

BY-LAW NUMBER 100 OF 2024
OF THE CITY OF SARNIA

"A By-Law to Amend the Development Charges By-Law"
(Re: Development Charges By-law)

WHEREAS subsection 2(1) of the Development Charges Act, 1997 (the "Act"), S.O. 1997, c.27, as amended, provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the By-Law applies; and

AND WHEREAS Section 19 of the Act provides for amendments to be made to development charges by-laws; and

AND WHEREAS subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed; and

AND WHEREAS the Council of the Corporation of the City of Sarnia (the "Council") enacted and passed By-Law Number 1 of 2024 on January 15, 2024; and

AND WHEREAS on November 18, 2024, the Council of the City of Sarnia approved the Development Charge By-law – Bill 185 Update Report, thereby indicating that it intends to change the rules developed pursuant to paragraph 9 of subsection 5(1) of the Act to increase a development charge imposed during the first four years that the by-law is in force to the amount that could have been charged if paragraph 4 of subsection 5(6) of the Act had not been in force at the time the by-law was passed.

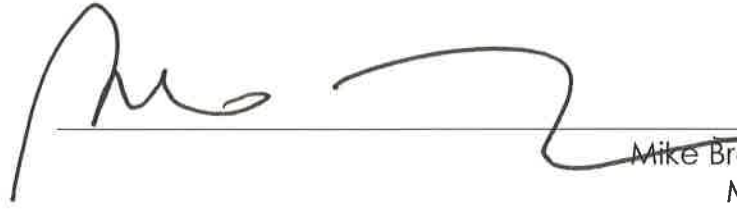
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SARNIA ENACTS AS FOLLOWS:

1. By-law 1 of 2024 is hereby amended as follows:
 - a. By adding Growth Studies to Section 2. Designation of Services/Class of Services, subsection 2.1, as follows:

10)Growth Studies
 - b. Repeal the Mandatory Phase-In Section 3.9, and renumber the By-law; and

- c. Replace Schedule 'B' of By-law 1 of 2024 with Schedule 'A' to this amending By-law.

By-Law Read a First, Second and Third time this 18 day of November, 2024.



Mike Bradley
Mayor



Amy Burkhart
City Clerk

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
Growth Studies	91	73	66	39	37	1.70
Total City-wide Services/Class of Services	17,031	13,727	12,421	7,212	7,013	75.43
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	17,031	13,727	12,421	7,212	7,013	75.43
GRAND TOTAL ALL OTHER URBAN AREAS	21,283	17,154	15,522	9,013	8,764	107.51
GRAND TOTAL DEVELOPMENT AREA 2	43,506	35,068	31,729	18,422	17,916	227.10

Schedule 'A'