

Municipality of Thames Centre Development Charges By-law No. 17-2022

Effective March 7, 2022 to March 7, 2027

Purpose of Development Charges

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality’s financial requirements.

The Council of the Municipality of Thames Centre passed municipal-wide By-law No. 17-2022 on March 7, 2022 under subsection 2 (1) of the *Development Charges Act, 1997*, as amended.

Development Charge Rules

The main rules for determining if a development charge is payable in a particular case, and for determining the amount of the charge, are as follows:

Development Charges By-law No. 17-2022 applies to all lands in the Municipality of Thames Centre. Charges relating to municipal water and sanitary sewer services apply only to development receiving the respective services, based on provisions in the by-law.

Statement of Treasurer

As required by the *Development Charges Act, 1997*, as amended, the Treasurer for the Municipality of Thames Centre must prepare an annual financial statement reporting on the status and transactions related to the Development Charges reserve funds for the previous year. This statement is presented to the Council for the Municipality of Thames Centre for their review and may be reviewed by the public in the Clerk’s Office during regular business hours.

1. Development charges for Water System Supply, Water Distribution Services, Sanitary Sewer Service, Wastewater Treatment Services, Roads Services and Public Works Services shall be calculated and be payable at the time of execution of a subdivision agreement or an agreement entered into as a condition of consent. The development charges for the other services shall be calculated and be payable on the date the first building permit is issued.
2. The following uses are wholly exempt from development charges under the by-law:
 - Lands owned by and used for purposes of a municipality, local board thereof, or board of education;
 - An interior alteration to an existing building or structure which does not change or intensify the use of the land;
 - The enlargement of an existing residential dwelling unit, or the creation of one or two additional units where specific conditions are met;
 - The enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less of the original gross floor area of the industrial building prior to the first expansion;
 - A public hospital exempt from taxation under section 3 of the *Assessment Act*;
 - A non-residential farm building, except for the gross floor area in a greenhouse used for retail sales.
3. A reduction in development charges under the by-laws is allowed in the case of a demolition or redevelopment of a residential, non-residential, or mixed-use building or structure, provided that the building or structure was occupied, and a building permit for the redevelopment of the land was issued within five years of the issuance of the demolition permit.

The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

A list of the services for which development charges are imposed and the amount of the charge by development type is as follows:

**Municipality of Thames Centre Development Charges under By-law No. 17-2022, as amended by Bill 23
Effective Rates – March 7, 2024, to December 31, 2024**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms+	Apartments - Bachelor and 1 Bedroom	Nursing Home Bedroom Units	(per ft2 of Gross Floor Area)
Municipal Wide Services / Class of Service:						
Services Related to a Highway	3,258	2,125	2,028	1,279	1,099	1.27
Public Works	1,288	839	802	505	435	0.48
Fire Protection Services	1,372	895	854	538	462	0.51
Parks and Recreation Services	6,848	4,466	4,264	2,687	2,311	0.64
Library Services	492	321	306	193	167	0.04
Growth Studies	614	400	383	241	207	0.22
Waste Diversion	186	122	116	73	63	0.01
Total Municipal Wide Services / Class of Services	14,058	9,169	8,753	5,516	4,744	3.17
Urban Services						
Wastewater Services	16,815	10,967	10,466	6,598	5,674	7.95
Water Services	10,517	6,859	6,546	4,125	3,549	4.97
Total Urban Services	27,332	17,826	17,012	10,723	9,223	12.92
GRAND TOTAL RURAL AREA	15,620	10,188	9,725	6,128	5,271	3.52
TOTAL REDUCED RURAL AREA CHARGE (90%)	14,058	9,169	8,753	5,516	4,744	3.17
GRAND TOTAL URBAN AREA	45,989	29,994	28,627	18,043	15,519	17.88
REDUCED URBAN AREA CHARGE (90%)	41,390	26,995	25,765	16,239	13,967	16.09

This pamphlet summarizes the Municipality of Thames Centre's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review By-law No. 17-2022 and consult with the Building Division of the Planning and Development Services Department to determine the applicable charges that may apply to specific development proposals.

The Development Charges By-law is available for inspection at the Thames Centre Municipal Office, Monday to Friday, 8:30 AM to 4:30 PM and on the Municipality's website at <https://www.thamescentre.on.ca/by-laws/building-law-enforcement/development-charges-law>