

Request for Decision City Council

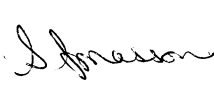


Type of Decision										
Meeting Date	July 14, 2005				Report Date	July 6, 2005				
Decision Requested		Yes	<input checked="" type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High		Low	
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open		Closed	

Report Title
Development Charges - 2005/06

Policy Implication + Budget Impact	
<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.
N/A	
<input checked="" type="checkbox"/>	Background Attached

Recommendation
FOR INFORMATION ONLY
Recommendation Continued

Recommended by the Department Head
 S. Jonasson Acting Chief Finance Officer/Treasurer

Recommended by the C.A.O.
 M. Mieto Chief Administrative Officer

Date: July 6, 2005

Report Prepared By



C. Mahaffy
Manager of Financial Planning & Policy/Deputy Treasurer

Division Review

EXECUTIVE SUMMARY

This report will update Development Charges effective September 1, 2005 until August 31, 2006 in accordance with By-law 2004-200F.

BACKGROUND

By-law 2004-200F established development charges for the City of Greater Sudbury, effective July 14, 2005. Development charges apply only to residential construction, there are no development charges for commercial or industrial development and development charges apply uniformly across the whole geographic area of the city.

This Development Charges By-law has provisions for annual increases commencing in 2005, which require no amendment to the By-law.

By-law 2004-200F of the City of Greater Sudbury approved Development Charges for the residential lots for the period July 14, 2005 to August 31, 2005. For September 1, 2005 and subsequent years, Development Charges are to be increased per the Statistics Canada Quarterly Construction Price Statistics pursuant to Clause 15 of the By-law.

Since no Statistics are released for Sudbury, the inflationary increase for Ottawa is used. This increase for the period Jan 1, 2004 to December 31, 2004 is six point six percent (6.6%).

The 2005-06 Development Charges are outlined on the revised Schedules "A" and "B" to By-law 2004-200F, attached, to be effective September 1, 2005.

SCHEDULE 'A'

To By-law 2004-200F
as amended by By-law 2005-xxF

of the City of Greater Sudbury

DESIGNATED SERVICES
Charges per Unit

<u>Categories</u>	<u>Singles, Demi-Detached and Row Housing</u>	<u>Multiples and Apartments</u>
<u>General</u>		
1. Police	\$161	\$ 97
2. Roads	<u>\$560</u>	<u>\$338</u>
GENERAL TOTAL	\$721	\$435
<u>Sanitary Sewer</u>	\$643	\$388
<u>Water</u>	<u>\$1,248</u>	<u>\$754</u>
TOTAL CHARGE	<u>\$2,612</u>	<u>\$1,577</u>

SCHEDULE "B"

**To By-law 2004-200F
as amended by By-law 2005-xxF**

of the City of Greater Sudbury

**FOR BUILDING PERMITS OR OTHER APPROVALS ISSUED FROM
JULY 14, 2005 TO AUGUST 31, 2005 INCLUSIVE
AND THEREAFTER WITH ADJUSTMENTS**

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>	<u>COLUMN 4</u>	<u>COLUMN 5</u>
RESIDENTIAL USES	LANDS WITHIN SEWER AND WATER SERVICE AREA	LANDS WITHIN WATER SERVICE AREA	LANDS WITHIN SANITARY SEWER AREA	LANDS <u>NOT</u> WITHIN EITHER WATER SERVICE AREA, SANITARY SEWER AREA, OR SEWER AND WATER SERVICE AREA
Singles, Semi- detached and Row Dwellings	\$2,612 per unit	\$1,969 per unit	\$1,364 per unit	\$721 per unit
Multiples and Apartments (Consisting of 3 or more units)	\$1,577 per unit	\$1,189 per unit	\$823 per unit	\$435 per unit