



NOTICE OF PASSING OF PARKLAND DEDICATION BY-LAW

TAKE NOTICE that the Council of the Municipality of Thames Centre passed Parkland Dedication By-law No. 33-2024 on the 29th of April, 2024 under section 42 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that any person or organization may appeal to the Ontario Land Tribunal under section 42 (4.9) of the Planning Act, in respect of the Parkland Dedication By-law, by filing with the Clerk of the Municipality of Thames Centre on or before the 10th day of June, 2024, a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.

EXPLANATION OF BY-LAW

Parkland dedication allows municipalities to receive land or payment in lieu of land dedication as a condition of development or redevelopment. The Municipality uses parkland dedication as a means to acquire land to establish future parks. To-date, parkland dedication has only been required as a condition of lot creation for residential, commercial or industrial purposes.

No key map has been provided as the by-law applies to all lands located within the Municipality. This new by-law imposes the following rates on eligible developments:

- 5% land or payment in lieu of land for residential uses
- 2% land or payment in lieu of land for commercial and industrial uses
- Alternative residential rates of up to 1 hectare of land dedication per 600 dwelling units
- Alternative residential payment in lieu rate equivalent to the value of 1 hectare of land per 1,000 dwelling units
- \$10,000 per lot payment in lieu rate (indexed annually) for residential purposes to support the construction of a new dwelling.

Parkland dedication is calculated and collected prior to final approval of an application for site plan approval, consent to sever, plan of subdivision or condominium, for eligible development or redevelopment. With the exception of the per lot rate, payments in lieu of land are based on the appraised value of the land being developed.

OTHER INFORMATION

A copy of the complete by-law is available for review at the Municipality of Thames Centre municipal office at the address noted below during regular business hours (weekdays from 830 am to 430 pm) excluding statutory holidays or alternatively on the Municipality's website at:
<https://www.thamescentre.on.ca/parkland>

DATED at the Municipality of Thames Centre, this 8th day of May, 2024.

Municipality of Thames Centre
4305 Hamilton Rd.
Dorchester, ON
N0L 1G3