

By-law 2016-120

A By-law of the City of Greater Sudbury to Amend By-law 2014-151 being a By-law of the City of Greater Sudbury with Respect to Development Charges

Whereas section 2(1) of the *Development Charges Act, 1997* (hereinafter called "the Act") enables the Council of a municipality to pass by-laws for the imposition of development charges against land within the Municipality for increased capital costs required because of the need for municipal services arising from development in the area to which the By-Law applies;

And Whereas Council of the City of Greater Sudbury passed By-law 2014-151, being a By-law of the City of Greater Sudbury with Respect to Development Charges;

And Whereas the Council of the City of Greater Sudbury, at its meeting of June 21, 2016, determined to amend the phasing of the increases in development charges provided in By-law 2014-151 and further determined to not apply the July 1st, 2016 inflationary increase otherwise provided for in By-law 2014-151;

And Whereas the proposed changes do not require a further background study be conducted;

And Whereas the Council of the City of Greater Sudbury has given Notice in accordance with Section 12 of the *Act* of its development charges proposal and held a public meeting on June 21, 2016;

And Whereas the Council of the City of Greater Sudbury has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting, and provided for written communications to be made;

And Whereas the Council of the City of Greater Sudbury has given said communications due consideration, and has determined that no further public meetings are required;

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

Amend Section 22

1. By-law 2014-151, being a By-law of the City of Greater Sudbury with Respect to Development Charges, is hereby amended by adding the following section 22A immediately after section 22 and before section 23:

"Exception to Indexing

22A. Despite section 22, the Development Charges referred to in Schedules "B-1", "B-2", "B-3", "C" and "D" shall not be indexed as provided for in section 22 for the period July 1st, 2016 to June 30, 2017."

Replace Schedules "B-1", "B-2", "B-3", "C", "D"

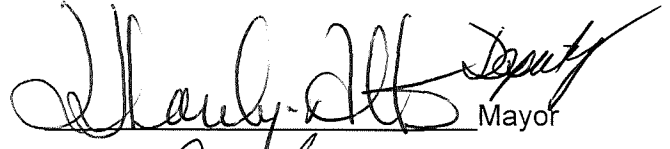
2. By-law 2014-151, being a By-law of the City of Greater Sudbury with Respect to Development Charges, is hereby amended by repealing Schedules "B-1", "B-2", "B-3", "C" and "D" and enacting in their place and stead, the Schedules "B-1", "B-2", "B-3", "C" and "D", attached hereto as Schedules "A", "B", "C", "D" and "E".

Effective

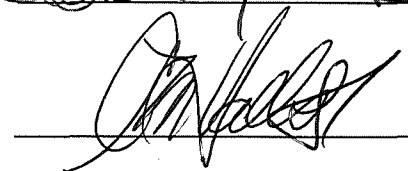
3.-(1) This By-law shall come into full force and effect on passage.

(2) This By-law shall continue in force and effect for a term expiring on the date of expiry of By-law 2014-151, being June 30, 2019, unless it is extended by statute, regulation or By-law, or repealed at an earlier date.

Read and Passed in Open Council this 28th day of June, 2016



Mayor



Clerk

Schedule "A"
to By-law 2016-120 of the City of Greater Sudbury

Schedule "B-1"
to By-law 2014-151 of the City of Greater Sudbury

RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT FOR A SINGLE FAMILY DWELLING

	2014-15	2015-16	2016-17	2017-18	2018-19	
	<i>July 10, 2014 - calculated June 30, 2015</i>	<i>July 1, 2015 - June 30, 2016</i>	<i>July 1, 2016 - June 30, 2017</i>	<i>July 1, 2017 - June 30, 2018</i>	<i>July 1, 2018 - June 30, 2019</i>	
<i>Charge per unit</i>	17,163	\$ 14,785	\$ 14,785	\$ 14,785	\$ 15,974	\$ 17,163
		+CPS		+CPS	+CPS	
General Government	94	81	81	81	87	94
Library	792	682	682	682	737	792
Fire Services	354	305	305	305	329	354
Police Services	187	161	161	161	174	187
Public Safety	79	68	68	68	74	79
Parks and Recreation	2,602	2,241	2,241	2,241	2,422	2,602
Cemetery Services	9	8	8	8	8	9
Ambulance Services	110	95	95	95	102	110
Transit Services	503	433	433	433	468	503
Emergency Preparedness	207	178	178	178	193	207
Total General Services	4,937	4,252	4,252	4,252	4,594	4,937
Roads	7,853	6,766	6,766	6,766	7,310	7,853
Water Service	900	775	775	775	838	900
Wastewater Service	2,900	2,498	2,498	2,498	2,699	2,900
Drains	573	494	494	494	533	573
Total Engineered Services	12,226	10,533	10,533	10,533	11,380	12,226
Total Development Charge all services	17,163	\$ 14,785	\$ 14,785	\$ 14,785	\$ 15,974	\$ 17,163
<i>Excluding Water Service</i>	16,263	14,010	14,010	14,010	15,136	16,263
<i>Excluding Waste Water Service</i>	14,263	12,287	12,287	12,287	13,275	14,263
<i>Excluding Water and Waste Water Services</i>	13,363	11,512	11,512	11,512	12,437	13,363

NOTE:

The base Development Charge will be adjusted in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, "Construction Price Statistics" (CPS), catalogue number 62-007-XPB as of July 1 of each year, except July 1, 2016.

Schedule "B"
to By-law 2016-120 of the City of Greater Sudbury

Schedule "B-2"
to By-law 2014-151 of the City of Greater Sudbury

RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT FOR A SEMI DETACHED DWELLING

	2014-15		2015-16		2016-17		2017-18		2018-19	
	<i>calculated</i>	July 10, 2014 - June 30, 2015	July 1, 2015 - June 30, 2016	July 1, 2016 - June 30, 2017	July 1, 2017 - June 30, 2018	July 1, 2018 - June 30, 2019				
<i>Charge per unit</i>	17,163	\$ 9,258	\$ 9,258	\$ 9,258	\$ 9,258	\$ 11,445	\$ 11,445	\$ 11,445	\$ 13,631	\$ 13,631
			+CPS			+CPS		+CPS		+CPS
General Government	94	50	50	51	63	75				
Library	792	427	427	427	528	629				
Fire Services	354	191	191	191	236	281				
Police Services	187	101	101	101	125	149				
Public Safety	79	42	42	43	53	63				
Parks and Recreation	2,602	1,404	1,404	1,404	1,735	2,067				
Cemetery Services	9	5	5	5	6	7				
Ambulance Services	110	60	60	59	73	87				
Transit Services	503	271	271	271	335	399				
Emergency Preparedness	207	112	112	112	138	164				
Total General Services	4,937	2,663	2,663	2,664	3,292	3,921				
Roads	7,853	4,236	4,236	4,236	5,237	6,237				
Water Service	900	486	486	485	600	715				
Wastewater Service	2,900	1,564	1,564	1,564	1,934	2,303				
Drains	573	309	309	309	382	455				
Total Engineered Services	12,226	6,595	6,595	6,594	8,153	9,710				
Total Development Charge all services	17,163	\$ 9,258	\$ 9,258	\$ 9,258	\$ 11,445	\$ 13,631				
<i>Excluding Water Service</i>	16,263	8,772	8,772	8,773	10,845	12,916				
<i>Excluding Waste Water Service</i>	14,263	7,694	7,694	7,694	9,511	11,328				
<i>Excluding Water and Waste Water Services</i>	13,363	7,208	7,208	7,209	8,911	10,613				

NOTE:

The base Development Charge will be adjusted in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, "Construction Price Statistics" (CPS), catalogue number 62-007-XPB as of July 1 of each year, except July 1, 2016.

Schedule "C"
to By-law 2016-120 of the City of Greater Sudbury

Schedule "B-3"
to By-law 2014-151 of the City of Greater Sudbury

RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT FOR MULTIPLE DWELLING

		2014-15	2015-16	2016-17	2017-18	2018-19
	<i>calculated</i>	<i>July 10, 2014 - June 30, 2015</i>	<i>July 1, 2015 - June 30, 2016</i>	<i>July 1, 2016 - June 30, 2017</i>	<i>July 1, 2017 - June 30, 2018</i>	<i>July 1, 2018 - June 30, 2019</i>
<i>Charge per unit</i>	10,098	\$ 9,258	\$ 9,258	\$ 9,258	\$ 9,678	\$ 10,098
			+CPS		+CPS	+CPS
General Government	55	50	50	50	53	55
Library	466	427	427	427	447	466
Fire Services	208	191	191	191	199	208
Police Services	110	101	101	101	105	110
Public Safety	46	42	42	42	44	46
Parks and Recreation	1,531	1,404	1,404	1,404	1,467	1,531
Cemetery Services	5	5	5	5	5	5
Ambulance Services	65	60	60	60	62	65
Transit Services	296	271	271	271	284	296
Emergency Preparedness	122	112	112	112	117	122
Total General Services	2,904	2,663	2,663	2,663	2,783	2,904
Roads	4,621	4,236	4,236	4,236	4,429	4,621
Water Service	530	486	486	486	508	530
Wastewater Service	1,706	1,564	1,564	1,564	1,635	1,706
Drains	337	309	309	309	323	337
Total Engineered Services	7,194	6,595	6,595	6,595	6,895	7,194
Total Development Charge all services	10,098	\$ 9,258	\$ 9,258	\$ 9,258	\$ 9,678	\$ 10,098
<i>Excluding Water Service</i>	9,568	8,772	8,772	8,772	9,170	9,568
<i>Excluding Waste Water Service</i>	8,392	7,694	7,694	7,694	8,043	8,392
<i>Excluding Water and Waste Water Services</i>	7,862	7,208	7,208	7,208	7,535	7,862

NOTE:

The base Development Charge will be adjusted in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, "Construction Price Statistics" (CPS), catalogue number 62-007-XPB as of July 1 of each year, except July 1, 2016.

Schedule "D"
to By-law 2016-120 of the City of Greater Sudbury

Schedule "C"
to By-law 2014-151 of the City of Greater Sudbury

INDUSTRIAL DEVELOPMENT CHARGES PER SQUARE FOOT

<i>Charge per square foot</i>	2014-15	2015-16	2016-17	2017-18	2018-19	
	<i>calculated</i>	<i>July 10, 2014 - June 30, 2015</i>	<i>July 1, 2015 - June 30, 2016</i>	<i>July 1, 2016 - June 30, 2017</i>	<i>July 1, 2017 - June 30, 2018</i>	<i>July 1, 2018 - June 30, 2019</i>
	4.75	4.33	4.33	4.40	4.58	4.75
			+CPS		+CPS	+CPS
General Government	0.05	0.05	0.05	0.05	0.05	0.05
Library	-	-	-	-	-	-
Fire Services	0.20	0.18	0.18	0.19	0.19	0.20
Police Services	0.10	0.09	0.09	0.09	0.10	0.10
Public Safety	0.04	0.04	0.04	0.04	0.04	0.04
Parks and Recreation	-	-	-	-	-	-
Cemetery Services	-	-	-	-	-	-
Ambulance Services	0.06	0.05	0.05	0.06	0.06	0.06
Transit Services	0.28	0.26	0.26	0.26	0.27	0.28
Emergency Preparedness	0.11	0.10	0.10	0.10	0.11	0.11
Total General Services	0.84	0.77	0.77	0.79	0.82	0.84
Roads	1.48	1.34	1.34	1.36	1.42	1.48
Water Service	0.50	0.46	0.46	0.46	0.48	0.50
Wastewater Service	1.61	1.47	1.47	1.49	1.55	1.61
Drains	0.32	0.29	0.29	0.30	0.31	0.32
Total Engineered Services	3.91	3.56	3.56	3.61	3.76	3.91
Total Development Charge all services	4.75	4.33	4.33	4.40	4.58	4.75
<i>Excluding Water Service</i>	4.25	3.87	3.87	3.94	4.10	4.25
<i>Excluding Waste Water Service</i>	3.14	2.86	2.86	2.91	3.03	3.14
<i>Excluding Water and Waste Water Services</i>	2.64	2.40	2.40	2.45	2.55	2.64

NOTE:

The base Development Charge will be adjusted in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, "Construction Price Statistics" (CPS), catalogue number 62-007-XPB as of July 1 of each year, except July 1, 2016.

Schedule "E"
to By-law 2016-120 of the City of Greater Sudbury

Schedule "D"
to By-law 2014-151 of the City of Greater Sudbury

NON-INDUSTRIAL DEVELOPMENT CHARGES PER SQUARE FOOT

	2014-15	2015-16	2016-17	2017-18	2018-19	
	<i>July 10, 2014 - June 30, 2015</i>	<i>July 1, 2015 - June 30, 2016</i>	<i>July 1, 2016 - June 30, 2017</i>	<i>July 1, 2017 - June 30, 2018</i>	<i>July 1, 2018 - June 30, 2019</i>	
<i>Charge per square foot</i>	8.83	8.83	8.83 +CPS	8.83	8.83 +CPS	8.83 +CPS
General Government	0.05	0.05	0.05	0.05	0.05	0.05
Library	-	-	-	-	-	-
Fire Services	0.20	0.20	0.20	0.20	0.20	0.20
Police Services	0.10	0.10	0.10	0.10	0.10	0.10
Public Safety	0.04	0.04	0.04	0.04	0.04	0.04
Parks and Recreation	-	-	-	-	-	-
Cemetery Services	-	-	-	-	-	-
Transit Services	0.28	0.28	0.28	0.28	0.28	0.28
Emergency Preparedness	0.11	0.11	0.11	0.11	0.11	0.11
Total General Services	0.84	0.84	0.84	0.84	0.84	0.84
Roads	5.56	5.56	5.56	5.56	5.56	5.56
Water Service	0.50	0.50	0.50	0.50	0.50	0.50
Wastewater Service	1.61	1.61	1.61	1.61	1.61	1.61
Drains	0.32	0.32	0.32	0.32	0.32	0.32
Total Engineered Services	7.99	7.99	7.99	7.99	7.99	7.99
Total Development Charge all services	8.83	8.83	8.83	8.83	8.83	8.83
<i>Excluding Water Service</i>	8.33	8.33	8.33	8.33	8.33	8.33
<i>Excluding Waste Water Service</i>	7.22	7.22	7.22	7.22	7.22	7.22
<i>Excluding Water and Waste Water Services</i>	6.72	6.72	6.72	6.72	6.72	6.72

NOTE:

The base Development Charge will be adjusted in accordance with the most recent twelve-month change reflected in the Statistics Canada Quarterly, "Construction Price Statistics" (CPS), catalogue number 62-007-XPB as of July 1 of each year, except July 1, 2016.