



City of Sarnia Development Charges 2024

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 1 of 2024** 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
Planning & Development Services
Community Services
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

Service/Class of 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.m of Gross Floor Area)
City-wide Services/Class of Service:						
Services Related to a Highway	8,065	6,501	5,882	3,415	3,321	53.71
Public Works (Facilities and Fleet)	442	356	322	187	182	3.12
Fire Protection Services	493	397	360	209	203	3.44
Policing Services	921	742	672	390	379	6.46
Parks and Recreation Services	6,374	5,138	4,649	2,699	2,625	6.35
Library Services	645	520	470	273	266	0.65
Total City-wide Services/Class of Services	16,940	13,654	12,355	7,173	6,976	73.73
Urban Services - All Other Urban Areas						
Stormwater Drainage and Control Services	793	639	578	336	327	4.74
Wastewater Services	2,944	2,373	2,147	1,247	1,212	23.25
Water Services	515	415	376	218	212	4.09
Total Urban Services - All Other Urban Areas	4,252	3,427	3,101	1,801	1,751	32.08
Urban Services - Development Area 2						
Stormwater Drainage and Control Services	11,045	8,903	8,055	4,677	4,549	55.86
Wastewater Services	14,584	11,756	10,636	6,175	6,006	90.52
Water Services	846	682	617	358	348	5.27
Total Urban Services - Development Area 2	26,475	21,341	19,308	11,210	10,903	151.66
GRAND TOTAL CITY-WIDE	16,940	13,654	12,355	7,173	6,976	73.73
GRAND TOTAL ALL OTHER URBAN AREAS	21,192	17,081	15,456	8,974	8,727	105.81
GRAND TOTAL DEVELOPMENT AREA 2	43,415	34,995	31,663	18,383	17,879	225.40
2024 First Year 80% Phase-In						
GRAND TOTAL CITY-WIDE	13,552	10,923	9,884	5,738	5,581	58.99
GRAND TOTAL ALL OTHER URBAN AREAS	16,954	13,665	12,365	7,179	6,982	84.65
GRAND TOTAL DEVELOPMENT AREA 2	34,732	27,996	25,330	14,706	14,303	180.32

City of Sarnia Development Charges

Purpose of Development Charges

The general purpose of **Development Charges By-law 1 of 2024** 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;
- non-profit housing development
- 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:

- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- the approval of a minor variance under section 45 of the Planning Act;
- a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- the approval of a plan of subdivision under section 51 of the Planning Act;
- a consent under section 53 of the Planning Act;
- the approval of a description under section 50 of the Condominium Act, R.S.O. 1990;
- 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:

- Services related to a highway;
- Public works;
- Fire protection services;
- Police services;
- Parks services;
- Growth studies;
- Storm drainage and control services;
- Wastewater services;
- Water; and
- 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.

