

City of Greater Sudbury Development Charges



Rates and Summary Effective: July 1, 2023 to June 30, 2024 under By-law 2019-100

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 (current rates shown below).

Are there any exemptions to development charges?

Development Charges By-law 2019-100 applies to all lands within the City of Greater Sudbury subject to certain exceptions:

- 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 per cent or less in an existing industrial building,
- a development designated for temporary use (less than eight months),
- a development in a designated exempt area identified in Schedules E of By-Law 2019-100 and any future BIAs approved by City Council,
- any college created pursuant to the Ontario Colleges of Applied Arts & Technology Act,
- a development owned and used for university academic or research purposes,
- 50 per cent exemption for development owned by university and used for purposes other than academic or research purposes,
- affordable housing projects which meet criteria in By-law 2019-100,
- garden suites when removed within 10 years,
- additional intensification of existing housing as outlined in By-law 2019-100,

- 50 per cent exemption for Multi-Residential Building within Nodes and Corridors areas,
- creation of a secondary unit in accordance with Zoning By-law,
- hospice or long-term care homes when development is exempt from property taxes.

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 five years of demolition.
- 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, library services, fire services, police services, public safety, parks and recreation, ambulance services, public transit, and emergency preparedness.

Engineered Services refer to roads and related, water services, wastewater services and drains and stormwater.

Instalment payments

Changes to the Development Charges Act, 1997, include eligibility for some developments to pay in instalments, including institutional, rental and non-profit housing. Please visit greatersudbury.ca/devcharges for full details and requirements.

How can I obtain more information?

Development Charges By-law 2019-100 is available online at greatersudbury.ca/devcharges. By-law 2019-100 will be relied upon in all situations.

For more information

Call 311

Live chat 311.greatersudbury.ca

Visit the One-Stop Services Counter on the main floor of Tom Davies Square

Write Finance Division at Tom Davies Square
200 Brady St., Box 5000, Station A,
Sudbury, ON, P3A 5P3,



When can a development charge be challenged?

Under the Development Charges Act, 1997, a person required to pay a development charge, or that person’s agent, is entitled to submit a complaint to challenge a development charge collected under By-law 2019-100 for the following reasons:

- the amount of the development charge was incorrectly determined;
- whether a credit is available to be used against the development charge or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or
- there was an error in the application of the development charge by-law.

What is the deadline to submit a complaint?

The person required to pay a development charge or that person’s agent, must submit a complaint to

the Hearing Committee in writing within 90 days after the day the development charge, or any part of it, is payable according to the Development Charges Act. The ability for a person to submit a complaint is forfeited after the 90-day time period.

If the complaint does not meet the statutory requirements, the City Clerk will notify the complainant in writing as to the nature of the deficiency and that no hearing can be scheduled as a result.

The City Clerk will provide the complainant with at least 14 days notice of a meeting of the Hearing Committee.

The complainant will have an opportunity to make representation at the Hearing Committee. After hearing the evidence and submissions of

the complainant, the Hearing Committee may dismiss the complaint or rectify any incorrect determination of amount or error that was the subject of the complaint.

Request for review

Prior to filing a complaint, a person can request a review in writing to the Chief Building Official to review the calculation of the development charge for the reasons identified above.

This request does not represent a complaint to the Hearing Committee as the person can file a complaint after the results of the request for review.

However, the complaint must be submitted in writing to the City Clerk within 90 days after the day the development charges, or any part of it is payable.

How to submit a complaint

The complaint must be in writing, must state the complainant’s name, the address where notice can be given to the complainant and the reasons for the complaint as set out above.

Complaints can be:

Mailed to Office of the City Clerk, City of Greater Sudbury, P.O. Box 5000, Station A, Sudbury, ON, P3A 5P3

Dropped off at the One-Stop Service counter, main floor of Tom Davies Square, 200 Brady St., Sudbury, during regular business hours (8:30 a.m. to 4:30 p.m., Monday to Friday)

Development Charge Schedule

The following development charges are in effect as of July 1, 2023 to June 30, 2024 under By-law 2019-100

	Single Family Dwellings	Semi Detached Dwelling	Multiples, Apartments and Small Residential
Residential (Total charge per unit)			Note A
All Services	\$22,162	\$17,806	\$12,791
Excluding Water Service	\$20,908	\$16,799	\$12,066
Excluding Wastewater Service	\$16,300	\$13,097	\$ 9,408
Excluding Water and Wastewater Service	\$15,046	\$12,089	\$ 8,683
Non-residential (Total charge per square foot)		Industrial	Non-industrial (Commercial/Institutional)
All Services		\$3.70	\$5.56
Excluding Water Service		\$3.43	\$5.29
Excluding Wastewater Service		\$2.46	\$4.31
Excluding Water and Wastewater Service		\$2.19	\$4.05

Indexing

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

Note A - Development charges for apartments within rental buildings with four or more units will be lower based on number of bedrooms per unit.

