



CORPORATION OF THE TOWNSHIP OF MELANCTHON

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Melancthon, Ontario
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Development Charge Information Pamphlet Effective January 1, 2024

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, 37-2019, and consult with the Township of Melancthon to determine the charges that may apply to specific development proposals.

Effective Date & Indexing Provisions

All Development Charges became applicable on August 16, 2019 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.

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.

In accordance with the Development Charges Act, 1997, as amended and O.Reg. 82/19, The Council of the Township of Melancthon passed By-law No. 37-2019 on August 15, 2019 under section 2 (1) of the Development Charges Act, 1997, as amended.

Services to Which Development Charges Relate

- Services Related to a Highway
- Fire Protection Services
- Policing Services
- Outdoor Recreation Services
- Indoor Recreation Services
- Library Services
- Administration - Studies - Engineering & Protection Services
- Administration - Studies - Community Based Services

Residential Development Charges

Effective January 1, 2024

Services	Single & Semi-Detached Dwelling	Apartment 2 Bedrooms Plus	Apartments Bachelor & Bedroom	Other Multiples
Roads & Related	\$ 2,688	\$ 1,295	\$ 931	\$ 2,103
Fire Services	\$ 1,533	\$ 738	\$ 530	\$ 1,199
Policing Services	\$ 16	\$ 8	\$ 5	\$ 11
Outdoor Recreation	\$ 77	\$ 39	\$ 26	\$ 61
Indoor Recreation	\$ 3,058	\$ 1,473	\$ 1,061	\$ 2,395
Library Services	\$ 244	\$ 119	\$ 85	\$ 192
Administration	\$ 2,146	\$ 1,034	\$ 744	\$ 1,679
TOTAL	\$ 9,762	\$ 4,706	\$ 3,382	\$7,640

Non-Residential Development Charges

Effective January 1, 2024

Service	Charge per sq. ft. of gross floor area	Wind Turbines
Roads & Related	\$ 2.03	\$ 2,688
Fire Services	\$ 1.14	\$ 1,533
Policing Services	\$ 0.01	
Outdoor Recreation	\$ 0.02	
Indoor Recreation	\$ 0.85	
Library Services	\$ 0.06	
Administration	\$ 1.58	
TOTAL	\$ 5.69	\$ 4,221