutes to work usual place of work out of 4,400 in labour force. 790 worked from home, 10 worked outside of Canada and 715 had no fixed workplace address. Aylmer, London and St. Thomas were the most popular places of work for those commuting outside of Malahide. The most popular inbound commuters were from Aylmer, St. Thomas and Bayham.

Table 14: Labour Force Place of Malahide Resident

<b>Place of Work</b>	<b>Total (worked at home + commuted within census subdivision)</b>	<b>Male</b>	<b>Female</b>
<b>Malahide</b>	1,105	520	590

Source 15: Statistics Canada, Table 98-10-0459-01, Commuting flow from geography of residence to geography of work by gender: Census subdivisions (CSD).

Table 15: Place of Work for Malahide Resident

<b>Place of Residence</b>	<b>Place of Work</b>	<b>Total</b>
Malahide	Norfolk County	65
Malahide	Tillsonburg	190
Malahide	SW Oxford	50
Malahide	Bayham	75
Malahide	Malahide	315
Malahide	Aylmer	855
Malahide	Central Elgin	105
Malahide	St. Thomas	365
Malahide	London	485

Source 16: Statistics Canada, Table 98-10-0459-01, Commuting flow from geography of residence to geography of work by gender: Census subdivisions (CSD).

Table 16: Place of Residence for Malahide Worker

<b>Place of Residence</b>	<b>Place of Work</b>	<b>Total</b>
Aylmer	Malahide	205
Barrie	Malahide	15



Bayham	Malahide	105
Burlington	Malahide	10
Central Elgin	Malahide	70
Clarington	Malahide	15
Ingersoll	Malahide	20
Kawartha Lakes	Malahide	10
London	Malahide	70
Malahide	Malahide	315
Norfolk County	Malahide	40
SW Oxford	Malahide	15
Southwold	Malahide	15
St. Thomas	Malahide	105
Thames Centre	Malahide	15
Tillsonburg	Malahide	20
Toronto	Malahide	10
Zorra	Malahide	10

Source 17: Statistics Canada, Table 98-10-0459-01, Commuting flow from geography of residence to geography of work by gender: Census subdivisions (CSD).

Table 17: Net Import & Export of Labour Force

Industry (NAICS)	Employed in Region	Resident in Region	Net exp (-) / imp (+) of Labour
<b>11: Agriculture, forestry, fishing and hunting</b>	407	567	-160
<b>21: Mining, quarrying, and oil and gas extraction</b>	0	13	-13
<b>22: Utilities</b>	10	28	-18
<b>23: Construction</b>	151	279	-128
<b>31-33: Manufacturing</b>	322	754	-432
<b>41: Wholesale trade</b>	64	120	-56
<b>44-45: Retail trade</b>	90	334	-244
<b>48-49: Transportation and warehousing</b>	70	220	-150
<b>51: Information and cultural industries</b>	2	15	-13
<b>52: Finance and insurance</b>	34	85	-51



<b>53: Real estate and rental and leasing</b>	22	75	-53
<b>54: Professional, scientific and technical services</b>	37	110	-73
<b>55: Management of companies and enterprises</b>	0	1	-1
<b>56: Administrative and support, waste management and remediation services</b>	35	85	-50
<b>61: Educational services</b>	181	199	-18
<b>62: Health care and social assistance</b>	205	333	-128
<b>71: Arts, entertainment and recreation</b>	16	34	-18
<b>72: Accommodation and food services</b>	5	139	-134
<b>81: Other services (except public administration)</b>	79	185	-106
<b>91: Public administration</b>	187	100	87

Source 18: Lightcast Analyst, Industry Table Data, 2025.

## 4. Key Industries

Malahide's economy is anchored by a mix of agriculture, manufacturing, construction, health care, and education. Agriculture remains the Township's cornerstone, with more than 370 farms and nearly 400 local jobs directly tied to crop and livestock production, along with agri-support businesses such as equipment dealers and input suppliers. Manufacturing is another pillar, employing over 700 people in areas like motor vehicle body and trailer manufacturing, fabricated metal products, machinery production, and dairy processing—industries that leverage Malahide's skilled trades base and proximity to supply chains in Elgin and Oxford County. Construction also plays a growing role, with close to 350 jobs across residential building, specialty trades, and heavy civil works, reflecting steady demand for housing and infrastructure in the region. Health care and social assistance is a rapidly expanding sector, supported by nursing care facilities, home health services, and ambulatory care, together



employing more than 200 people locally. Education services, particularly in elementary and secondary schools as well as trade and technical training, have also grown significantly, adding over 140 jobs since 2018. Together, these sectors underscore Malahide's unique mix of primary agriculture, value-added manufacturing, skilled trades, and essential services, while highlighting its role as both a rural farming hub and a contributor to the broader Southwestern Ontario economy.

*Table 18: Largest Private Sector Employers by Industry*

Industry	No. of Jobs (approx.) 2018	No. of Jobs (approx.) 2023	Growth
<b>0: Legislative and senior management occupations</b>	<10	<10	Insufficient Data
<b>1: Business, finance and administration occupations</b>	240	283	18%
<b>2: Natural and applied sciences and related occupations</b>	97	127	30%
<b>3: Health occupations</b>	90	145	61%
<b>4: Occupations in education, law and social, community and government services</b>	184	306	66%
<b>5: Occupations in art, culture, recreation and sport</b>	26	29	13%
<b>6: Sales and service occupations</b>	426	408	-4%
<b>7: Trades, transport and equipment operators and related occupations</b>	731	762	4%
<b>8: Natural resources, agriculture and related production occupations</b>	487	368	-24%
<b>9: Occupations in manufacturing and utilities</b>	237	245	4%
<b>X Unclassified occupation</b>	34	32	-4%

*Source 19: Lightcast, Analyst Platform – Highest Ranked Occupations, 2025 Labour Market Dataset.*

## 5. Transportation Facilities

Malahide benefits from strong regional transportation connectivity despite its rural character. Highways are the Township's primary backbone, with Highway 401, Highway 3, and Highway 73 providing efficient east–west and north–south access to regional markets, the Windsor–Quebec trade corridor, and nearby border crossings into the United States.



## 5.1 Highways

Malahide is well connected to major markets through an established network of regional and provincial highways. The MacDonald Cartier Freeway (Highway 401) offers express, toll-free delivery of products throughout southern Ontario, with linkages into the Northeastern United States. Talbot Line (Hwy 3) links to the Windsor border crossing to the west and Niagara border crossing to the east. Malahide's proximity to these major networks has allowed many local industries to implement a Just-in-Time delivery system.

Table 19: Distance to Urban Centres

Distance to Major Urban Centres	Kilometres (KM)	Market Size
Kitchener	100	282,375
London	38	448,051
Brantford	80	110,617
Hamilton	110	597,010
Toronto	180	3,026,000
Montreal	710	1,792,000
Cleveland, USA	505	362,656
Pittsburgh, USA	560	303,255
Chicago, USA	679	2,664,000
Boston, USA	960	653,833
New York, USA	864	8,258,000

Table 20: Distance to Major U.S. Border Crossings

Distance to Border Crossing	Kilometres (KM)	Market Size
Niagara Falls	205	94,415
Sarnia	130	72,047
Fort Erie	118	32,901
Buffalo	234	274,678
Windsor	202	236,789
Detroit	205	633,218

## 5.2 Rail Service

Malahide is well served by regional rail connections through nearby municipalities. Trillium Railway, now operated by GIO Rail Holdings, provides short line freight service on the Cayuga Subdivision between St. Thomas and Tillsonburg, extending toward Delhi. This line handles a



variety of commodities including grain, corn syrup and by-products, fertilizer, agricultural chemicals, and pipe. Through interchange connections with Canadian National (CN) and Norfolk Southern (NS) in St. Thomas, as well as with the Ontario Southland Railway (OSR) and Canadian Pacific (CP) in Tillsonburg, Trillium connects Malahide-area businesses to the wider North American rail network. For passenger travel, residents can access VIA Rail Canada service at London Station, located at 205 York Street in downtown London, approximately 50 kilometres (31 miles) from Malahide's northern boundary. London Station provides frequent intercity connections along VIA's Québec City–Windsor Corridor, linking Malahide residents and businesses to major centres such as Toronto, Windsor, Ottawa, and Montréal.

### 5.3 Airports

The Township of Malahide has close access to both international and regional airports providing a global transportation linkage.

The St. Thomas Municipal Airport is located on Talbot Line (Hwy 3) just 7.2 kilometres from Malahide's westerly limits and is 6 kilometres west of the City of St. Thomas. The Airport's 5,050 foot/1,540 metre runway is used by hundreds of international flights annually.

Click for more information: [City of St. Thomas Municipal Airport](#)

The London International Airport is located 27 kilometres from Malahide's northerly limits. It is located 9.3 kilometres northeast of the city of London, Ontario and is classified as an airport of entry by Transport Canada. In 2023, the airport was listed as the 17th busiest airport in Canada in terms of aircraft movements with 102,122 flights.

Click for more information: [London International Airport](#)

## 6. Taxes and Utilities

### 6.1 Tax Delivery and Service Provider Rates and Fees

Malahide's property taxes are competitive within Elgin County, with farmland making up the largest share of assessment, followed by residential and commercial properties. Annual tax rates are set by Council to balance affordability with service delivery.

Utilities are provided through municipal and regional systems. Water and wastewater services are available in settlement areas, while rural properties rely on wells and septic systems. Natural gas is supplied by EPCOR, electricity by Hydro One, and waste management through Elgin County's collection and recycling programs.

*Table 21: Tax Rates by Property Class in Malahide*

Property Class	Total Tax Rates
Residential	0.00767263



<b>Commercial Occupied</b>	0.01256470
<b>Commercial Vacant Land</b>	0.01256470
<b>Commercial Small Scale on Farm Business</b>	0.00314117
<b>Industrial Occupied</b>	0.01707236
<b>Industrial Vacant Land</b>	0.01707236
<b>Industrial Small Scale on Farm Business</b>	0.00426828
<b>Pipeline</b>	0.00878209
<b>Farmland</b>	0.00176470
<b>Managed Forest</b>	0.00191816

## 6.2 Federal and Provincial Income Tax Rates

Table 22: Corporate Taxes – Non-Canadian Controlled

<b>Combined Federal and Provincial</b>	<b>2025</b>
<b>General/Manufacturing and Processing/Investment</b>	26.5%
<b>General; Active Business Income</b>	26.5%
<b>Investment Income</b>	50.17%

Table 23: Corporate Taxes – Canadian Controlled

<b>Combined Federal and Provincial</b>	<b>2025</b>
<b>General/Manufacturing and Processing/Investment</b>	12.2% up to \$500K, 26.5% above \$500K
<b>General; Active Business Income</b>	12.2% up to \$500K, 26.5% above \$500K
<b>Investment Income</b>	50.17%

Table 24: Personal Income Tax

Taxable Income (\$CDN)	2025 Marginal Rate (Combined Rate)	Capital Gains	Eligible Dividends	Small Business Dividends
<b>\$0 – \$15,705</b>	20.05%	10.03%	-6.86%	9.24%
<b>\$15,706 – \$55,867</b>	24.15%	12.08%	-1.20%	13.95%
<b>\$55,868 – \$90,529</b>	29.65%	14.83%	6.39%	20.28%
<b>\$90,530 – \$106,717</b>	31.48%	15.74%	8.92%	22.38%
<b>\$106,718 – \$111,733</b>	33.89%	16.95%	12.24%	25.16%
<b>\$111,734 – \$150,000</b>	37.91%	18.95%	17.79%	29.78%



<b>\$150,001 – \$173,205</b>	43.41%	21.70%	25.38%	36.10%
<b>\$173,206 – \$220,000</b>	44.97%	22.48%	27.53%	37.90%
<b>\$220,001 – \$246,752</b>	48.29%	24.14%	32.11%	41.72%
<b>\$246,753 – \$307,473</b>	49.85%	24.92%	34.26%	43.51%
<b>Over \$307,473</b>	53.53%	26.76%	39.34%	47.74%

Table 25: Sales Tax

Sales Tax	Malahide, 2025
<b>GST (Federal)</b>	5%
<b>PST (Provincial)</b>	8%
<b>Total: HST (Harmonized)</b>	13%

### 6.3 Electricity

Table 26: Hydro One Residential Electricity Rates

Electricity Rates effective Nov 1, 2024	Urban High Density	Medium Density	Low Density
<b>1. Electricity:</b>			
<b>Time-of-Use Prices</b>			
Off-Peak	7.4¢	7.4¢	7.4¢
Mid-Peak	10.2¢	10.2¢	10.2¢
On-Peak	15.1¢	15.1¢	15.1¢
<b>Ultra Low Overnight (ULO) Plan</b>			
Ultra-Low Overnight	2.8¢	2.8¢	2.8¢
Weekend Off-Peak	7.4¢	7.4¢	7.4¢
Mid-Peak	10.2¢	10.2¢	10.2¢
On Peak	24.0¢	24.0¢	24.0¢
<b>Tiered Price Plans</b>			
First 600 kWh (adjusted usage - ¢/kWh)	8.7¢	8.7¢	8.7¢
Additional kWh (adjusted usage - ¢/kWh)	10.3¢	10.3¢	10.3¢
<b>2. Delivery</b>			
Distribution service charge: (\$/month)	39.89	68.09	77.65
Distribution volume charge: (metered usage - ¢/kWh)	N/A	N/A	1.27¢
Transmission network charge: (adjusted usage - ¢/kWh)	1.26¢	1.18¢	1.09¢
Transmission connection charge: (adjusted usage - ¢/kWh)	0.93¢	0.87¢	0.82¢
<b>3. Regulatory charges</b>			



Standard Supply Admin charge (\$/month)	\$0.25	\$0.25	\$0.25
Rural or Remote Rate Protection Charge (¢/kWh - adjusted)	0.14¢	0.14¢	0.14¢
IESO Wholesale Market Service Rate (includes capacity-based recovery) (¢/kWh - adjusted)	0.45¢	0.45¢	0.45¢
<b>4. Adjustment Factor</b>	1.057	1.076	1.105

Table 27: Hydro One Small Business Electricity Rates (<50kW/month)

Electricity Rates effective Jan 1, 2024	Urban Demand	Demand
<b>1. Electricity</b>		
<b>Time-of-Use Prices</b>		
Off-Peak	7.6¢	7.6¢
Mid-Peak	12.2¢	12.2¢
On-Peak	15.8¢	15.8¢
<b>Tiered Price Plans</b>		
First 750 kWh (adjusted usage - ¢/kWh)	8.7¢	8.7¢
Additional kWh (adjusted usage - ¢/kWh)	10.3¢	10.3¢
<b>2. Delivery</b>		
Distribution service charge: (\$/month)	25.51	32.78
Distribution volume charge: (metered usage - ¢/kWh)	3.56	7.33
Transmission network charge: (adjusted usage - ¢/kWh)	0.99	0.93
Transmission connection charge: (adjusted usage - ¢/kWh)	0.78	0.74
<b>3. Regulatory charges</b>		
Standard Supply Admin charge (\$/month)	\$0.25	\$0.25
Rural or Remote Rate Protection Charge (¢/kWh - adjusted)	0.14¢	0.14¢
IESO Wholesale Market Service Rate (includes capacity-based recovery) (¢/kWh - adjusted)	0.45¢	0.45¢
<b>4. Adjustment Factor</b>	Range 1.034 - 1.065	Range 1.034 - 1.065



Table 28: Hydro One Small Business Electricity Rate (>50kW/month)

Electricity Rates effective Jan 1, 2024	Urban Demand	Demand
<b>1. Electricity:</b>		
<b>Time-of-Use Prices</b>		
Off-Peak	7.4¢	7.4¢
Mid-Peak	10.2¢	10.2¢
On-Peak	15.1¢	15.1¢
<b>2. Delivery</b>		
Distribution service charge: (\$/month)	96.47	105.55
Distribution volume charge: (metered usage - \$/kWh)	12.3494	20.9529
Transmission network charge: (billed demand - \$/kWh)	3.6705	2.8414
Transmission connection charge: (billed demand - \$/kWh)	2.8252	2.2256
<b>3. Regulatory charges</b>		
Standard Supply Admin charge (\$/month)	\$0.25	\$0.25
Rural or Remote Rate Protection Charge (¢/kWh - adjusted)	0.14¢	0.14¢
IESO Wholesale Market Service Rate (includes capacity-based recovery) (¢/kWh - adjusted)	0.45¢	0.45¢
<b>4. Adjustment Factor</b>	1.050	1.061

For more information, please visit [Hydro One Rates](#).

#### 6.4 Natural Gas

Table 29: Epcor Rates Effective July 1, 2025

Charges	Rates
Monthly Fixed Charges	\$24.50
<b>Delivery Charges</b>	
First 1000m <sup>3</sup> per month	12.0582 ¢/m <sup>3</sup>
All over 1000m <sup>3</sup> per month	9.6276 ¢/m <sup>3</sup>

Table 30: Special Large Volume Customers

Charges	Rates
Monthly Fixed Charges	\$234-\$260



Firm or interruptible service	\$226.94
Combined (firm and interruptible) service	\$251.83
Monthly Demand Charge - for each cubic metre of daily contracted firm demand	33.9977¢/m <sup>3</sup>
<b>Delivery Charges</b>	
Firm delivery charge	1.7539¢/m <sup>3</sup>
Interruptible delivery charge (negotiated)	6.4445 – 9.8284¢/m <sup>3</sup>
<b>For more information, please visit</b>	<a href="#"><b>Epcor Rates</b></a>

Table 31: Enbridge Rates

<b>Charges</b>	<b>Rates (effective July 1, 2025)</b>
Monthly Fixed Charges	\$27.91
<b>Delivery Charges</b>	
First 100m <sup>3</sup>	13.8868 ¢/m <sup>3</sup>
Next 200m <sup>3</sup>	13.6014 ¢/m <sup>3</sup>
Next 200m <sup>3</sup>	13.1489 ¢/m <sup>3</sup>
Next 500m <sup>3</sup>	12.7338 ¢/m <sup>3</sup>
All over 1,000m <sup>3</sup>	12.3905 ¢/m <sup>3</sup>
<b>Federal carbon charges</b>	
Facility carbon charge	0.0123 ¢/m <sup>3</sup>
<b>Transportation to Enbridge</b>	3.1928 ¢/m <sup>3</sup>
<b>For more information, please visit</b>	<a href="#"><b>Enbridge Rates</b></a>

## 6.5 Waste Management

Waste management services in Malahide are provided through Elgin County's contracted collection system. Residential households receive weekly curbside garbage collection and bi-weekly recycling collection through the Blue Box program, which accepts paper, plastics, metals, and glass. Large-item pick-up days are scheduled periodically, and residents also have access to yard waste depots and household hazardous waste drop-off events coordinated through Elgin County and the City of St. Thomas. Businesses and farms typically arrange for private waste and recycling services to meet their operational needs. The Township continues



to promote waste diversion and recycling education, supporting long-term sustainability goals and compliance with provincial waste reduction initiatives.

For residents of the Township of Malahide, additional information on recycling services can be found on the [Township of Malahide's website here](#).

Water and Sanitary Sewer By-Law 23-86 (water), 23-87 (sewer)  
<https://www.malahide.ca/en/municipal-office/by-laws.aspx>

Table 32: Water and Sewer Service Fees

Service	Charge/Fee - 2025
Repairs	Full Cost Recovery
Base Charge	\$363.04
Consumption Charge	\$5.43/m <sup>3</sup>

All other related water fees can be viewed here: <https://www.malahide.ca/en/municipal-office/resources/Bylaws--Policies/25-02.pdf>

## 6.6 Communications Infrastructure

In Malahide, communications infrastructure is provided mainly by Eastlink and Uplink. Eastlink delivers internet, television, and phone service in settlement areas such as Springfield and Port Bruce. Uplink extends fixed-wireless internet to rural households and farms. These providers collectively supply reliable communications for residents, businesses, and agricultural operations, though further investment in broadband expansion remains a community priority.

Table 33: Network Service Providers in Malahide

Service	Company
Satellite TV	Eastlink
Local Internet Provider	Eastlink/Uplink
Local Cellphone Tower	Eastlink/Uplink

# 7. Building and Development Related Fees

## 7.1 Development-related Application Fees

The following are Planning Application Deposits used towards the actual costs which shall be incurred by the Township during the review and approval process. The applicant will be invoiced for the difference between the actual cost incurred and the deposit. If the deposit exceeds the actual costs, a refund will be made. Full cost recovery shall be based on municipal staff time and associated costs. Planning deposits and fees are exempt from HST.



Table 34: Planning Fees

	<b>2025 Deposit</b>
<b>Official Plan Amendment Application</b>	\$4,000
<b>Defence of Ontario Municipal Board Appeals</b>	\$10,000
<b>Minor Variance Applications</b>	\$2,000
<b>Site Plan Agreement Application</b>	\$2,000
<b>Temporary Use By-law Applications</b>	\$3,000
<b>Temporary Use By-law Renewal Application</b>	\$3,000
<b>Plan of Subdivision Application</b>	\$10,000
<b>Plan of Condominium Application</b>	\$10,000
<b>Zoning By-law Application</b>	\$4,000
<b>Development Agreement Fee</b>	\$590
<b>Site Evaluation Fee including Private Septic System Verification Fee – required on all severances to confirm the septic system is confined entirely within the property boundaries and conforms to all property line setbacks.</b>	\$170
<b>Percolation Test</b>	\$255
<b>Ontario Power Authority Review and Response for Feed In-Tariff (FIT) Applications</b>	\$175
<b>Fence Viewing Deposit</b>	\$280
<b>Fence Viewer Fee – to be deducted from the Fence Viewing Deposit</b>	\$50 for each of the 3 Viewers, mileage paid and \$90 administration fee

For other User Fees and Rate please refer to [2025 Fees and Charges](#).

## 7.2 Development Charges

Development Charges (DCs) are fees collected by a municipality when new development takes place, such as the construction of homes, commercial buildings, or industrial facilities. The purpose of these charges is to ensure that growth pays for growth—meaning the costs of new infrastructure and services needed to support development are not placed solely on existing taxpayers. DCs help fund things like roads, water and wastewater systems, fire protection facilities, parks, and other municipal services required by the new development.



Table 35: Development Charges 2025-2026

Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms and Above	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq. ft. of Gross Floor Area)
<b>Services Related to a Highway</b>	\$4,331	\$3,425	\$2,648	\$1,697	\$1,395	\$1.81
<b>Fire Protection Services</b>	\$4,256	\$3,367	\$2,601	\$1,668	\$1,371	\$1.78
<b>Parks and Recreation Services</b>	\$2,404	\$1,901	\$1,468	\$943	\$774	\$0.42
<b>Library Services</b>	\$59	\$47	\$36	\$23	\$189	\$0.01
<b>Growth Studies</b>	\$584	\$461	\$357	\$229	\$188	\$0.20
<b>Total Municipal-wide Services</b>	\$11,634	\$9,201	\$7,110	\$4,560	\$3,747	\$4.22

## 8. Business Parks

### 8.1 Hacienda Industrial Plaza

Figure 5: Hacienda Industrial Plaza located at 10709 Hacienda Rd.



Located at 10709 Hacienda Road, the property currently offers seven rentable units within approximately 36,000 square feet of flexible commercial and industrial space. The facility is well-suited for a variety of tenants, providing adaptable layouts that can accommodate both



light industrial and commercial uses. For information on current occupancy and pricing please contact [Guenther Homes](#).

## 9. Business Support Programs and Services

The Community Relations & Economic Development (CRED) Department provides strategic leadership for Malahide by driving economic growth, ensuring the Township is investment-ready, and overseeing customer service standards, planning services, and grant management. The role focuses on attracting and retaining businesses, fostering community and regional partnerships, supervising planning processes with a strong customer service lens, and securing external funding to reduce taxpayer burden, while also promoting the Township's brand and enhancing community engagement. Additional support is available through Elgin County Economic Development, offering investment attraction, research, and marketing services. Businesses can also access financing, training, and advisory programs through the Community Futures – Elgin Business Resource Centre, part of Community Futures Southwestern Ontario, which helps entrepreneurs start, grow, and expand their operations.

### 9.1 Housing Characteristics

Malahide offers primarily single-detached homes and rural farmsteads, with clusters of commercial buildings and multi-unit housing located in Springfield and other settlement areas. Seasonal dwellings are concentrated in Port Bruce, where cottages and recreational units contribute to the Township's lakeside character. Overall, housing in Malahide remains more affordable than in nearby urban centres, making the community attractive to families, farm workers, and retirees, while also supporting its dual role as both a residential base and a seasonal destination.

### 9.2 Health and Community Services

Residents have access to local family practices, dental offices, and home health care providers, as well as broader services in neighbouring Aylmer, St. Thomas, and London. The nearest hospital is the St. Thomas Elgin General Hospital, approximately 15–20 minutes from most parts of Malahide, providing emergency, surgical, and inpatient services. Community organizations such as Mennonite Community Services enhance social supports, while hospitals and long-term care facilities across the region ensure access to a full continuum of care.

### 9.3 Education

Elementary education is provided by the Thames Valley District School Board and London District Catholic School Board, with secondary students attending schools in Aylmer and St. Thomas. Post-secondary education and training opportunities are close by at Fanshawe College.



and Western University, with specialized agricultural and trades programs aligning with Malahide's economic strengths.

The Township of Malahide is as the home of the Ontario Police College (OPC). This world-class facility dominates the countryside as you approach it on Elgin Road 32 (Hacienda Road).

The OPC is one of the largest police training facilities in North America with over 8,000 recruits, police officers, and civilian personnel attending each year.

The campus spans approximately 300 acres, featuring modern classrooms, residence halls, firearms and scenario training facilities, and driver training tracks. In the 2025 Ontario Budget, the provincial government committed \$1 billion to expand and modernize the Ontario Police College facilities, signaling its ongoing importance to public safety and regional infrastructure.

*Figure 6: The Ontario Police College located at 10716 Hacienda Rd.*



## 9.4 Protective Services

Protective services are delivered through the Malahide Fire Department, with volunteer stations across the Township's three operating stations: Springfield, Lyons, and South Station. Together, they provide fire suppression, medical response, and specialized rescue services—including water, ice, rope, and confined space rescues—across the Township and policing from the Ontario Provincial Police – Elgin Detachment. Emergency medical services are coordinated through Elgin County EMS, ensuring coverage for both rural and settlement areas.

*Figure 7: Malahide South Fire station located at 7355 Imperial Road*



## 9.5 Recreation & Tourism

Malahide's recreation and tourism amenities include the Malahide Community Place in Springfield, sports facilities such as the East Elgin Community Complex, and natural attractions such as Port Bruce. The Township also supports agricultural tourism, seasonal events, and community fairs that celebrate local heritage and rural life, contributing to both quality of life and visitor appeal.

*Figure 8: Clovermead Adventure Farm located at 11302 Imperial Road*



The Township of Malahide is as the home to the Clovermead Adventure Farm. A family-owned, multi-generational tourism and education destination features over 65 attractions and features Ontario's largest bee display hive, farm animals, pedal carts, play equipment, and themed festivals in summer and fall.



Figure 9: Port Bruce located at 3147 Colin Street



Port Bruce is a small lakeside community located on the north shore of Lake Erie. It is known for its relaxed cottage-country atmosphere, recreational fishing, and beach access. The village developed historically as a fishing and shipping port today serves primarily as a seasonal recreation hub and residential community.



## 9.6 Restaurants & Food Markets

Malahide offers a unique, eclectic mix of dining experiences that reflect both its rural character and growing cultural diversity. Malahide offers a distinctive mix of restaurants and food markets that highlight both its agricultural heritage and cultural diversity. Local dining reflects a blend of Canadian and international flavors, including influences from the township's strong Mennonite and Mexican communities, creating a unique culinary character not often found in rural Ontario. Farm-to-table offerings are a defining feature, with many establishments sourcing fresh ingredients directly from nearby fields and greenhouses. Seasonal farm markets, roadside vendors, and pick-your-own operations further showcase Malahide's abundance, allowing visitors and residents to enjoy produce, baked goods, and preserves straight from the source. Together, these food experiences make Malahide a community where tradition and diversity meet, offering an authentic taste of rural Ontario with a multicultural twist.

*Figure 10: Pinecroft Restaurant, Gallery and Gift Shop located at 8122 Rogers Rd.*



Tucked away in a forested setting in Malahide Township, Pinecroft, offers one of the area's most unique dining experiences. Established as part of the historic Pinecroft Pottery studio, the restaurant has become a local landmark where art, heritage, and food come together. Guests enjoy homestyle meals, soups, and baked goods made with fresh ingredients, often inspired by seasonal produce from the surrounding countryside.



Figure 11: Mennomex located at 49919 Talbot Line



Mennomex is a well-known Mexican–Mennonite grocery store and restaurant located in Malahide that has become both a shopping destination and a cultural landmark for the region. The store offers an extensive selection of authentic Mexican products alongside Mennonite and Canadian staples. This unique blend reflects the township's diverse population and agricultural roots, creating a marketplace where traditions meet and cultures overlap.



Figure 12: Howe Family Farm Market located at 48556 John Wise Line



Established by a farm family with five generations of history in the community, the market offers a wide variety of fresh, seasonal produce grown on-site, along with homemade preserves, baked goods, and specialty items.



## 9.7 Events

Malahide hosts a variety of community events that reflect its agricultural heritage and strong rural identity. Annual highlights include the Springfield Family Day, Canada Day celebrations, and local farmers' markets, which showcase local producers and artisans. Seasonal gatherings such as holiday parades, community dinners, and cultural festivals bring residents together and strengthen community spirit. Recreational activities, fishing derbies, and programming at conservation areas and community facilities further add to the Township's year-round calendar of events, attracting both residents and visitors.

*Figure 13: Springfield Family Fun Day at Malahide Community Place located at 12105 Whittaker Rd*



Springfield Family Fun Day, held at Malahide Community Place, is a lively annual event that brings residents together to celebrate community spirit. Featuring activities for all ages, the day typically includes live entertainment, children's games, inflatables, local vendors, and food options that showcase the township's welcoming character.



## 9.8 Local Media

Local news and information in Malahide is primarily provided through the Aylmer Express, a weekly newspaper covering community events, Council updates, and regional issues. Residents also tune into regional radio stations from St. Thomas, Tillsonburg, and London for broader news and entertainment. Increasingly, digital platforms and community social media groups play an important role in sharing day-to-day updates and promoting local events. The Township itself supports communication through its official website and newsletters, ensuring residents and businesses remain informed about programs, services, and opportunities.



# Appendix – Incentives

## *Commercialization Incentives*

- [\*\*Southwestern Ontario Development Fund \(SWODF\)\*\*](#)  
Regional development fund supporting expansions, productivity, and job creation.
- [\*\*Ontario Made Manufacturing Investment Tax Credit\*\*](#)  
10% refundable corporate income tax credit for manufacturers investing in buildings, machinery, and equipment.
- [\*\*Business Development Bank of Canada \(BDC\)\*\*](#)  
Provides business advisory, financing, and commercialization programs for local entrepreneurs.

## *Export Incentives*

- [\*\*Global Market Development Fund – Book \(Ontario Creates\)\*\*](#)  
Ontario Creates – Book Fund
- [\*\*Global Market Development Fund – Film & Television \(Ontario Creates\)\*\*](#)  
Ontario Creates – Film & TV Fund
- [\*\*Ontario Food Exports \(OFEX\)\*\*](#)  
Export support program for Ontario agri-food businesses.
- [\*\*Export Development Canada\*\*](#)  
Financing and insurance solutions will support Canadian companies in managing risk and seizing new global opportunities.

## *Human Resources & Training*

- [\*\*Co-operative Education Tax Credit\*\*](#)  
Refundable tax credit of 25–30% on eligible wages/salaries for co-op students.
- [\*\*Canada–Ontario Job Grant \(COJG\)\*\*](#)  
Covers up to 50–83% of training costs for new or existing employees.
- [\*\*Elgin–St. Thomas Small Business Enterprise Centre – Youth/Young Entrepreneur Programs\*\*](#)  
Accelerate your business growth with our curated selection of resources and tools directed at youth entrepreneurs.
- [\*\*Rural Ontario Development Program \(ROD\)\*\*](#)  
Supports regional training, skills, and workforce readiness.
- [\*\*Mennonite Community Services- Integrated Employment Services\*\*](#)  
Skills training and financial support for unemployed workers.

## *Research & Development Incentives*

- [\*\*Ontario Research & Development Tax Credit \(ORDTC\)\*\*](#)  
3.5% non-refundable tax credit on eligible R&D expenditures.
- [\*\*Ontario Business Research Institute Tax Credit \(OBRITC\)\*\*](#)  
20% refundable tax credit on R&D carried out with eligible Ontario research institutes.



- **Ontario Digital Media Tax Credit**  
Refundable credit on eligible labour, marketing, and distribution expenses for digital media products.
- **Scientific Research & Experimental Development (SR&ED) Tax Incentive Program**  
Tax incentives are intended to encourage businesses to conduct research and development in Canada.
- **Ontario Made Manufacturing Investment Tax Credit (R&D Equipment)**  
A 10% refundable corporation income tax credit applies to qualifying investments of up to \$20 million per tax year made by eligible corporations, for a maximum credit of \$2 million a year.

### *Municipal & Community Improvement Incentives*

- **Tax Increment Equivalent Grant for Major Projects**  
50% to 100% of municipal and/or County portion of tax increase because of new development for a period of 5 years.
- **Façade, Signage & Property Improvement Grant**  
50% of eligible costs for façade, signage and property improvements.
- **Building Improvement / Restoration Grant**  
50% of eligible costs for a max of \$8,000 or \$10,000.
- **Energy Efficiency Retrofit Grant**  
Costs to offset retrofitting a building to meet energy efficiency standards.
- **Feasibility, Design & Study Grant**  
50% of eligible costs of the improvements to a maximum of \$2,000.
- **Application and Permit Fees Grant**  
50% of the municipal and/or County portion of eligible cost to a maximum of \$2,000.

