NOTICE OF PASSING OF PARKLAND DEDICATION BY-LAW BY THE CORPORATION OF THE CITY OF ST. THOMAS

City-Wide Parkland Dedication By-law – City Initiated

TAKE NOTICE that the Council of the Corporation of the City of St. Thomas passed By-Law No. 146-2026 on the 2nd day of November, 2026, pursuant to Subsection 42 of the Planning Act, R.S.O, 1990, as amended.

Parkland dedication is a tool under the *Planning Act* that allows municipalities to receive land or a cash payment in lieu of land as a condition of development or redevelopment. The purpose of the By-law is to implement new parkland dedication and cash in lieu of parkland dedication rates and updates to align with changes to Sections 42, 51.1 and 53 of the *Planning Act*. The By-law also permits the use of the alternative parkland dedication rates as provided for in Section 42 of the *Planning Act*.

The Parkland Dedication By-law includes provisions allowing the City to require land conveyances and the payment of cash-in-lieu for park or other public recreational purposes as conditions for the development or redevelopment of land.

The Parkland Dedication By-law applies to all lands within the municipal boundary of the City of St. Thomas; therefore, a key map has not been provided. The Parkland Dedication By-law provides for the following:

– 5% land or payment in lieu of land for residential and uses;
– 2% land or payment in lieu of land for commercial and industrial uses;
– using the alternative rate for dedication, one (1) hectare for each six hundred (600) Net Residential Units proposed; and
– using the alternative rate for payment in lieu, one (1) hectare for each one thousand (1,000) Net Residential Units proposed.

Parkland dedication is calculated and collected prior to final approval of an application for site plan approval, consent to sever, plan of subdivision, or plan of condominium, for eligible development or redevelopment. Payments in lieu of land are based on the appraised value of the land being developed.

While a Public Meeting is not required under the *Planning Act* for parkland dedication By-laws, a public meeting was held on October 13, 2026 in relation to the associated Official Plan Amendment application where one member of the public provided comment related to density and park need, and opportunities for privately owned public spaces. Members of Council asked questions relating to application of policies to infill applications and off-site dedication. No written submissions were received.

In coming to its decision, Council took into consideration the planning reports prepared by staff and the submissions made by the applicant and the public.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal with the City Clerk either via the OLT e-file portal (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting St. Thomas (City) - Clerk as the Approval Authority, or in person or by mail to 545 Talbot Street, St. Thomas, ON N5P 3V7, no later than 4:30 p.m. on November 27, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to customerservice@stthomas.ca.

Only specific stakeholders, including the applicant, the Minister, public bodies or a "specified person" as defined by the *Planning Act*, and /or registered owner of any land to which the Official Plan Amendment would apply may appeal a zoning by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of a specified person or registered owner who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information about this matter, contact the City of St. Thomas Planning & Building Services Department

PUBLIC ACCESS TO INFORMATION relating to the proposed Official Plan Amendment is available for inspection daily, from Monday to Friday, between 8:30 A.M. and 4:30 P.M. at the Planning Office, 545 Talbot Street, St. Thomas, or may be accessed on the City's website https://www.stthomas.ca/living_here/notices_to_residents or the City's Facebook page www.facebook.com/st.thomastherailwaycity.

DATED at the City of St. Thomas, this 6th day of November, 2026.

Thomas Thayer, City Clerk
City of St. Thomas
545 Talbot Street
St. Thomas, Ontario
N5P 3V7