

**CORPORATION OF THE CITY OF ST. THOMAS**  
**DEVELOPMENT CHARGES**  
**effective April 1, 2023 to March 31, 2024**

|                        | <b>Residential Charge by Unit Types</b>              |  |   |   |  | <b>Non-Residential Charge per Square<br/>Metre of GFA</b> |  |
|------------------------|--|--|---|---|--|---|--|
|                        | Single<br>& Semi<br><u>Detached</u><br>(\$ per Unit) | Multiple<br><u>Dwelling</u><br>(\$ per Unit) | Apartments<br><u>2+ Bedrooms</u><br>(\$ per Unit) | Apartments<br><u>Bach &amp; 1 Bdrm</u><br>(\$ per Unit) | Residential<br><u>Care</u><br>(\$ per Bed) | <u>Industrial</u><br>(\$ per sq. m.)                      | <u>Non-Industrial</u><br>(\$ per sq. m.) |
|                        | <b>CITY-WIDE</b>                                     |  |   |   |  |   |  |
| <b>By-Law 156-2021</b> |  |  |   |   |  |   |  |
| Administration         | 123  | 99   | 77  | 49  | 50   | 0.57  | 1.12                                     |
| Library                | 1,166  | 935  | 731   | 469   | 473  | -   | -  |
| Fire Protection        | 733  | 587  | 459   | 294   | 297  | 3.37  | 6.65                                     |
| Police Services        | 488  | 392  | 306   | 197   | 198  | 2.24  | 4.44                                     |
| Recreation             | 3,076  | 2,467  | 1,929   | 1,236   | 1,248                                      | -   | -  |
| Water Services         | 15   | 12   | 9   | 5   | 5  | 0.07  | 0.12                                     |
| Transit                | 178  | 143  | 112   | 71  | 73   | 0.82  | 1.62                                     |
| Public Health          | 172  | 137  | 107   | 69  | 70   | 0.79  | 1.56                                     |
| Roads                  | 10,131   | 8,128  | 6,350   | 4,067   | 4,110                                      | 45.69   | 90.21                                    |
| Sanitary Sewer         | 1,200  | 962  | 753   | 482   | 487  | 5.03  | 9.91                                     |
| Waste Diversion        | 48   | 38   | 30  | 19  | 20   | -   | -  |
|                        | <u>17,329</u>  | <u>13,902</u>                                | <u>10,864</u>                                     | <u>6,958</u>  | <u>7,031</u>                               | <u>58.58</u>  | <u>115.64</u>                            |

|                        | <b>Residential Charge by Unit Types</b>              |  |   |   |  | <b>Non-Residential</b>                               |                                      |
|------------------------|--|--|---|---|--|--|--------------------------------------|
|                        | Single<br>& Semi<br><u>Detached</u><br>(\$ per Unit) | Other<br><u>Multiples</u><br>(\$ per Unit) | Apartments<br><u>2+ Bedrooms</u><br>(\$ per Unit) | Apartments<br><u>Bach &amp; 1 Bdrm</u><br>(\$ per Unit) | Residential<br><u>Care</u><br>(\$ per Bed) | <u>Commercial / Institutional</u><br>(\$ per sq. m.) | <u>Industrial</u><br>(\$ per sq. m.) |
|                        | <b>LANDS OF DALEWOOD</b>                             |  |   |   |  |  |                                      |
| <b>By-Law 157-2021</b> |  |  |   |   |  |  |                                      |
| Wastewater Services    | 0  | 0  | 0   | 0   | 0  | 51.25  | 61.97                                |
| Administratioon        | 0  | 0  | 0   | 0   | 0  | 10.11  | -                                    |
|                        | <u>0</u>   | <u>0</u>                                   | <u>0</u>  | <u>0</u>  | <u>0</u>                                   | <u>61.36</u>   | <u>61.97</u>                         |

|                        | <b>Residential Charge by Unit Types</b>              |  |   |   |  |
|------------------------|--|--|---|---|--|
|                        | Single<br>& Semi<br><u>Detached</u><br>(\$ per Unit) | Other<br><u>Multiples</u><br>(\$ per Unit) | Apartments<br><u>2+ Bedrooms</u><br>(\$ per Unit) | Apartments<br><u>Bach &amp; 1 Bdrm</u><br>(\$ per Unit) | Residential<br><u>Care</u><br>(\$ per Bed) |
|                        | <b>SOUTHBLOCK AREA</b>                               |  |   |   |  |
| <b>By-law 139-2020</b> |  |  |   |   |  |
| <b>Sub Area 1</b>      |  |  |   |   |  |
| Wastewater             | 1,274  | 1,023                                      | 799   | 512   | 516  |
| Water                  | 958  | 770  | 601   | 385   | 389  |
| Administration         | 6  | 5  | 4   | 3   | 3  |
|                        | <u>2,238</u>   | <u>1,798</u>                               | <u>1,404</u>                                      | <u>899</u>  | <u>908</u>                                 |
| <b>Sub Area 2</b>      |  |  |   |   |  |
| Wastewater             | 97   | 78   | 61  | 39  | 39   |
| Water                  | 6  | 5  | 4   | 2   | 2  |
| Roads                  | 2,468  | 1,980                                      | 1,547   | 991   | 1,002                                      |

|  |              |              |              |              |              |
|--|--------------|--------------|--------------|--------------|--------------|
| Administration                                     | 0            | 0            | 0            | 0            | 0            |
|  | <u>2,571</u> | <u>2,062</u> | <u>1,612</u> | <u>1,032</u> | <u>1,043</u> |
| <b><u>Sub Area 3</u></b>                           |              |              |              |              |              |
| Wastewater   | 1,601        | 1,285        | 1,004        | 644          | 649          |
| Water  | 1,108        | 889          | 694          | 445          | 449          |
| Administration                                     | 5            | 4            | 3            | 2            | 2            |
|  | <u>2,715</u> | <u>2,179</u> | <u>1,701</u> | <u>1,091</u> | <u>1,101</u> |
| <b><u>Sub Area 4 (Cook &amp; Orchard Park)</u></b> |              |              |              |              |              |
| Water  | 253          | 203          | 158          | 101          | 103          |
|  | <u>253</u>   | <u>203</u>   | <u>158</u>   | <u>101</u>   | <u>103</u>   |
| <b><u>Urban Expansion Area 3</u></b>               |              |              |              |              |              |
| Wastewater   | 508          | 408          | 319          | 204          | 206          |
| Water  | 1,013        | 813          | 635          | 407          | 411          |
| Administration                                     | 6            | 5            | 4            | 3            | 3            |
|  | <u>1,527</u> | <u>1,227</u> | <u>958</u>   | <u>614</u>   | <u>619</u>   |
| <b><u>Urban Expansion Area 4A</u></b>              |              |              |              |              |              |
| Wastewater   | 1,378        | 1,107        | 864          | 553          | 558          |
| Water  | 1,021        | 820          | 640          | 410          | 414          |
| Administration                                     | 4            | 3            | 3            | 2            | 2            |
|  | <u>2,403</u> | <u>1,930</u> | <u>1,507</u> | <u>964</u>   | <u>974</u>   |

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|---|--|-------------------------------------|---|---|-------------------------------------|
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| <b><u>NORTHWEST AREA 1</u></b>          |  |                                     |   |   |                                     |
| <b>By-law 141-2020</b>                  |  |                                     |   |   |                                     |
| Roads                                   | 2,147  | 1,723                               | 1,346   | 862   | 871                                 |
| Wastewater                              | 4,919  | 3,947                               | 3,084   | 1,976   | 1,995                               |
| Water                                   | 4,539  | 3,641                               | 2,845   | 1,823   | 1,841                               |
| Administration                          | 317  | 254                                 | 199   | 127   | 129                                 |
|   | <u>11,923</u>  | <u>9,565</u>                        | <u>7,474</u>                                      | <u>4,788</u>  | <u>4,835</u>                        |