

Effective Date & Indexing Provisions

All Development Charges became applicable on July 18, 2024 and the Development Charges will be indexed on January 1st of each year in accordance with the prescribed index in the Act.

Exemptions

Development Charge exemptions are prescribed under the Development Charge Act and the Township's By-law.

In general, development charges shall NOT apply to:

- a place of worship, cemetery or burial ground exempt from taxation under the Assessment Act;
- agricultural use excluding an on-farm diversified use or a cannabis production facility;
- the enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specified 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.

Collection Policy

Applicable Development Charges shall be payable at the time a building permit is issued unless the charge has been paid prior to the issuance of a building permit as a condition of a rezoning, minor variance, consent, or plan of subdivision.

Treasurer's Statement

Each year the Township Treasurer shall prepare a statement identifying the opening and closing reserve fund balances and transactions during the year.

The Treasurer's Statement shall be provided to the Members of Council annually and will be available for review by the Public in the Clerk's Office during regular business hours.



CORPORATION OF THE TOWNSHIP OF MELANCTHON

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Development Charge Information Pamphlet Effective January 1, 2025

This pamphlet summarizes the Development Charge Policy of the Corporation of the Township of Melancthon

The information provided is intended only as a guide. Applicants should review the approved By-law, 30-2024, and consult with the Township of Melancthon to determine the charges that may apply to specific development proposals.

Purpose of Development Charges

The general purpose for which a 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 Corporation of the Township of Melancthon passed municipal-wide Development Charges By-law 30-2024 on the 18th day of July, 2024 under section 2 (1) of the *Development Charges Act, 1997, S.O., 1997 c. 27*, as amended.

Services to Which Development Charges Relate

- Services Related to a Highway
- Fire Protection Services
- Parks and Recreation Services
- Library Services
- Administration – Growth-Related Studies

Residential Development Charges

Effective January 1, 2025

Services	Single & Semi-Detached Dwelling	Apartment 2 Bedrooms Plus	Apartments Bachelor & Bedroom	Other Multiples
Roads & Related	\$ 6,994	\$ 4,578	\$ 2,276	\$ 6,105
Fire Services	\$ 3,182	\$ 2,083	\$ 1,036	\$ 2,778
Recreation	\$ 6,738	\$ 4,410	\$ 2,192	\$ 5,881
Library Services	\$ 315	\$ 206	\$ 103	\$ 275
Administration	\$ 1,094	\$ 716	\$ 356	\$ 955
TOTAL	\$ 18,323	\$ 11,993	5,963	\$15,994

Non-Residential Development Charges

Effective January 1, 2025

Service	Charge per sq. ft. of gross floor area	Wind Turbines
Roads & Related	\$ 2.27	\$ 6,994
Fire Services	\$ 1.04	\$ 3,182
Recreation	\$ 0.85	
Library Services	\$ 0.04	
Administration	\$ 0.28	
TOTAL	\$ 4.48	\$ 10,176