



Development Charges

Rates and Summary

Effective: January 1, 2014 to July 9, 2014
under By-law 2009-200F

Please note: The City's Development Charges By-law expires on July 9, 2014. Rates effective after July 9, 2014 will be approved by City Council during 2014, in conjunction with the 2014 Development Charges Background Study and By-Law.

In advance of approval, public meetings will be scheduled for spring 2014. Notice of public meetings will be released at a later date.

What is a development charge?

Development charges are collected by municipalities to recover a portion of the growth-related costs associated with the capital infrastructure needed to service new development.

When is a development charge payable?

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. By-law 2009-200F applies to all lands within the City of Greater Sudbury.

Are there any exemptions to development charges?

The following categories are exempt from development charges:

- a development owned and used by a Board of Education or a municipality,
- an enlargement of an existing dwelling unit,
- an enlargement of gross floor area by 50% or less in an existing industrial building,
- a development designated for temporary use (less than eight months),
- a development in a town centre designated under the City of Greater Sudbury Official Plan.

The following situations may be eligible for partial credits on development charges:

- When a building or structure is demolished to make way for a property redevelopment, previously paid development charges will be credited against the amount charged for the redevelopment, provided that redevelopment occurs within two years of demolition.
- Payments previously made for lot levies charged by the former Regional Municipality of Sudbury will be credited for redevelopment to the limit of the current rate in effect for the applicable service.
- Property owners providing eligible services may receive a credit in lieu of direct payment of development charges.

Which municipal services receive funding from development charges?

Municipal capital costs associated with property development are grouped into two categories: General Services and Engineered Services. General Services refer to: general government, libraries, fire services, police services, parks and recreation, public works, emergency medical services, public transit and emergency preparedness. Engineered Services refer to: roads, water, wastewater and drains.

Development Charge Schedule

The following development charges are in effect as of January 1, 2014 to July 9, 2014 under By-law 2009-200F.

Residential <i>(Total charge per unit)</i>	Single Family Dwellings	Multiples and Apartments
All Services	\$14,785	\$9,258
Excluding Water Service	\$14,197	\$8,890
Excluding Wastewater Service	\$14,347	\$8,984
Excluding Water and Wastewater Service	\$13,759	\$8,616
Non-residential <i>(Total charge per square foot)</i>	Industrial	Non-industrial (Commercial/Institutional)
All Services	\$4.33	\$10.08
Excluding Water Service	\$3.91	\$9.66
Excluding Wastewater Service	\$4.01	\$9.76
Excluding Water and Wastewater Service	\$3.59	\$9.34

Indexing

- Rates are indexed each year on January 1 in accordance with Construction Price Statistics issued quarterly by Statistics Canada.

How can I obtain more information?

Development Charges By-law 2009-200F is available online at www.greatersudbury.ca Search: development charges.

Information is also available by visiting the Finance Division, 2nd Floor at Tom Davies Square, 200 Brady Street, Sudbury or by writing City of Greater Sudbury, Finance Division, 200 Brady Street, Box 5000, Station A, Sudbury, ON P3A 5P3. Telephone: 3-1-1