

## **City of St. Thomas - Development Charges**

This document summarizes the City of St. Thomas' policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 138-2020 (as amended), By-law No. 139-2020 (as amended), By-law No. 140-2020, By-law No. 141-2020 and By-law No. 166-2020 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 Treasury Department and the Clerk's office, Monday to Friday, 8:30 AM to 4:30 PM and on the City of St. Thomas' website at [www.stthomas.ca](http://www.stthomas.ca).

### **Related Bylaws**

Municipal-wide By-laws 138-2020 effective November 3, 2020  
Southblock Area By-law 139-2020 effective November 3, 2020  
Dalewood Lands By-law 140-2020 effective November 3, 2020  
Northwest Area 1 By-law 141-2020 effective November 3, 2020  
Municipal-wide By-law 166-2020 (amending By-law 81-2015) effective December 22, 2020.

These bylaws will expire five years after their effective dates, unless they are otherwise repealed by Council at an earlier date.

*Note:* 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."

### **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.

### **Development Charges 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. 138-2020, By-law No. 166-2020 apply to all lands in the City of St. Thomas. In addition, By-laws 139-2020, 140-2020, 141-2020 apply to specific areas in St. Thomas identified in schedules A, B and C. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.
2. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services and Public Works Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.
3. 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.
4. 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.

## Statement of the Treasurer

As required by the Development Charges Act, 1997, as amended, and Bill 73, the Treasurer for the City of St. Thomas 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 City of St. Thomas for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 545 Talbot Street, St. Thomas, Ontario N5P 3V7.

## Services and Charges

A list of the municipal services for which municipal-wide and area specific development charges are imposed and the amount of the charge by development type is as follows:

Service/Class	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.m. of Gross Floor Area)	Non-Industrial (per sq.m. of Gross Floor Area)
<b>Citywide</b>							
<b>Municipal Wide Services/Classes:</b>							
Roads and Related	7,674	4,810	3,081	6,157	3,113	34.61	68.33
Fire Services	148	93	59	119	60	0.68	1.34
Police Services	371	233	149	298	150	1.70	3.36
Transit Services	135	85	54	108	55	0.62	1.23
Parks and Recreation Services	2,330	1,461	936	1,869	945	-	-
Library Services	883	554	355	708	358	-	-
Growth-Related Studies	88	55	35	71	36	0.39	0.81
Ambulance Services	130	81	52	104	53	0.60	1.18
Waste Diversion Services	36	23	14	29	15	-	-
Airport	14	9	6	12	5	0.06	0.09
Municipal Parking	58	36	26	50	21	0.24	0.35
<b>Total Municipal Wide</b>	<b>11,867</b>	<b>7,440</b>	<b>4,767</b>	<b>9,525</b>	<b>4,811</b>	<b>38.90</b>	<b>76.69</b>
<b>Urban Services</b>							
City-Wide Wastewater Services	445	279	179	357	180	1.86	3.68
City-Wide Water Services	11	7	4	9	4	0.05	0.09
<b>Total Urban Services</b>	<b>456</b>	<b>286</b>	<b>183</b>	<b>366</b>	<b>184</b>	<b>1.91</b>	<b>3.77</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,867</b>	<b>7,440</b>	<b>4,767</b>	<b>9,525</b>	<b>4,811</b>	<b>38.90</b>	<b>76.69</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>12,323</b>	<b>7,726</b>	<b>4,950</b>	<b>9,891</b>	<b>4,995</b>	<b>40.81</b>	<b>80.46</b>

<b>Northwest Area 1:</b>							
Roads	1,587	995	637	1,273	644	-	-
Wastewater	3,637	2,280	1,461	2,918	1,475	-	-
Water	3,356	2,104	1,348	2,693	1,361	-	-
Administration	234	147	94	188	95	-	-
<b>Total Northwest Area 1</b>	<b>8,815</b>	<b>5,526</b>	<b>3,540</b>	<b>7,072</b>	<b>3,575</b>	<b>-</b>	<b>-</b>

<b>Dalewood Lands:</b>							
Administration	-	-	-	-	-	-	7.66
Wastewater	-	-	-	-	-	46.94	38.82
<b>Total Dalewood Lands</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46.94</b>	<b>46.48</b>

<b>South Block Sub Area 1</b>							
Administration	5	3	2	4	2	-	-
Wastewater	942	591	378	756	382	-	-
Water	709	444	285	569	287	-	-
<b>Total South Block Sub Area 1</b>	<b>1,655</b>	<b>1,038</b>	<b>665</b>	<b>1,329</b>	<b>671</b>	<b>-</b>	<b>-</b>

Service/Class	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.m. of Gross Floor Area)	Non-Industrial (per sq.m. of Gross Floor Area)
<b>South Block Sub Area 2</b>							
Administration	5	3	2	4	2	-	-
Roads	83	52	33	66	34	-	-
Wastewater	1,289	808	518	1,034	523	-	-
Water	728	456	292	584	295	-	-
<b>Total South Block Sub Area 2</b>	<b>2,104</b>	<b>1,319</b>	<b>845</b>	<b>1,688</b>	<b>854</b>	-	-
<b>South Block Sub Area 3</b>							
Administration	4	3	2	4	2	-	-
Wastewater	1,184	742	476	950	480	-	-
Water	819	513	329	657	332	-	-
<b>Total South Block Sub Area 3</b>	<b>2,007</b>	<b>1,258</b>	<b>807</b>	<b>1,611</b>	<b>814</b>	-	-
<b>South Block Sub Area 4</b>							
Water	187	117	75	150	76	-	-
<b>Total South Block Sub Area 4</b>	<b>187</b>	<b>117</b>	<b>75</b>	<b>150</b>	<b>76</b>	-	-
<b>South Block Urban Expansion Area 3A</b>							
Administration	5	3	2	4	2	-	-
Wastewater	376	236	151	302	152	-	-
Water	749	469	301	601	304	-	-
<b>Total South Block Urban Exp. 3A</b>	<b>1,129</b>	<b>708</b>	<b>454</b>	<b>907</b>	<b>458</b>	-	-
<b>South Block Urban Expansion 4A</b>							
Administration	3	2	1	3	1	-	-
Wastewater	1,019	639	409	818	413	-	-
Water	755	473	303	606	306	-	-
<b>Total South Block Urban Exp. 4A</b>	<b>1,777</b>	<b>1,114</b>	<b>713</b>	<b>1,427</b>	<b>720</b>	-	-

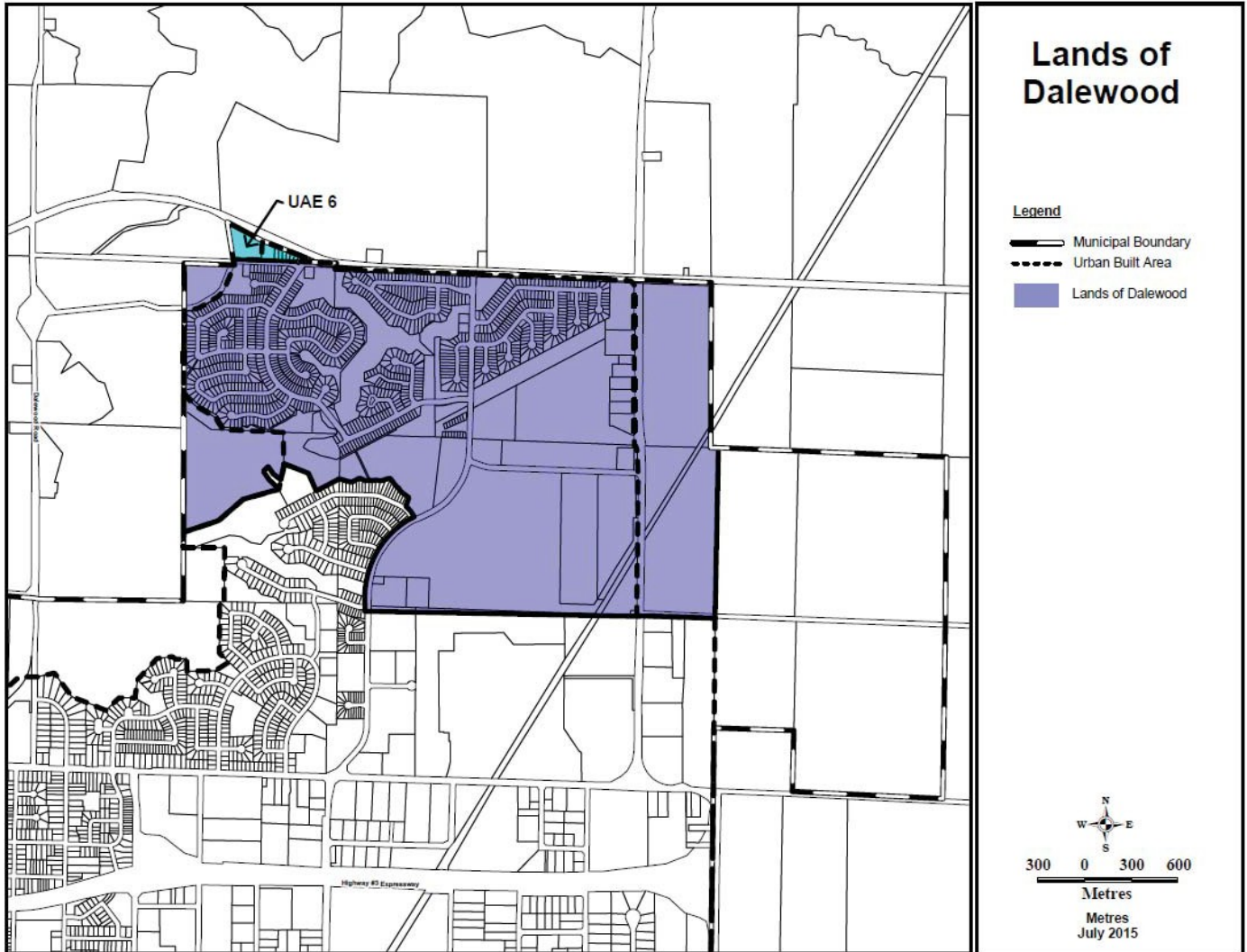
Lands subject to the City of St. Thomas' area specific development charges are attached as follows:

- Dalewoods Lands bylaw 140-2020 – Schedule A
- Northwest Area 1 Bylaw 141-2020 – Schedule B
- South Block Area Bylaw 139-2020 – Schedule C

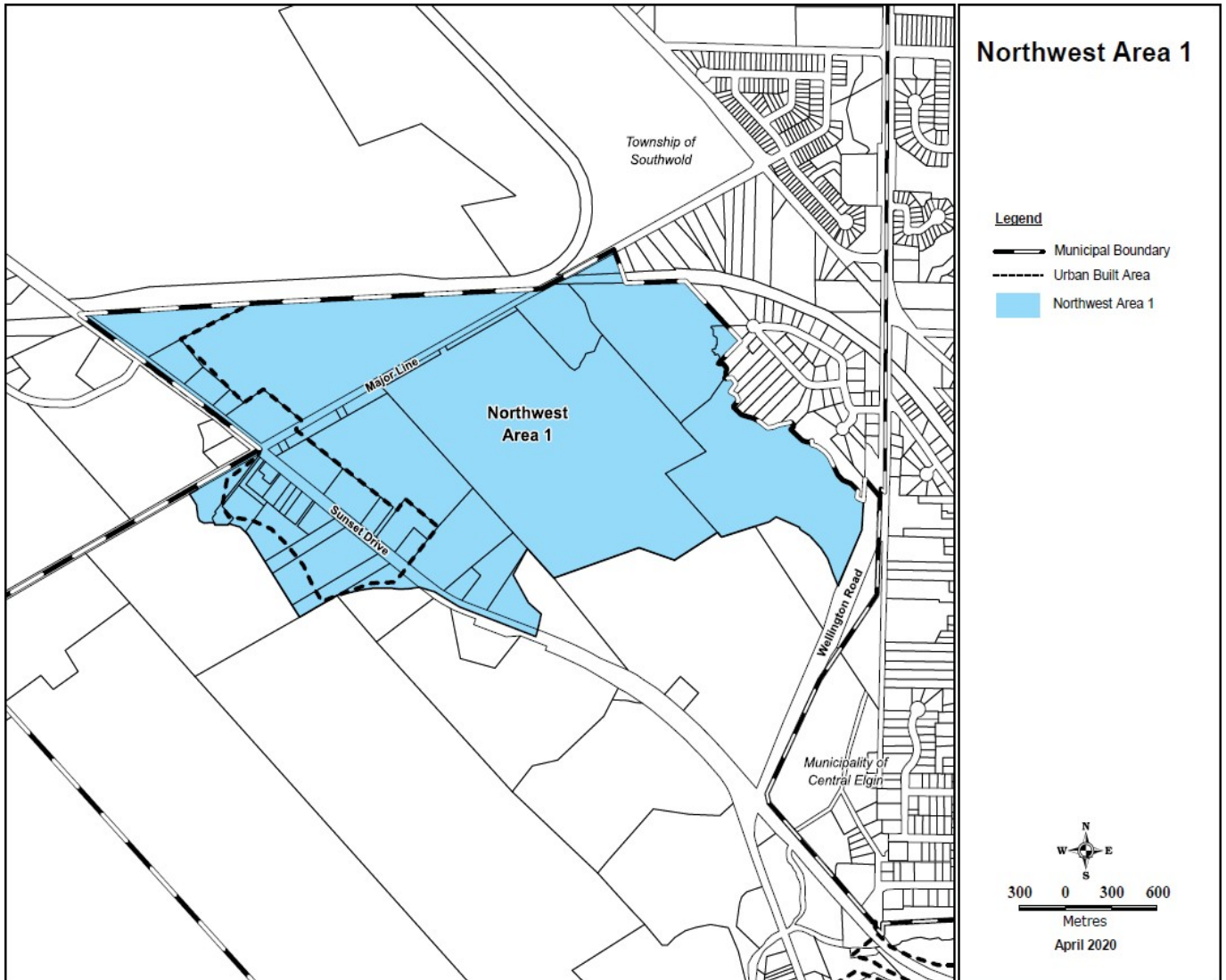
**For further information, please contact:**

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SCHEDULE "A" TO BY-LAW 140-2020  
MAP OF LANDS OF DALEWOOD



SCHEDULE "B" TO BY-LAW 141-2020  
 MAP OF NORTHWEST AREA 1





SCHEDULE "C" TO BY-LAW 140-2020  
 MAP OF SOUTH BLOCK AREA

