

BY-LAW NUMBER 64 OF 2025
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(1.1) 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 1 of 2024 on January 15, 2024; and

AND WHEREAS on December 15, 2025, the Council of the City of Sarnia approved the Development Charge - Report, thereby indicating that it intends to amend By-Law 1 of 2024 pursuant to subsection 19(1.1) of the Act to decrease development charges payable for one or more types of development.

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. Replace Schedule 'B' of By-law 1 of 2024 with Schedule 'A' to this amending By-law.
 - b. By including a places of worship exemption in section 3.5 'Exemptions' as follows:

8) lands, buildings or structures used or to be used for a place of worship exempt from taxation under the Assessment Act R.S.O. 1990. as amended, or any successor thereof;

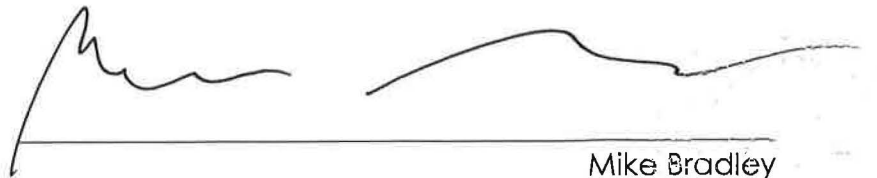
- c. By including a building replacement prior to demolition in section 3.12 'Redevelopment' as follows:

3) Where a building or structure is replaced by another building or structure on the same site prior to demolition of the former premises, the Owner of the building or structure who has paid a Development Charge on the construction of the replacement building may submit a request to the Chief Building Official for a refund from the Development Charge Reserve funds for all or part of the Development Charge paid under this By-law, or a predecessor By-law. The refund shall be granted so long as the former premises is Lawfully demolished or removed from the land within thirty six (36) months from the date the interior final inspection process has been closed by the Chief Building Official or an occupancy permit has been issued where applicable for the replacement building or structure.

The refund shall be calculated by determining the Development Charge that was payable at the same time as the rate calculated for the replacement building. The rate applied shall be based on the building being demolished.

- d. This by-law shall come into force and effect immediately upon passing.

By-Law Read a First, Second and Third time this 15 day of December Council, 2025.



Mike Bradley
Mayor



Amy Burkhart
City Clerk

SCHEDULE "B"
BY-LAW NO. 2024 - ____
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
Municipal Wide Services/Class of Service:						
Services Related to a Highway	8,065	6,501	5,882	3,415	3,321	4.99
Public Works (Facilities and Fleet)	442	356	322	187	182	0.29
Fire Protection Services	493	397	360	209	203	0.32
Policing Services	921	742	672	390	379	0.60
Parks and Recreation Services	5,260	4,240	3,836	2,227	2,166	0.49
Library Services	322	260	235	136	133	0.03
Total Municipal Wide Services/Class of Services	15,503	12,496	11,307	6,564	6,384	6.72
Urban Services - All Other Urban Areas						
Stormwater Drainage and Control Services	793	639	578	336	327	0.44
Wastewater Services	2,944	2,373	2,147	1,247	1,212	2.16
Water Services	515	415	376	218	212	0.38
Total Urban Services - All Other Urban Areas	4,252	3,427	3,101	1,801	1,751	2.98
Urban Services - Development Area 2						
Stormwater Drainage and Control Services	8,950	7,214	6,527	3,790	3,686	4.21
Wastewater Services	14,322	11,544	10,445	6,064	5,898	8.26
Water Services	846	682	617	358	348	0.49
Total Urban Services	24,118	19,440	17,589	10,212	9,932	12.96
GRAND TOTAL CITY-WIDE	15,503	12,496	11,307	6,564	6,384	6.72
GRAND TOTAL ALL OTHER URBAN AREAS	19,755	15,923	14,408	8,365	8,135	9.70
GRAND TOTAL DEVELOPMENT AREA 2	39,621	31,936	28,896	16,776	16,316	19.68

Schedule 'A'