

Welcome Bienvenue

2014 Development Charges Proposed By-Law and Draft Background Study Public Open House

Séance portes ouvertes concernant le règlement proposé et l'étude préliminaire de 2014 sur les redevances d'aménagement



What are Development Charges (DCs)?

Qu'est-ce que des redevances d'aménagement?

Development charges (DCs) are fees collected by municipalities on development to pay for the increased capital costs related to growth, such as roads, water and wastewater services, police, fire and transit. The principle behind DCs is that growth pays for growth.

A development charge is payable on the date a building permit is issued and is based on the development charge schedule in force on that date.

Les redevances d'aménagement, ce sont des frais que les municipalités perçoivent auprès des aménagements en vue de payer les dépenses d'immobilisations additionnelles attribuables à la croissance, notamment pour les routes, les services d'eau et d'eaux usées, les services policiers, les services d'incendie et le transport en commun. Le principe directeur des redevances d'aménagement: la croissance s'autofinance.

Une redevance d'aménagement est payable à la date de délivrance du permis de construire et elle est basée sur le barème des redevances d'aménagement en vigueur à cette date.



What are growth related capital costs?

Quelles sont les dépenses d'immobilisations attribuables à la croissance?

Growth related capital costs are costs that result from the expansion of services to meet the needs of household, population and non-residential growth.

Some examples of growth related capital costs:

- adding a road lane, turning lane, traffic lights etc...
- adding square footage to a building
- adding additional roads or buildings to maintain/improve existing service levels
- water and wastewater plant expansions
- studies that have a growth component (official plan, etc...)

Les dépenses d'immobilisations attribuables à la croissance renvoient aux dépenses engagées pour élargir les services en vue de répondre aux besoins entraînés par la croissance dans le nombre de ménages, dans la population et dans les aménagements non résidentiels.

Voici quelques exemples de dépenses d'immobilisations attribuables à la croissance:

- ajout d'une voie de circulation, d'une voie pour tourner, de feux de circulation, etc.;
- accroissement de la superficie d'un immeuble;
- construction de routes ou de bâtiments additionnels pour maintenir ou améliorer les niveaux de service;
- agrandissement d'une usine de traitement de l'eau et des eaux usées;
- mise en œuvre d'études dont une composante concerne la croissance (plan officiel, etc.).

What services are eligible for DC recovery?

Quels services peuvent recouvrer des coûts par l'entremise des redevances d'aménagement?

Fire Services	Library Services
Police Services	Parks and Recreation
Public Safety	Emergency Preparedness
Roads	Cemetery Services
Water	Transit
Wastewater	Emergency Medical Services
Stormwater and Drains	General Government (studies)

Services d'incendie	Services bibliothécaires
Services policiers	Parcs et loisirs
Sécurité publique	Préparation aux situations d'urgence
Routes	Services de cimetières
Eau	Transport en commun
Eaux usées	Services médicaux d'urgence
Eaux pluviales et drains	Administration générale (études)

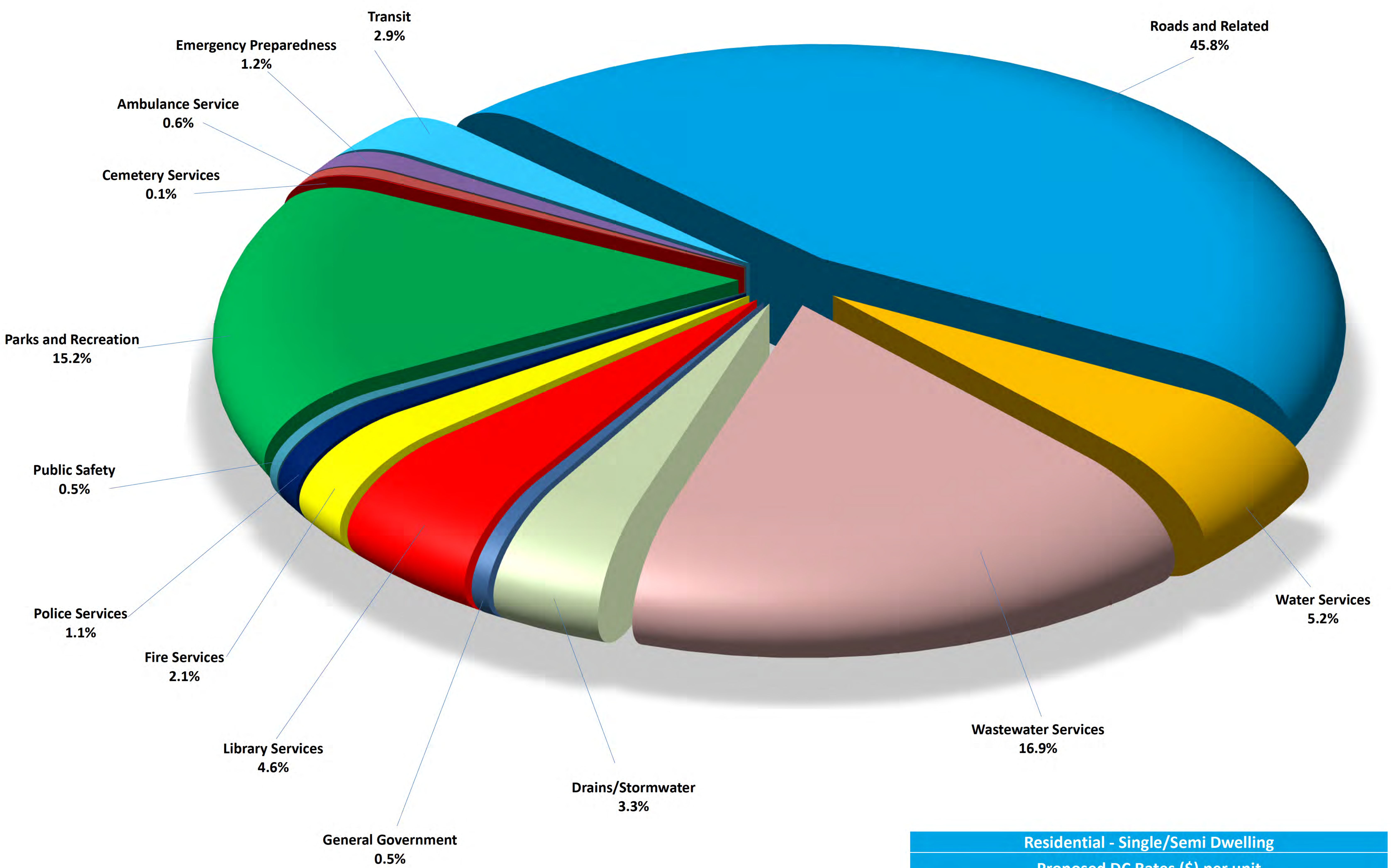
Proposed DC Rates

DC Rate Comparison for Residential - Single Family and Semi Detached Dwelling				
Per Unit	Current	Proposed	Change (\$)	Change (%)
Total DC Rate	\$14,785	\$17,163	\$2,378	16%
Total DC Rate Excluding Water & Wastewater	\$13,759	\$13,363	(\$396)	(3%)

DC Rate Comparison for Residential – Industrial				
Per Square Foot	Current	Proposed	Change (\$)	Change (%)
Total DC Rate	\$4.33	\$4.75	\$0.42	10%
Total DC Rate Excluding Water & Wastewater	\$3.59	\$2.64	(\$0.95)	(26%)

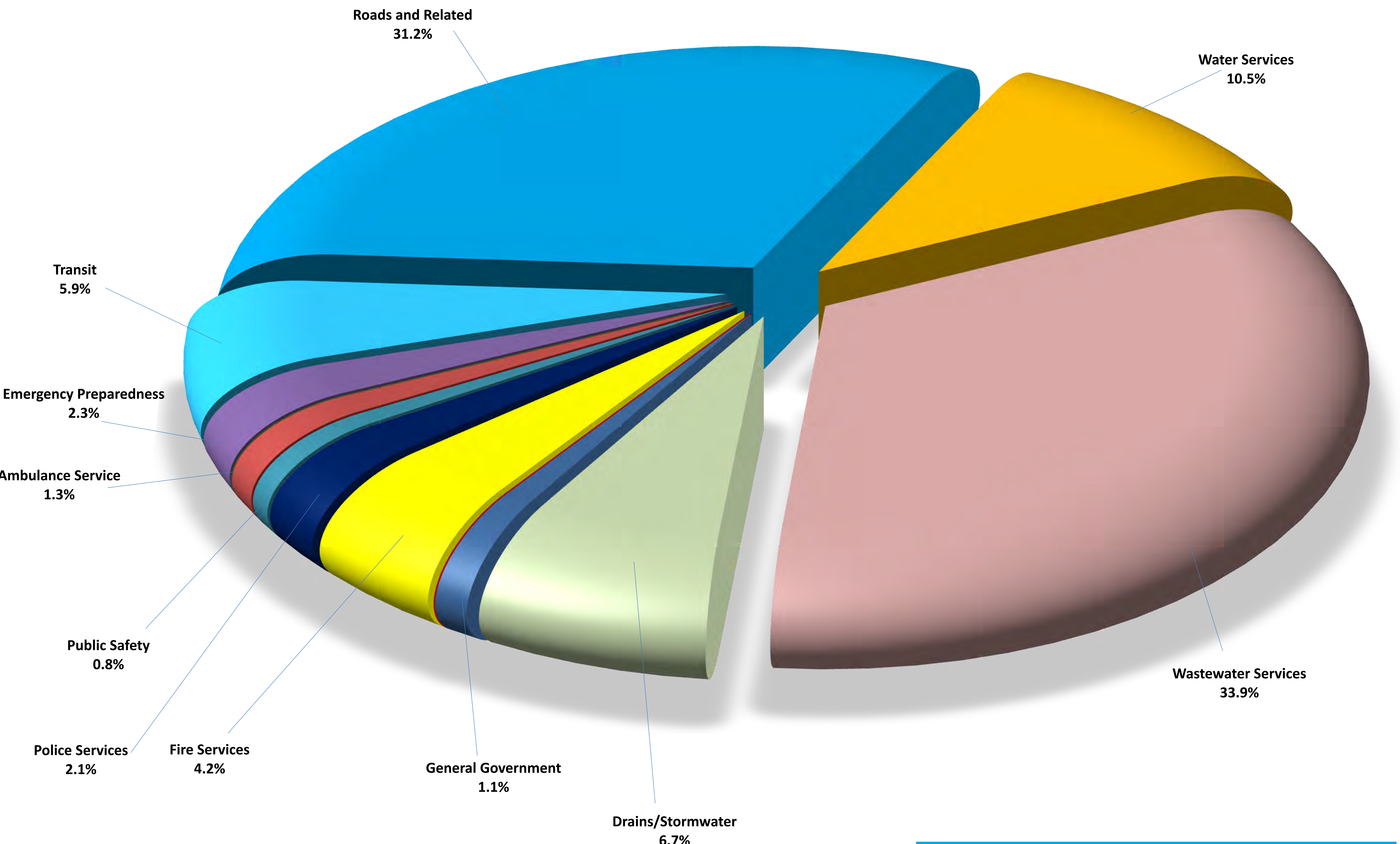
DC Rate Comparison for Residential - Non-Industrial				
Per Square Foot	Current	Proposed	Change (\$)	Change (%)
Total DC Rate	\$10.08	\$8.83	(\$1.25)	(12%)
Total DC Rate Excluding Water & Wastewater	\$9.34	\$6.72	(\$2.62)	(28%)

Where will proposed DC's go in Greater Sudbury? (Single & Semi Residential)



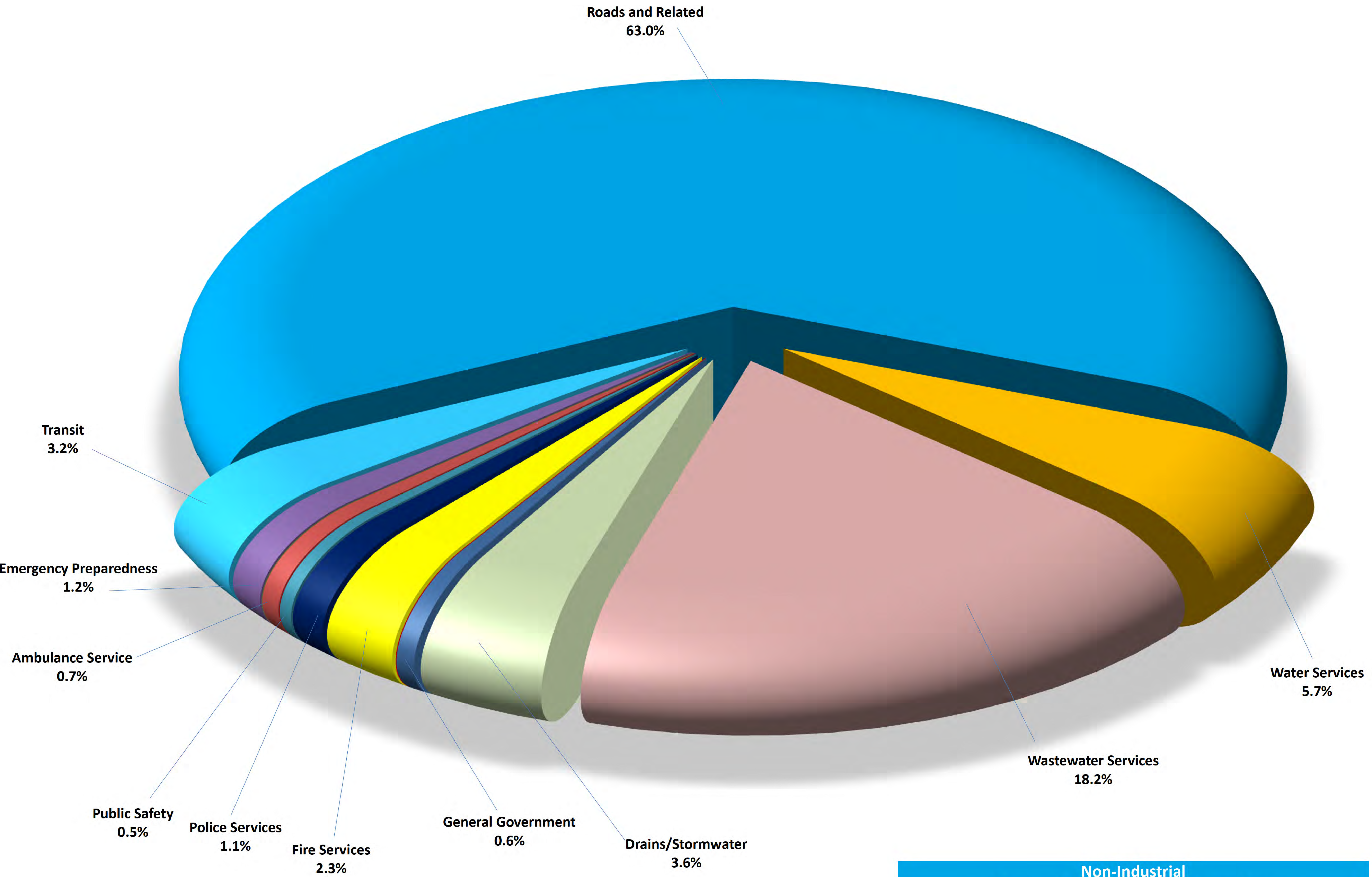
Residential - Single/Semi Dwelling	
Proposed DC Rates (\$) per unit	
General Government	94
Library Services	792
Fire Services	354
Police Services	187
Public Safety	79
Parks and Recreation	2,602
Cemetery Services	9
Ambulance Service	110
Emergency Preparedness	207
Transit	503
Subtotal General Services	4,937
Roads and Related	7,853
Water Services	900
Wastewater Services	2,900
Drains/Stormwater	573
Subtotal Engineered Services	12,226
Total - All Service Areas	17,163
Excluding Water/Wastewater Services	13,363

Where will proposed DC's go in Greater Sudbury? (Industrial)



Industrial	
Proposed DC Rates (\$) per square foot	
General Government	0.05
Fire Services	0.20
Police Services	0.10
Public Safety	0.04
Ambulance Service	0.06
Emergency Preparedness	0.11
Transit	0.28
Subtotal General Services	0.84
Roads and Related	1.48
Water Services	0.50
Wastewater Services	1.61
Drains/Stormwater	0.32
Subtotal Engineered Services	3.91
Total - All Service Areas	4.75
Excluding Water/Wastewater Services	2.64

Where will proposed DC's go in Greater Sudbury? (Non-Industrial)



Non-Industrial	
Proposed DC Rates (\$) per square foot	
General Government	0.05
Fire Services	0.20
Police Services	0.10
Public Safety	0.04
Ambulance Service	0.06
Emergency Preparedness	0.11
Transit	0.28
Subtotal General Services	0.84
Roads and Related	5.56
Water Services	0.50
Wastewater Services	1.61
Drains/Stormwater	0.32
Subtotal Engineered Services	7.99
Total - All Service Areas	8.83
Excluding Water/Wastewater Services	6.72