

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 1st 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. 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 Finance & Treasurer
Township of Malahide
87 John Street South
Aylmer, Ontario N5H 2C3

Tel: (519) 773-5344
Fax: (519) 773-5334

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, 2021 – September 2, 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					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	2,707	2,141	1,655	1,061	872	1.23
Fire Protection Services	2,661	2,104	1,627	1,043	857	1.22
Parks and Recreation Services	1,502	1,188	918	589	484	0.29
Library Services	37	29	23	15	12	0.01
Growth Studies	365	289	223	143	118	0.14
Total Municipal-wide Services	7,273	5,751	4,446	2,851	2,343	2.88



**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.

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, 2022 – September 2, 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					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	3,101	2,452	1,896	1,215	999	1.33
Fire Protection Services	3,048	2,411	1,863	1,195	982	1.33
Parks and Recreation Services	1,721	1,361	1,052	674	555	0.31
Library Services	43	34	26	17	14	0.01
Growth Studies	418	331	256	164	135	0.15
Total Municipal-wide Services	8,330	6,589	5,093	3,265	2,685	3.14



**TOWNSHIP OF MALAHIDE
DEVELOPMENT CHARGES**

By-law No.21-63

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. 21-63

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

EFFECTIVE September 3, 2023 – 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	3,494	2,763	2,136	1,369	1,126	1.45
Fire Protection Services	3,434	2,716	2,099	1,346	1,106	1.44
Parks and Recreation Services	1,939	1,533	1,185	760	625	0.34
Library Services	48	38	29	19	15	0.01
Growth Studies	471	372	288	185	152	0.16
Total Municipal-wide Services	9,386	7,422	5,737	3,679	3,024	3.40



**TOWNSHIP OF MALAHIDE
DEVELOPMENT CHARGES**

By-law No.21-63