

SCHEDULE "B-1" OF DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m of Gross Floor Area)
City-wide Services:							
Related to a Highway	5,894	4,300	4,047	2,670	2,396	2.66	28.63
Fire Protection	590	430	405	267	240	0.27	2.91
Police	448	327	308	203	182	0.20	2.15
Administration - Engineering-related Studies	112	81	77	51	46	0.05	0.57
Total City-wide Services	7,044	5,138	4,837	3,191	2,864	3.18	34.26
Urban Services - All Other Urban areas							
Stormwater Drainage and Control Services	578	422	397	262	235	0.31	3.34
Wastewater Services	4,242	3,094	2,913	1,922	1,724	2.06	22.17
Total Urban Services - All Other Urban areas	4,820	3,516	3,310	2,184	1,959	2.37	25.51
Urban Services - Development Area 2							
Stormwater Drainage and Control Services	9,441	6,887	6,482	4,277	3,838	5.68	61.14
Wastewater Services	10,752	7,843	7,383	4,871	4,371	4.80	51.67
Water Services	99	72	68	45	40	0.04	0.43
Total Urban Services - Development Area 2	20,292	14,802	13,933	9,193	8,249	10.52	113.24
GRAND TOTAL RURAL AREA	7,044	5,138	4,837	3,191	2,864	3.18	34.26
GRAND TOTAL ALL OTHER URBAN AREAS	11,864	8,654	8,147	5,375	4,823	5.55	59.77
GRAND TOTAL DEVELOPMENT AREA 2	27,336	19,940	18,770	12,384	11,113	13.70	147.50

SCHEDULE "B-2" OF DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m of Gross Floor Area)
City-wide Services:							
Parking Services	70	51	48	32	28	0.03	0.32
Outdoor Recreation Services	1,631	1,190	1,120	739	663	0.33	3.55
Administration - Community Benefit-related Studies	35	26	24	16	14	0.02	0.18
Total City-wide Services	1,736	1,267	1,192	787	705	0.38	4.05



City of Sarnia Development Charges 2019

This pamphlet summarizes the City of Sarnia Development Charges.

The information contained herein is intended **only as a guide**. Applicants should review the approved Development Charges By-law and consult with the Planning and Building Department to determine the applicable charges that may apply to a specific development proposal.

A complete copy of the Development Charges By-law 89 of 2019 is available for inspection in the City of Sarnia Community Development Services and Standards during regular business hours (weekdays 8:30 a.m. to 4:30 p.m.) excluding statutory holidays and the City of Sarnia website.

For further information please contact:

City of Sarnia
Community Development Services and Standards
Sarnia City Hall, 3rd Floor
255 Christina Street North
Sarnia, ON N7T 7N2

Phone: 519-332-0330
E-mail: planning@sarnia.ca
www.sarnia.ca

City of Sarnia Development Charges

Purpose of Development Charges

The general purpose of Development Charges By-law 89 of 2019 is to impose development charges on lands located in the municipality under development/redevelopment to pay for the increased capital costs of services arising from development in the area to which the By-law applies.

Development Charges Rules

The development charge by-law applies to all lands in the City of Sarnia, whether or not the lands or use is exempt from taxation under Section 3 of the Assessment Act.

Exemptions:

The by-law does not apply to land that is owned by and used for the purpose of a municipality, local board or board of education.

Development Charges are not imposed for;

- all building permits not resulting in the creation of an additional residential unit;
- a non-residential farm building or structure used for agricultural purposes;
- a use of land that does not involve a building structure, such as playing fields, ball diamonds and other similar outdoor recreation facilities;
- development in the Sarnia 402 Business Park or Sarnia/UWO Research Park lands;
- The enlargement of the gross floor area of an "existing industrial building" by 50% or less; and
- temporary buildings and structures and non-serviced industrial buildings and structures used exclusively for storage.

Where a conflict exists between the provisions of the By-law and any other agreement between the City and the owner, the provisions of such agreement prevail to the extent of the conflict.



Approvals for Development

Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- a. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b. the approval of a minor variance under section 45 of the Planning Act;
- c. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- d. the approval of a plan of subdivision under section 51 of the Planning Act;
- e. a consent under section 53 of the Planning Act;
- f. the approval of a description under section 50 of the Condominium Act, R.S.O. 1990;
- g. the issuing of a permit under the Building Code Act in relation to a building or structure.

Indexing

Development charges shall be adjusted annually as of January 1 each year in accordance with the prescribed index in the Act.

Services

The categories of services for which development charges are imposed in Sarnia are as follows:

- a. Services related to a highway;
- b. County roads;
- c. Fire protection services;
- d. Police services;
- e. Outdoor recreation services;
- f. Administration studies;
- g. Storm drainage and control services;
- h. Wastewater;
- i. Water; and
- j. Parking Services.

Reference should be made to the City's Development Charge By-law. For more information please contact the Planning and Building Department.

Time of Payment

Development Charges are calculated and payable when the Building Permit is issued.

Purpose of Treasurer's Statement

The general purpose of the statement of the City Treasurer is to document annually the continuity of each Development Charge reserve fund, inclusive of services covered, draws, amount and source of other monies used for development charge projects, interest earnings, development charge collections, borrowings including amount and source of repayments, and landowners credit transactions. The Treasurer's annual statement may be viewed in the offices of the Treasurer during regular office hours.

