

Attachment C – Comparison of DC Exempt Areas and SCACIP Areas

Schedule “E” Exemptions

There are currently nine (9) geographic areas in the City that are exempt from Development Charges (DCs). These Schedule “E” areas of the DC By-law correspond to Downtown, Town Centre and/or Mixed Use Commercial designations in the City’s Official Plan and represent the historic commercial areas of the former City of Sudbury and the former municipalities. The rationale for exempting these areas is to stimulate commercial and residential intensification in these strategic core areas. The areas that are exempt in the current DC by-law are:

- Downtown Sudbury
- Capreol Town Centre
- Chelmsford Town Centre
- Dowling Town Centre
- Garson Town Centre
- Hanmer Mixed Use Commercial Area
- Val Caron Mixed Use Commercial Area
- Walden Town Centre
- Flour Mill BIA

Of these Schedule “E” DC exempt areas, the following areas have coverage under the AHCIP and BSCIP, but are not eligible for the programs under the SCACIP:

- Dowling Town Centre
- Garson Town Centre
- Hanmer Mixed Use Commercial Area
- Val Caron Mixed Use Commercial Area
- Walden Town Centre

Conversely, the following areas covered under the SCACIP programs do not have a corresponding Schedule “E” DC exempt area:

- Levack
- Kathleen Street
- Copper Cliff
- Lively (Main Street Commercial Area)

Schedule “F” Exemptions

In 2019, Council directed staff to apply a 50% reduction in DCs for Multi-Unit Residential Buildings constructed within Nodes and Corridors. These are the Schedule “F” areas of the City’s Development Charges By-law:

- Barry Downe / LaSalle
- Kingsway / Barry Downe
- Four Corners
- Health Sciences North
- Collège Boréal
- Laurentian University
- Cambrian College
- Coniston
- Val Caron
- Azilda
- Valley East (Howard Armstrong Site)
- Wahnapiatae
- Onaping
- Levack
- Corridors

Of these Schedule “F” DC exempt areas, the following areas have coverage under the AHCIP and BSCIP, but are not eligible for the programs under the SCACIP:

- Barry Downe / LaSalle
- Kingsway / Barry Downe
- Four Corners
- Health Sciences North
- Collège Boréal
- Laurentian University
- Cambrian College
- Coniston
- Val Caron
- Azilda
- Valley East (Howard Armstrong Site)
- Wahnapiatae
- Onaping
- Corridors (has coverage under the Corridors TIEG program).

Conversely, the following areas covered under the SCACIP programs do not have a corresponding Schedule “F” DC exempt area

- Capreol
- Chelmsford
- Sudbury
- Flour Mill
- Copper Cliff
- Kathleen Street
- Lively (Main Street Commercial Area)