

**By-law 2024-106**

**A By-law of the City of Greater Sudbury to Establish the Rates for All Services Excluding Parks and Recreation Services, Roads and Related Services, Water Services, and Wastewater Services Pursuant to By-law 2024-105 being a By-law of the City of Greater Sudbury with Respect to Development Charges**

**Whereas** the City of Greater Sudbury will experience growth through development and redevelopment;

**And Whereas** development and redevelopment require the provision of physical and other services by the City of Greater Sudbury;

**And Whereas** Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place an undue financial burden on the City of Greater Sudbury or its taxpayers;

**And Whereas** subsection 2(1) of the *Development Charges Act, 1997* (the "Act") 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 the development and redevelopment of land;

**And Whereas** a development charges background study has been completed in accordance with the Act;

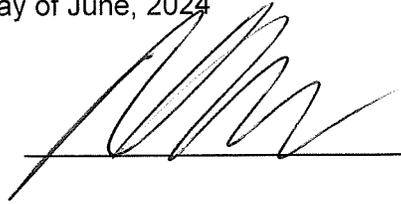
**And Whereas** the Council of the City of Greater Sudbury has given notice of and held public meetings on the 14<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto;

**Now therefore Council of the City of Greater Sudbury enacts as follows:**

1. The Development Charges pursuant to By-law 2024-105, being a By-law of the City of Greater Sudbury with Respect to Development Charges, as amended or replaced from time to time, for all services excluding Parks and Recreation Services, Roads and Related Services, Water Services, and Wastewater Services as identified in Schedule "A" of the said By-law 2024-105 are as set out in Schedule "A" attached to and forming part of this By-law.
2. This By-law shall come into effect at 12:01 a.m. on July 1<sup>st</sup>, 2024.
3. This By-law will expire at 11:59 p.m. on June 30<sup>th</sup>, 2034 unless it is repealed by Council at an earlier date.

4. This By-law may be referred to as the All Services excluding Parks and Recreation Services, Roads and Related Services, Water Services, and Wastewater Services Development Charges Supporting By-law.

**Read and Passed in Open Council** this 25<sup>th</sup> day of June, 2024

  
\_\_\_\_\_ Mayor

  
\_\_\_\_\_ Deputy  
Clerk

**Schedule "A"**  
to By-law 2024-106 of the City of Greater Sudbury

**Schedule of Development Charges for All Services Except Parks and Recreation Services, Roads and Related Services, Water Services, and Wastewater Services Pursuant to By-law 2024-105, being a By-law of the City of Greater Sudbury with Respect to Development Charges**

Service  July 1, 2024 to June 30, 2025	Category of Development Subject to Development Charges							
	Single Detached Dwelling Charge per Dwelling Unit in Canadian Dollars	Small Residential Unit - Single Detached - up to 1,200 sq ft in Canadian Dollars ***	Small Residential Unit - Semi-Detached - up to 1,200 sq ft in Canadian Dollars ***	Semi-Detached Dwelling Charge per Dwelling Unit in Canadian Dollars	Multiples with 30 units or less per Dwelling Unit in Canadian Dollars	Multiples with more than 30 units per Dwelling Unit in Canadian Dollars	Industrial Development Charge per square foot in Canadian Dollars ^	Non-Industrial Development Charge per square foot in Canadian Dollars ^
General Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00
Library Services	\$844	\$487	\$0	\$0	\$0	\$669	\$0.00	\$0.00
Fire Services	\$68	\$39	\$0	\$0	\$0	\$54	\$0.02	\$0.02
Police Services	\$443	\$256	\$0	\$0	\$0	\$352	\$0.17	\$0.17
Ambulance Services	\$207	\$119	\$0	\$0	\$0	\$164	\$0.07	\$0.07
Emergency Preparedness	\$146	\$84	\$0	\$0	\$0	\$116	\$0.05	\$0.05
Transit	\$303	\$175	\$0	\$0	\$0	\$241	\$0.10	\$0.10
Drains and Stormwater	\$572	\$330	\$0	\$0	\$0	\$454	\$0.20	\$0.20

\*\*\*Note 1 – the Small Residential Unit rate for both Single Detached and Semi Detached expires at 11:59 p.m., June 30, 2029. On July 1, 2029, all Single Detached Dwellings and Semi-Detached Dwellings will be at the full respective rates, with no discounted rates for Small Residential Units.

^Note 2 – the Development Charge rates include a phase-in over four years to the calculated rates from the 2024 Development Charges Background Study.

**Schedule "A"**  
to By-law 2024-106 of the City of Greater Sudbury

Service  July 1, 2025 to June 30, 2026	Category of Development Subject to Development Charges							
	Single Detached Dwelling Charge per Dwelling Unit in Canadian Dollars	Small Residential Unit - Single Detached - up to 1,200 sq ft in Canadian Dollars ***	Small Residential Unit - Semi-Detached - up to 1,200 sq ft in Canadian Dollars ***	Semi-Detached Dwelling Charge per Dwelling Unit in Canadian Dollars	Multiples with 30 units or less per Dwelling Unit in Canadian Dollars	Multiples with more than 30 units per Dwelling Unit in Canadian Dollars *	Industrial Development Charge per square foot in Canadian Dollars * ^	Non-Industrial Development Charge per square foot in Canadian Dollars * ^
General Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00
Library Services	\$844	\$487	\$0	\$0	\$0	\$669	\$0.00	\$0.00
Fire Services	\$68	\$39	\$0	\$0	\$0	\$54	\$0.03	\$0.03
Police Services	\$443	\$256	\$0	\$0	\$0	\$352	\$0.24	\$0.24
Ambulance Services	\$207	\$119	\$0	\$0	\$0	\$164	\$0.10	\$0.10
Emergency Preparedness	\$146	\$84	\$0	\$0	\$0	\$116	\$0.07	\$0.07
Transit	\$303	\$175	\$0	\$0	\$0	\$241	\$0.15	\$0.15
Drains and Stormwater	\$572	\$330	\$0	\$0	\$0	\$454	\$0.27	\$0.27

\*Note 1 – the Development Charge rate will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Index, non-residential (Ottawa – Gatineau) in accordance with section 22 of By-law 2024-105, with exception of Single Detached Dwelling and Small Residential Unit – Single Dwelling that will have no inflation for first three years. In addition, starting on July 1, 2027, all Single, Semi and Multiples with 30 units or less will include inflation adjustments that would have occurred on July 1, 2025 and July 1, 2026.

\*\*\*Note 2 – the Small Residential Unit rate for both Single Detached and Semi Detached expires at 11:59 p.m., June 30, 2029. On July 1, 2029, all Single Detached Dwellings and Semi-Detached Dwellings will be at the full respective rates, with no discounted rates for Small Residential Units.

^Note 3 – the Development Charge rates include a phase-in over four years to the calculated rates from the 2024 Development Charges Background Study.

**Schedule "A"**  
to By-law 2024-106 of the City of Greater Sudbury

Service  July 1, 2026 to June 30, 2027	Category of Development Subject to Development Charges							
	Single Detached Dwelling Charge per Dwelling Unit in Canadian Dollars	Small Residential Unit - Single Detached - up to 1,200 sq ft in Canadian Dollars ***	Small Residential Unit - Semi-Detached - up to 1,200 sq ft in Canadian Dollars ***	Semi-Detached Dwelling Charge per Dwelling Unit in Canadian Dollars	Multiples with 30 units or less per Dwelling Unit in Canadian Dollars	Multiples with more than 30 units per Dwelling Unit in Canadian Dollars *	Industrial Development Charge per square foot in Canadian Dollars * ^	Non-Industrial Development Charge per square foot in Canadian Dollars * ^
General Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00
Library Services	\$844	\$487	\$0	\$0	\$0	\$669	\$0.00	\$0.00
Fire Services	\$68	\$39	\$0	\$0	\$0	\$54	\$0.04	\$0.04
Police Services	\$443	\$256	\$0	\$0	\$0	\$352	\$0.31	\$0.31
Ambulance Services	\$207	\$119	\$0	\$0	\$0	\$164	\$0.13	\$0.13
Emergency Preparedness	\$146	\$84	\$0	\$0	\$0	\$116	\$0.09	\$0.09
Transit	\$303	\$175	\$0	\$0	\$0	\$241	\$0.19	\$0.19
Drains and Stormwater	\$572	\$330	\$0	\$0	\$0	\$454	\$0.35	\$0.35

\*Note 1 – the Development Charge rate will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Index, non-residential (Ottawa – Gatineau) in accordance with section 22 of By-law 2024-105, with exception of Single Detached Dwelling and Small Residential Unit – Single Dwelling that will have no inflation for first three years. In addition, starting on July 1, 2027, all Single, Semi and Multiples with 30 units or less will include inflation adjustments that would have occurred on July 1, 2025 and July 1, 2026.

\*\*\*Note 2 – the Small Residential Unit rate for both Single Detached and Semi Detached expires at 11:59 p.m., June 30, 2029. On July 1, 2029, all Single Detached Dwellings and Semi-Detached Dwellings will be at the full respective rates, with no discounted rates for Small Residential Units.

^Note 3 – the Development Charge rates include a phase-in over four years to the calculated rates from the 2024 Development Charges Background Study.

**Schedule "A"**  
to By-law 2024-106 of the City of Greater Sudbury

Service  July 1, 2027 to June 30, 2028  and  July 1, 2028 to June 30, 2029	Category of Development Subject to Development Charges							
	Single Detached Dwelling Charge per Dwelling Unit in Canadian Dollars * **	Small Residential Unit - Single Detached - up to 1,200 sq ft in Canadian Dollars * ** ***	Small Residential Unit - Semi-Detached - up to 1,200 sq ft in Canadian Dollars * ** ***	Semi-Detached Dwelling Charge per Dwelling Unit in Canadian Dollars * **	Multiples with 30 units or less per Dwelling Unit in Canadian Dollars * **	Multiples with more than 30 units per Dwelling Unit in Canadian Dollars *	Industrial Development Charge per square foot in Canadian Dollars * ^	Non-Industrial Development Charge per square foot in Canadian Dollars * ^
General Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00
Library Services	\$1,124	\$669	\$669	\$947	\$669	\$669	\$0.00	\$0.00
Fire Services	\$90	\$54	\$54	\$76	\$54	\$54	\$0.05	\$0.05
Police Services	\$590	\$352	\$352	\$498	\$352	\$352	\$0.38	\$0.38
Ambulance Services	\$275	\$164	\$164	\$232	\$164	\$164	\$0.16	\$0.16
Emergency Preparedness	\$195	\$116	\$116	\$164	\$116	\$116	\$0.11	\$0.11
Transit	\$404	\$241	\$241	\$341	\$241	\$241	\$0.23	\$0.23
Drains and Stormwater	\$762	\$454	\$454	\$643	\$454	\$454	\$0.43	\$0.43

\*Note 1 – the Development Charge rate will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Index, non-residential (Ottawa – Gatineau) in accordance with section 22 of By-law 2024-105, with exception of Single Detached Dwelling and Small Residential Unit – Single Dwelling that will have no inflation for first three years. In addition, starting on July 1, 2027, all Single, Semi and Multiples with 30 units or less will include inflation adjustments that would have occurred on July 1, 2025 and July 1, 2026.

\*\*Note 2 – the Development Charge rates are adjusted to the calculated rates from the 2024 Development Charges Background Study, after the three year rate freezing or rate moratorium.

\*\*\*Note 3 – the Small Residential Unit rate for both Single Detached and Semi Detached expires at 11:59 p.m., June 30, 2029. On July 1, 2029, all Single Detached Dwellings and Semi-Detached Dwellings will be at the full respective rates, with no discounted rates for Small Residential Units.

^Note 4 – the Development Charge rates include a phase-in over four years to the calculated rates from the 2024 Development Charges Background Study.

**Schedule "A"**  
to By-law 2024-106 of the City of Greater Sudbury

Service  July 1, 2029 to June 30, 2030	Category of Development Subject to Development Charges							
	Single Detached Dwelling Charge per Dwelling Unit in Canadian Dollars * **	Small Residential Unit - Single Detached - up to 1,200 sq ft in Canadian Dollars * ** ***	Small Residential Unit - Semi-Detached - up to 1,200 sq ft in Canadian Dollars * ** ***	Semi-Detached Dwelling Charge per Dwelling Unit in Canadian Dollars * **	Multiples with 30 units or less per Dwelling Unit in Canadian Dollars * **	Multiples with more than 30 units per Dwelling Unit in Canadian Dollars *	Industrial Development Charge per square foot in Canadian Dollars * ^	Non-Industrial Development Charge per square foot in Canadian Dollars * ^
General Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00
Library Services	\$1,124	\$1,124	\$947	\$947	\$669	\$669	\$0.00	\$0.00
Fire Services	\$90	\$90	\$76	\$76	\$54	\$54	\$0.05	\$0.05
Police Services	\$590	\$590	\$498	\$498	\$352	\$352	\$0.38	\$0.38
Ambulance Services	\$275	\$275	\$232	\$232	\$164	\$164	\$0.16	\$0.16
Emergency Preparedness	\$195	\$195	\$164	\$164	\$116	\$116	\$0.11	\$0.11
Transit	\$404	\$404	\$341	\$341	\$241	\$241	\$0.23	\$0.23
Drains and Stormwater	\$762	\$762	\$643	\$643	\$454	\$454	\$0.43	\$0.43

\*Note 1 – the Development Charge rate will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Index, non-residential (Ottawa – Gatineau) in accordance with section 22 of By-law 2024-105, with exception of Single Detached Dwelling and Small Residential Unit – Single Dwelling that will have no inflation for first three years. In addition, starting on July 1, 2027, all Single, Semi and Multiples with 30 units or less will include inflation adjustments that would have occurred on July 1, 2025 and July 1, 2026.

\*\*Note 2 – the Development Charge rates are adjusted to the calculated rates from the 2024 Development Charges Background Study, after the three year rate freezing or rate moratorium.

\*\*\*Note 3 – the Small Residential Unit rate for both Single Detached and Semi Detached expires at 11:59 p.m., June 30, 2029. On July 1, 2029, all Single Detached Dwellings and Semi-Detached Dwellings will be at the full respective rates, with no discounted rates for Small Residential Units.

^Note 4 – the Development Charge rates include a phase-in over four years to the calculated rates from the 2024 Development Charges Background Study.

**Schedule "A"**  
to By-law 2024-106 of the City of Greater Sudbury

Service	Category of Development Subject to Development Charges							
	Single Detached Dwelling Charge per Dwelling Unit in Canadian Dollars * **	Small Residential Unit - Single Detached - up to 1,200 sq ft in Canadian Dollars * ** ***	Small Residential Unit - Semi-Detached - up to 1,200 sq ft in Canadian Dollars * ** ***	Semi-Detached Dwelling Charge per Dwelling Unit in Canadian Dollars * **	Multiples with 30 units or less per Dwelling Unit in Canadian Dollars * **	Multiples with more than 30 units per Dwelling Unit in Canadian Dollars *	Industrial Development Charge per square foot in Canadian Dollars * ^	Non-Industrial Development Charge per square foot in Canadian Dollars * ^
July 1, 2030 to June 30, 2031  through to  July 1, 2033 to June 30, 2034								
General Government	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00
Library Services	\$1,124	\$669	\$669	\$947	\$669	\$669	\$0.00	\$0.00
Fire Services	\$90	\$54	\$54	\$76	\$54	\$54	\$0.05	\$0.05
Police Services	\$590	\$352	\$352	\$498	\$352	\$352	\$0.38	\$0.38
Ambulance Services	\$275	\$164	\$164	\$232	\$164	\$164	\$0.16	\$0.16
Emergency Preparedness	\$195	\$116	\$116	\$164	\$116	\$116	\$0.11	\$0.11
Transit	\$404	\$241	\$241	\$341	\$241	\$241	\$0.23	\$0.23
Drains and Stormwater	\$762	\$454	\$454	\$643	\$454	\$454	\$0.43	\$0.43

\*Note 1 – the Development Charge rate will be adjusted annually in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, Building Construction Price Index, non-residential (Ottawa – Gatineau) in accordance with section 22 of By-law 2024-105, with exception of Single Detached Dwelling and Small Residential Unit – Single Dwelling that will have no inflation for first three years. In addition, starting on July 1, 2027, all Single, Semi and Multiples with 30 units or less will include inflation adjustments that would have occurred on July 1, 2025 and July 1, 2026.

\*\*Note 2 – the Development Charge rates are adjusted to the calculated rates from the 2024 Development Charges Background Study, after the three year rate freezing or rate moratorium.

\*\*\*Note 3 – the Small Residential Unit rate for both Single Detached and Semi Detached expires at 11:59 p.m., June 30, 2029. On July 1, 2029, all Single Detached Dwellings and Semi-Detached Dwellings will be at the full respective rates, with no discounted rates for Small Residential Units.

^Note 4 – the Development Charge rates include a phase-in over four years to the calculated rates from the 2024 Development Charges Background Study.