

CORPORATION OF THE CITY OF ST. THOMAS
DEVELOPMENT CHARGES
effective April 1, 2024 to March 31, 2025

	Residential Charge by Unit Types					Non-Residential Charge per Square Metre of GFA	
	Single & Semi <u>Detached</u>	Multiple <u>Dwelling</u>	Apartments <u>2+ Bedrooms</u>	Apartments <u>Bach & 1 Bdrm</u>	Residential <u>Care</u>	<u>Industrial</u>	Non- <u>Industrial</u>
	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)	(\$ per sq. m.)	(\$ per sq. m.)
<u>CITY-WIDE</u>							
By-Law 156-2021							
Administration	129	104	81	52	53	0.60	1.18
Library	1,229	986	771	494	498	-	-
Fire Protection	773	620	485	311	313	3.55	7.02
Police Services	515	414	323	207	209	2.37	4.68
Recreation	3,244	2,602	2,034	1,303	1,316	-	-
Water Services	16	13	10	6	6	0.07	0.13
Transit	188	150	118	75	77	0.86	1.71
Public Health	181	145	113	72	74	0.84	1.64
Roads	10,685	8,573	6,697	4,290	4,335	48.19	95.14
Sanitary Sewer	1,266	1,015	794	508	514	5.31	10.46
Waste Diversion	50	40	32	20	21	-	-
	<u>18,277</u>	<u>14,662</u>	<u>11,458</u>	<u>7,339</u>	<u>7,415</u>	<u>61.78</u>	<u>121.96</u>

	Residential Charge by Unit Types				Non-Residential		
	Single & Semi <u>Detached</u>	Other <u>Multiples</u>	Apartments <u>2+ Bedrooms</u>	Apartments <u>Bach & 1 Bdrm</u>	Residential <u>Care</u>	Commercial / <u>Institutional</u>	<u>Industrial</u>
	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)	(\$ per sq. m.)	(\$ per sq. m.)
<u>LANDS OF DALEWOOD</u>							
By-Law 157-2021							
Wastewater Services	0	0	0	0	0	54.05	65.36
Administration	0	0	0	0	0	10.67	-
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>64.72</u>	<u>65.36</u>

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	Single & Semi <u>Detached</u>	Other <u>Multiples</u>	Apartments <u>2+ Bedrooms</u>	Apartments <u>Bach & 1 Bdrm</u>	Residential <u>Care</u>
	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)
<u>SOUTHBLOCK AREA</u>					
By-law 139-2020					
<u>Sub Area 1</u>					
Wastewater	1,343	1,079	843	540	545
Water	1,011	812	634	406	410
Administration	7	5	4	3	3
	<u>2,361</u>	<u>1,896</u>	<u>1,481</u>	<u>949</u>	<u>957</u>
<u>Sub Area 2</u>					
Wastewater	1,838	1,475	1,152	738	746
Water	1,038	833	651	417	421
Roads	118	95	74	47	48
Administration	7	6	4	3	3
	<u>3,001</u>	<u>2,408</u>	<u>1,882</u>	<u>1,205</u>	<u>1,218</u>
<u>Sub Area 3</u>					
Wastewater	1,689	1,356	1,059	679	685
Water	1,168	938	732	470	474
Administration	6	5	4	2	2
	<u>2,863</u>	<u>2,298</u>	<u>1,795</u>	<u>1,151</u>	<u>1,161</u>
<u>Sub Area 4 (Cook & Orchard Park)</u>					
Water	267	214	167	107	108
	<u>267</u>	<u>214</u>	<u>167</u>	<u>107</u>	<u>108</u>
<u>Urban Expansion Area 3</u>					
Wastewater	536	430	336	215	217
Water	1,068	858	670	429	433
Administration	7	5	4	3	3
	<u>1,611</u>	<u>1,294</u>	<u>1,010</u>	<u>648</u>	<u>653</u>
<u>Urban Expansion Area 4A</u>					
Wastewater	1,454	1,167	911	583	589
Water	1,077	865	675	432	436
Administration	4	3	3	2	2
	<u>2,535</u>	<u>2,036</u>	<u>1,589</u>	<u>1,017</u>	<u>1,027</u>

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	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)
<u>NORTHWEST AREA 1</u>					
By-law 141-2020					
Roads	2,265	1,817	1,420	909	918
Wastewater	5,188	4,162	3,252	2,084	2,104
Water	4,787	3,841	3,001	1,922	1,941
Administration	334	268	210	134	136
	<u>12,575</u>	<u>10,088</u>	<u>7,883</u>	<u>5,050</u>	<u>5,100</u>