

# Notice Of Passing of Development Charges By-law by the City of Greater Sudbury

## Development Charges Act, 1997, c.27

**TAKE NOTICE that on June 25, 2024, the Council of the City of Greater Sudbury passed By-laws 2024-105 to 2024-110 under Section 2 of the Development Charges Act, 1997, which imposes city-wide development charges.**

The charges in the aforementioned by-laws will apply to all new residential and non-residential development, subject to certain terms, conditions and limited exemptions as identified therein.

Development charges are levied against new development to pay for the increased capital costs related to the provision of such municipal services as Library Services, Fire Services, Police Services, Parks and Recreation, Ambulance Services, Transit Services, Emergency Preparedness, Roads and Related, Water Service, Wastewater Service, Drains and Stormwater. Schedule 1 below sets out the development charges applicable throughout the city.

Both the residential and non-residential development charges are in effect as of July 1, 2024. Copies of the by-laws can be viewed and downloaded at the City of Greater Sudbury's website at [greatersudbury.ca/devcharges](https://www.greatersudbury.ca/devcharges). The complete development charges by-laws can also be examined at the City Clerk's Office from 8:30 a.m. to 4:30 p.m., Monday through Friday at 200 Brady Street.

Any person or organization may appeal to the Ontario Land Tribunal in respect to the by-laws by filing with the Clerk of the City of Greater Sudbury, not later than Tuesday, August 6, 2024, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

A key map has not been included in this notice as the citywide development charges apply to all lands located within the boundaries of the City of Greater Sudbury.

**Schedule 1 – Development Charge (DC) Rates Imposed by By-laws 2024-105 to 2024-110**

All DC rates are in effect on July 1, 2024 to June 30, 2025  (adjusted annually for CPS starting on July 1, 2025)	Single Detached Dwelling  (1,200 sq ft and above) (per unit)	Small Residential – Single Detached Dwelling  (under 1,200 sq ft) (per unit)	Small Residential – Semi-Detached; Semi-Detached; Multiples with 30 units or less  (per unit)	Multiple with more than 30 units  (per unit)	Industrial  (per square foot)	Non- Industrial  (per square foot)
All Services	\$22,162	\$12,791	\$0	\$17,581	\$6.15	\$8.41
Excluding Water Service	\$18,679	\$10,781	\$0	\$14,818	\$4.75	\$7.01
Excluding Wastewater Service	\$13,939	\$8,045	\$0	\$11,058	\$3.35	\$5.61
Excluding Water and Wastewater Service	\$10,456	\$6,035	\$0	\$8,295	\$1.95	\$4.21

**Note:** CPS means that annually starting July 1, 2025, all of the DC rates will be adjusted in accordance with the most recent 12-month change reflected in the Statistics Canada Quarterly, Building Construction Price Indexes, non-residential (Ottawa-Gatineau) in accordance with Section 22 of the By-law. For the rates frozen and/or on moratorium for three years from July 1, 2024 to June 30, 2027, those rates will be adjusted to the calculated rates from the 2024 DC Background Study as shown in By-laws 2024-106 to 2024-110 and will include index adjustments on the calculated rates for July 1, 2025, July 1, 2026 and July 1, 2027 and annually afterwards. Industrial and Non-Industrial rates are phased-in over four years to the full calculated rates as of July 1, 2027. Small residential rates will be eliminated on June 30, 2029 and become full rates for single and semi-detached.



For further information, please contact the Clerk's Office at 311.

[greatersudbury.ca/devcharges](https://www.greatersudbury.ca/devcharges)