



## **NOTICE OF THE PASSING OF DEVELOPMENT CHARGES BY-LAWS BY THE CITY OF ST. THOMAS**

**TAKE NOTICE** that the Council of the City of St. Thomas passed Development Charge By-laws No. 81-2015, 82-2015 and 83-2015 on the 22<sup>nd</sup> day of June, 2015, under Section 2 of the *Development Charges Act, 1997*.

**AND TAKE NOTICE** that any person or organization may appeal to the Ontario Municipal Board under Section 14 of the Act, in respect of the Development Charges By-laws, by filing with the Clerk on or before Monday, August 3<sup>rd</sup>, 2015, a notice of appeal setting out the objection to the By-laws and the reasons supporting the objection.

The aforementioned by-laws include a City-wide and two area-specific by-laws. The development charges will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

City-wide development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as administration, library, fire protection, police, parks and recreation, public works, transit, airport, municipal parking, ambulance, roads and related, and wastewater services. Schedule 1 below sets out the development charge rates applicable throughout the City. The City-wide residential rates will be subject to annual phase-in increases, as outlined in By-law 81-2015.

Area-specific development charges related to the provision of administration, roads, wastewater and water servicing apply to the specified areas of South Block (and all sub-areas within) and the Lands of Dalewood. Area-specific charges applicable in South Block and Dalewood are listed in Schedule 2 below. These charges are applicable only with respect to development occurring within each area.

Key maps are not set out in this notice as the details and scale of such maps would be difficult to reproduce in an accurate and legible form. Map schedules for each applicable service area are attached to the respective by-laws on the City's website.

The development charges imposed under the By-laws come into effect on the 1<sup>st</sup> day of July, 2015. Copies of the complete Development Charge By-laws are available for examination during regular business hours (weekdays from 8:30 a.m. to 4:30 p.m.) in the offices of the City located at 545 Talbot Street, and on the website at [www.stthomas.ca](http://www.stthomas.ca).

For further information, please contact the Clerk's Office at 519-631-1680, ext. 4120.

Dated at the City of St. Thomas, July 8<sup>th</sup>, 2015.

Wendell Graves, Chief Administrative Officer / Clerk  
City of St. Thomas  
545 Talbot Street, P.O. Box 520  
St. Thomas, Ontario, N5P 3V7



**Schedule 1 – City-Wide Development Charge Rates**

<b>Unit Type</b>	<b>Charge</b>	<b>July 1 2015 – Sept 30 2015</b>	<b>Oct 1 2015 – Sept 30 2016</b>	<b>Oct 1 2016 – Sept 30 2017</b>	<b>Oct 1 2017 – Sept 30 2018</b>	<b>Oct 1 2018 – Sept 30 2019</b>	<b>Oct 1 2019 – By-law Expiry</b>
<b>Single Detached</b>	\$/unit	\$7,426	\$9,532	\$10,080	\$10,585	\$11,133	\$11,638
<b>Multiple Dwelling</b>	\$/unit	\$5,993	\$8,104	\$8,653	\$9,160	\$9,709	\$10,216
<b>Large Apartment</b>	\$/unit	\$4,678	\$5,982	\$6,321	\$6,633	\$6,972	\$7,285
<b>Small Apartment</b>	\$/unit	\$3,126	\$4,117	\$4,375	\$4,613	\$4,870	\$5,108
<b>Residential Care</b>	\$/unit	\$2,721	\$3,453	\$3,644	\$3,820	\$4,010	\$4,186
<b>Industrial</b>	\$/sq.m	\$32.44	\$32.44	\$32.44	\$32.44	\$32.44	\$32.44
<b>Commercial / Institutional</b>	\$/sq.m	\$49.17	\$49.17	\$49.17	\$49.17	\$49.17	\$49.17

Note: Industrial development exempt from non-residential development charges

**Schedule 2 – Area Specific Development Charge Rates**

**South Block:**

<b>Sub-Area</b>	<b>Single &amp; Semi-Detached</b>	<b>Other Multiples</b>	<b>Large Apartments</b>	<b>Small Apartments</b>	<b>Residential Care</b>
<b>Sub-Area 1</b>	\$1,528	\$1,344	\$963	\$672	\$550
<b>Sub-Area 2</b>	\$1,748	\$1,539	\$1,102	\$770	\$629
<b>Sub-Area 3</b>	\$1,577	\$1,388	\$994	\$694	\$567
<b>Sub-Area 4</b>	\$150	\$132	\$95	\$66	\$54
<b>Urban Expansion Area 3</b>	\$618	\$544	\$390	\$272	\$222
<b>Urban Expansion Area 4A</b>	\$1,635	\$1,438	\$1,030	\$719	\$588
<b>Urban Expansion Area 4B</b>	\$892	\$784	\$562	\$392	\$321

**Dalewood:**

<b>Service</b>	<b>Single &amp; Semi-Detached</b>	<b>Other Multiple</b>	<b>Large Apartment</b>	<b>Small Apartment</b>	<b>Residential Care</b>	<b>Commercial / Institutional</b>
<b>Unfunded Water, Wastewater and Roads</b>	\$683	\$601	\$430	\$301	\$246	\$6.98
<b>Wastewater Services</b>	\$687	\$605	\$433	\$302	\$247	\$24.52
<b>Administration</b>	\$0	\$0	\$0	\$0	\$0	\$0.00
<b>Total Development Charge</b>	<b>\$1,370</b>	<b>\$1,206</b>	<b>\$863</b>	<b>\$603</b>	<b>\$493</b>	<b>\$31.50</b>

Note: Industrial development exempt from non-residential development charges