

SUBMISSION/SPEAKERS' LIST

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**Sudbury &
District
Home Builders'
Association**



**Association
des constructeurs
d'habitations
du district de Sudbury**

Proud Producers of the Original Home Show

March 2, 2006

Mayor David Courtemanche
Members of Council
City of Great Sudbury
Box 5000, Station A
Sudbury, ON P3A 5P3

RECEIVED

MAR - 3 2006

CLERKS - DEPT.

Dear Mayor Courtemanche and Members of Council:

Re: March 8, 2006 Public Meeting
Section 391 Charge By-Law
Proposed Montee Principale/Sainte Agnes Forcemain

The Sudbury & District Home Builders' Association (SDHBA) is the voice of the residential construction industry in the City of Greater Sudbury and surrounding areas. Our membership is made up of all disciplines involved in residential construction including builders, land developers, renovators, trade contractors, manufacturers, suppliers, mortgage lenders and other related services and professional associates. Together, they produce 65% of the city's new housing.

In 1959, the SDHBA began with the idea that a group of people could make a difference. Since then, members have worked together, committed to building a strong industry and have consistently offered strong and positive representation for the industry with governments and consumers.

The Sudbury & District Home Builders' Association is strongly opposed to the proposed area specific development charge for new homes to be built in the Ste. Agnes Street and Montee Principale area. Allowing this or any other charge to go ahead sets a precedent that could become the normal process to fund infrastructure projects. SDHBA believes that all taxpayers should equally share in the cost of new infrastructure that benefits the entire community.

As stated in the Hemson report, the forcemain is for the immediate use of the Lionel E. Lalonde Centre. The report also states that there is currently no new housing development in the parcel that this watermain will service. Statistics received from Building Services indicate that only 8 new homes were built in Azilda during the year 2005. Who will pay the shortfall if no new homes are built in the area identified in the report?

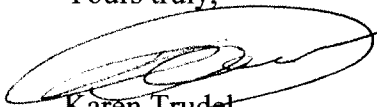
March 8, 2006 Public Meeting

SDHBA members have been advocating that increasing development charges and fees reduces the affordability of new homes and places the dream of home ownership out of reach for many families. SDHBA is concerned that new housing is becoming a luxury only available to an exclusive portion of society.

The new housing industry is the most heavily taxed and regulated industry in the province of Ontario behind alcohol and tobacco, which seriously impedes the ability of our members to provide affordable housing to Sudbury residents. Locally, area specific charges in conjunction with development charges, proposed building permit fee increases, new lot grading policies, proposed new frost cover policies, and the new requirements imposed as a result of Bill 124, as well as many other taxes, fees and charges that our industry is facing inhibits our ability to provide affordable housing and make a strong contribution to the local economy.

Mayor and Members of Council, we urge you to not set these area specific development charges and to continue to investigate alternative financing mechanisms for public infrastructure that is used by all residents not just new home buyers. We encourage you not to discriminate against the new home buyer by placing any unfair tax burden on them. These costs should be paid by the entire community. The new home buyers have already paid more than their fair share of development and municipal services .

Yours truly,

A handwritten signature in black ink, appearing to read 'Karen Trudel', enclosed within a large, loopy oval scribble.

Karen Trudel

President

Sudbury & District Home Builders' Association