

Summary of Schedules of Development Charges
Effective January 1, 2023 (By-law 101 of 2021)

Service	Residential					Non-Residential (per sq.m of Gross Floor Area)
	Single and Semi- Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
Services Related to a Highway	7,717	5,630	5,298	3,497	3,137	37.57
Public Works	319	232	218	145	129	1.32
Fire Protection Services	803	586	553	364	327	3.98
Police Services	612	446	420	277	247	2.92
Parks Services	2,633	1,921	1,810	1,192	1070	5.73
Growth Studies	209	154	142	94	84	1.03
Total City-Wide Services	\$12,293	\$8,969	\$8,441	\$5,569	\$4,994	\$52.55
Stormwater Drainage and Control Services	788	576	541	357	321	4.55
Wastewater Services	5,783	4,218	3,971	2,621	2,350	30.23
Total Urban Services - All Other Urban Areas	\$6,571	\$4,794	\$4,512	\$2,978	\$2,671	\$34.78
Stormwater Drainage and Control Services	9,920	7,237	6,811	4,495	4,033	64.29
Wastewater Services	13,312	9,710	9,140	6,031	5,412	63.83
Water Services	134	98	92	60	54	0.58
Total Urban Services - Development Area 2	\$23,366	\$17,045	\$16,043	\$10,586	\$9,499	\$128.70
Grand Total Rural Area	\$12,293	\$8,969	\$8,441	\$5,569	\$4,994	\$52.55
Grand Total All Other Urban Areas	\$18,864	\$13,763	\$12,953	\$8,547	\$7,665	\$87.33
Grand Total Development Area 2	\$35,659	\$26,014	\$24,484	\$16,155	\$14,493	\$181.25



City of Sarnia Development Charges 2022

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
Planning Department - 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

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. Public works;
- c. Fire protection services;
- d. Police services;
- e. Parks services;
- f. Growth studies;
- g. Storm drainage and control services;
- h. Wastewater services;
- 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.

