

CORPORATION OF THE CITY OF ST. THOMAS
DEVELOPMENT CHARGES
Effective: April 1, 2026 to March 31, 2027

City-Wide (By-Law 156-2021)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)	Industrial (\$ per sq. m.)	Non-Industrial (\$ per sq. m.)
Administration	140	113	87	56	57	0.65	1.28
Library	1,325	1,062	831	533	537	-	-
Fire	833	668	522	335	338	3.83	7.56
Police	555	446	348	224	225	2.55	5.04
Recreation	3,497	2,805	2,192	1,405	1,418	-	-
Water	17	14	11	6	6	0.08	0.14
Transit	203	162	128	81	83	0.93	1.85
Public Health	195	156	122	78	80	0.90	1.77
Roads	11,516	9,240	7,218	4,624	4,672	51.94	102.54
Sanitary Sewer	1,364	1,094	855	548	554	5.72	11.27
Waste Diversion	54	44	35	22	23	-	-
Total	19,699	15,804	12,349	7,912	7,993	66.60	131.45

Rental Housing Discount	9,262 Units with 3+ bedrooms 9,879 Units with 2 bedrooms 6,725 Units with 1 bedroom
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Lands of Dalewood (By-Law 157-2021)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)	Industrial (\$ per sq. m.)	Non-Industrial (\$ per sq. m.)
Wastewater	-	-	-	-	-	70.44	58.26
Administration	-	-	-	-	-	-	11.50
Total	-	-	-	-	-	70.44	69.76

South Block Sub Area 1 (By-Law 139-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Wastewater	1,448	1,163	908	582	587
Water	1,090	875	683	438	442
Administration	7	6	4	3	3
Total	1,097	881	688	441	445

South Block Sub Area 2 (By-Law 139-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Wastewater	1,981	1,590	1,242	796	804
Water	1,119	898	701	449	454
Roads	127	102	80	51	52
Administration	7	6	5	3	3
Total	3,235	2,595	2,028	1,299	1,313

South Block Sub Area 3 (By-Law 139-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Wastewater	1,820	1,461	1,141	732	738
Water	1,259	1,011	789	506	511
Administration	6	5	4	2	3
Total	3,086	2,477	1,934	1,241	1,251

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South Block Sub Area 4 (By-Law 139-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Water	288	231	180	115	117
Total	288	231	180	115	117

Urban Expansion Area 3 (By-Law 139-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Wastewater	577	464	362	232	234
Water	1,151	925	722	463	467
Administration	7	6	5	3	3
Total	1,736	1,394	1,089	698	704

Urban Expansion Area 4A (By-Law 139-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Wastewater	1,567	1,258	982	629	635
Water	1,161	932	728	466	470
Administration	5	4	3	2	2
Total	2,732	2,194	1,713	1,096	1,107

Northwest Area 1 (By-Law 141-2020)

Service	Single & Semi Detached (\$ per Unit)	Multiple Dwelling (\$ per Unit)	Apartments 2+ Bedrooms (\$ per Unit)	Apartments Bach & 1 Bdrm (\$ per Unit)	Residential Care (\$ per Bed)
Roads	2,441	1,958	1,530	980	990
Wastewater	5,592	4,486	3,505	2,246	2,268
Water	5,159	4,139	3,234	2,072	2,092
Administration	361	289	226	145	146
Total	13,553	10,872	8,495	5,443	5,496