

**CORPORATION OF THE CITY OF ST. THOMAS
DEVELOPMENT CHARGES
effective April 1, 2025 to March 31, 2026**

Residential Charge by Unit Types						Non-Residential Charge per Square Metre of GFA	
Single & Semi <u>Detached</u> (\$ per Unit)	Multiple <u>Dwelling</u> (\$ per Unit)	Apartments <u>2+ Bedrooms</u> (\$ per Unit)	Apartments <u>Back & 1 Bdrm</u> (\$ per Unit)	Residential <u>Care</u> (\$ per Bed)	<u>Industrial</u> (\$ per sq. m.)	<u>Industrial</u> (\$ per sq. m.)	
CITY-WIDE							
By-Law 156-2021							
Administration	135	109	84	54	55	0.62	1.23
Library	1,279	1,026	803	514	519	-	-
Fire Protection	804	645	504	323	326	3.69	7.30
Police Services	536	430	336	216	217	2.46	4.87
Recreation	3,375	2,708	2,116	1,356	1,369	-	-
Water Services	16	13	10	6	6	0.07	0.13
Transit	196	156	123	78	80	0.90	1.78
Public Health	188	151	117	75	77	0.87	1.71
Roads	11,117	8,919	6,968	4,463	4,510	50.14	98.99
Sanitary Sewer	1,317	1,056	826	529	535	5.52	10.88
Waste Diversion	52	42	33	21	22	-	-
	<u>19,015</u>	<u>15,255</u>	<u>11,921</u>	<u>7,635</u>	<u>7,715</u>	<u>64.28</u>	<u>126.89</u>
			<u>9,537</u>	<u>6,490</u>			
			<u>8,941</u>				

CPI 4.04%

Rental Discount Unit Rates
for "Rental Housing Developments"

8,941 Units with 3+ bedrooms
9,537 Units with 2 bedrooms
6,490 Units with 1 bedroom

"rental housing development" means development of a building or structure with four or more residential units all of which are intended for use as rented residential premises, then the indexed D.C. is discounted based on the number of bedrooms in each unit (i.e., 25% discount for 3+ bedrooms, 20% discount for 2 bedrooms, and 15% discount for 1 bedroom or less)

Residential Charge by Unit Types					Non-Residential		
Single & Semi <u>Detached</u> (\$ per Unit)	Other <u>Multiples</u> (\$ per Unit)	Apartments <u>2+ Bedrooms</u> (\$ per Unit)	Apartments <u>Back & 1 Bdrm</u> (\$ per Unit)	Residential <u>Care</u> (\$ per Bed)	Commercial / <u>Institutional</u> (\$ per sq. m.)	<u>Industrial</u> (\$ per sq. m.)	
LANDS OF DALEWOOD							
By-Law 157-2021							
Wastewater Services	0	0	0	0	0	56.24	68.00
Administration	0	0	0	0	0	11.10	-
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>67.33</u>	<u>68.00</u>

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SOUTHBLOCK AREA					
By-law 139-2020					
Sub Area 1					
Wastewater	1,398	1,122	877	562	567
Water	1,052	845	660	423	426
Administration	7	6	4	3	3
	<u>2,456</u>	<u>1,972</u>	<u>1,541</u>	<u>987</u>	<u>996</u>
Sub Area 2					
Wastewater	1,913	1,534	1,199	768	776
Water	1,080	867	677	434	438
Roads	123	98	77	49	50
Administration	7	6	4	3	3
	<u>3,123</u>	<u>2,505</u>	<u>1,958</u>	<u>1,254</u>	<u>1,267</u>
Sub Area 3					
Wastewater	1,757	1,410	1,101	707	713
Water	1,216	976	762	489	493
Administration	6	5	4	2	2
	<u>2,979</u>	<u>2,391</u>	<u>1,867</u>	<u>1,198</u>	<u>1,208</u>
Sub Area 4 (Cook & Orchard Park)					
Water	278	223	174	111	113
	<u>278</u>	<u>223</u>	<u>174</u>	<u>111</u>	<u>113</u>
Urban Expansion Area 3					
Wastewater	557	448	350	224	226
Water	1,111	893	697	447	451
Administration	7	6	4	3	3
	<u>1,676</u>	<u>1,346</u>	<u>1,051</u>	<u>674</u>	<u>680</u>
Urban Expansion Area 4A					
Wastewater	1,512	1,214	948	607	613
Water	1,121	900	703	450	454
Administration	4	4	3	2	2
	<u>2,637</u>	<u>2,118</u>	<u>1,653</u>	<u>1,058</u>	<u>1,069</u>

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NORTHWEST AREA 1					
By-law 141-2020					
Roads	2,356	1,890	1,477	946	956
Wastewater	5,398	4,331	3,384	2,168	2,189
Water	4,981	3,996	3,122	2,000	2,020
Administration	348	279	218	140	141
	<u>13,083</u>	<u>10,496</u>	<u>8,201</u>	<u>5,254</u>	<u>5,306</u>