

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 each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."

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.



TOWNSHIP OF MALAHIDE DEVELOPMENT CHARGES

**By-law No. 21-63 effective September 3, 2021 to
September 2, 2026.**

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. 21-63 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>.

For further information, please contact:

Director of Corporate Services & Treasurer
Township of Malahide
87 John Street South
Aylmer, Ontario N5H 2C3

Tel: (519) 773-5344
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Municipal-wide Development Charges under By-law No. 21-63

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

EFFECTIVE September 3, 2025 – September 2, 2026

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					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Municipal-wide Services:						
Services Related to a Highway	4,331	3,425	2,648	1,697	1,395	1.81
Fire Protection Services	4,256	3,367	2,601	1,668	1,371	1.78
Parks and Recreation Services	2,404	1,901	1,468	943	774	0.42
Library Services	59	47	36	23	19	0.01
Growth Studies	584	461	357	229	188	0.20
Total Municipal-wide Services	11,634	9,201	7,110	4,560	3,747	4.22



TOWNSHIP OF MALAHIDE DEVELOPMENT CHARGES

By-law No. 21-63

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. 21-63 on September 2, 2021.

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. 21-63 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.