



CITY OF CORNER BROOK

2012 BUDGET

PRESENTED BY

DEPUTY MAYOR DONNA LUTHER, CHAIRPERSON

CORPORATE SERVICES POLICY ADVISORY COMMITTEE

DECEMBER 19, 2011

BUDGET SPEECH 2012

Mr. Mayor, as Chair of the Corporate Services Policy Advisory Committee, I am pleased to present the City of Corner Brook Budget for 2012. I would like to begin by thanking Council and staff for their efforts in the preparation of this budget. It is always the goal of Council to create a budget that maintains a pragmatic approach to financial management. The City strives to secure long-term prospects while continuing to meet the current needs of our residents.

Mr. Mayor, in 2011 several major investments have come to fruition. The new City Hall was completed and is now fully operational. The construction of this facility has resulted in additional divisions being housed in one facility. This has enabled us to realize efficiencies and improve customer service. In an effort to be more accessible to the public, the hours of operation at City Hall have been extended. The building is now open from 8:00 a.m. to 5:00 p.m. This state-of-the-art building was built under the Leadership in Energy & Environmental Design (LEED) international green building rating standards. The building is equipped with environmentally-focused features such as a geothermal heating system, advanced lighting control, rainwater collection, green roof and a Window on the World (WOW) building performance system. The new city hall is a welcome addition to the city's architecture and has placed Corner Brook at the cutting edge for sustainable structures.

The south side redevelopment of Margaret Bowater Park was completed this summer to the delight of the citizens of Corner Brook. This marked the final stage of a multiyear program to revitalize this world class gem in the centre of the City. This investment will

BUDGET SPEECH 2012

stimulate the economy, has enhanced local facilities and services, and contributes to the health and quality of life for all our residents. I would like to take a moment to extend our thanks to the Corner Brook Stream Development Corporation for all their hard work and expertise in overseeing the project management and maintenance of this project. I would also like to thank our funding partners the Government of Newfoundland and Labrador and the Government of Canada for their foresight and commitment to work with us in funding this very valuable project. Joint Funding of \$2.175M from all three orders of government was provided through the Recreation Infrastructure Canada (RIInC) program toward the redevelopment of the south-side of Margaret Bowater Park.

Finally, after five years of tireless planning and several attempts at securing a new location for the Corner Brook Curling Rink, the long awaited facility has been completed. The participants and spectators of the sport will once again enjoy this social and recreational activity in our City.

Construction of a new water treatment facility has been discussed by Council, staff and the entire community since the mid 1990s. This project continues to be a major priority and we are determined to find a feasible way to bring this project to fruition. The original project estimate was \$36.0 million however, by the summer of 2010; the revised estimate for the total project had exceeded \$65.0 million. It was clear that the City of Corner Brook could not proceed with the water treatment plant in its current design without additional funding from the Federal and Provincial governments. Given

BUDGET SPEECH 2012

that the Federal government stated that they will not provide any additional funding beyond its initial commitment of \$12.0 million Council and staff were faced with a huge dilemma. After reviewing all options it was clear that we had to move in a new direction if we were going to be successful in achieving our goal of a new water treatment plant and distribution main. With this in mind a Request for Proposals (RFP) for a design build of the Water Treatment Plant was issued to four pre-qualified proponents this month. It is expected that this RFP will close in early April 2012, with construction beginning in summer 2012. In an effort to ensure this project is completed in the most cost effective manner, with the most cost effective operations possible, the City will further increase its focus on water conservation. We will be taking measures to ensure that water is being conserved through investment and improvements in leak detection. We will also be working with residents and businesses to decrease the use of water for non essential purposes.

Mister Mayor, in an effort to improve efficiencies, Council announced in last year's budget that we would continue to address the long standing issue of aging City equipment. In 2011 Council purchased a Vactor vacuum truck at a cost of almost \$375,000. This replaced a previous piece of equipment that had become unreliable due to high maintenance costs and requirements. The vacuum truck will enable staff to better handle maintenance of the City's extensive network of storm and sanitary sewers. Also in 2011, the Fire Department continued its efforts to secure a replacement to the 1973 pumper truck. With the assistance of a \$155,000 contribution

BUDGET SPEECH 2012

from the Province, it is hoped this truck will be delivered and available for use in the new year.

In 2012, as a part of a \$500,000 budget for equipment renewal, our focus in 2012 will be on snowclearing related equipment. Two key pieces of equipment that are planned on being purchased are: a new salt truck with a blade and pre-wet system, as well as a new bobcat sidewalk blower. These investments will allow for better snowclearing of our City streets and sidewalks.

The City has been using the water and sewer levy introduced in 2004 to build a reserve to help with capital and operational costs associated with our future water and sewage treatment requirements. In 2012, the sewer levy will increase by \$10 to \$80, and the water levy will increase by \$10 to \$90. This increase is necessary to help offset increased costs associated with a future sewage treatment plant. The City has been working diligently with the Town of Massey Drive to create a new water and sewer agreement; we are pleased with the progress and cooperation of the Town of Massey Drive and expect an agreement to be reached in the very near future.

Mister Mayor, Council was tasked with examining the effect of mill rate changes prior to setting the 2012 rate. Property tax are our most important source of municipal revenue. However, we are also well aware that residents do not want to pay more taxes. Municipal Governments get only eight cents of every tax dollar collected while the province gets forty-two cents and the federal government gets fifty cents. Municipal Governments fully understand the regressive nature of Property and Business Tax,

BUDGET SPEECH 2012

however, it is the only manner by which a municipality can raise the necessary revenue to provided services for its residents. Therefore under our current tax regime, we struggle to continue to maintain the level of services that citizen's demand. Although the long term affect of increasing the mill rate is very clear, Council is proud to hold true to their commitment of holding the line on property mill rates in 2011 and 2012. The residential property mill rate will remain at 9.25 mills and the commercial property mill rates will remain at 13.5 for 2012.

This summer we invested \$1.5 million in the first phase of providing improved fire protection to the Watson Pond Industrial Park. A feeder main and pumping station has been installed. As a result of this upgrade, the new fire protected area will be charged 8.5 mills and the remaining unprotected area will continue to pay the previous rate of 5.5 mills. We feel this increase is warranted considering the additional service now being provided to this area.

Mr. Mayor, I am proud to announce as well that the City of Corner Brook will be holding the line on all business tax mill rates for 2012 except for one classification. The mill rate for financial institutions is being increased from 40 mills to 90 mills which brings it in line with the mill rate for banks. These institutions offer very similar services, but were taxed at significantly different levels.

The City strongly believes more marketing can and should be done in relation to our tourism potential. Other areas of the province have implemented a hotel levy and the City has been exploring the idea of implementing a hotel levy or accommodations tax

BUDGET SPEECH 2012

since 2001. The proposal faced strong opposition from hoteliers when it was introduced. The funding from an accommodations tax will be used to focus on marketing. This tax will **not** be shared with **other** City initiatives; the revenue generated would simply be administered to market our City which in turn will create more business for the hoteliers. The objective of the hotel levy is to provide an additional source of revenue for marketing and promoting the City. Corner Brook has great tourism appeal and we believe more work has to be done to attract additional events (sporting, convention and tourism related) to the City. We believe this in turn will generate increases economic activity which will be of benefit to the entire hospitality industry, including hotel occupancy rates.

If the City is **unsuccessful** in moving this initiative forward then the expectation is that there will be an increase in the business tax mill rate in 2013 to help offset the cost of marketing the City. Council and staff have brought forward an economic strategy for activities within our City and in order to facilitate the strategy sufficient financial resources must be allocated. Our business community is strong and the Business Resource Centre has been fostering the development of the City's vibrancy but marketing remains to be an area in need of attention and expansion.

Mr. Mayor, each year the City reinstates its commitment to provide an effective balance between encouraging growth and practicing fiscal prudence. This year we are proud to announce expansion of several programs and initiatives for 2012.

BUDGET SPEECH 2012

- The City has been working diligently to create a more efficient and user friendly transit system. As previously announced, the City will invest more funding in our transit system. The trial period includes extended hours, Saturday service and increased marketing and promotion. The transit system now has cutting edge technology that helps users plan their daily travel. Residents can obtain real-time travel information whenever, wherever, and however they want on their PC or Smartphone. An Intelligent Transport System that uses satellite technology and advanced computer modeling tracks the buses and estimates vehicle arrivals with a high degree of accuracy. This estimate is updated continuously and predictions are then made available on the Internet and to wireless devices including internet capable cell phones. This system will allow users to quickly and easily determine when the next bus will arrive at their stop.
- On July 1, 2011 the City introduced an expansion to the curbside recycling program. Residents can now recycle boxboard through the City's curbside recycling program. The introduction of boxboard collection will significantly reduce the amount of waste in our landfill. Waste will continue to be a priority in 2012 as the City continues the expanded version of an improved recycling program that now includes the collection of boxboard. Our goal is to divert as much material as possible from the landfill site.
- Mister Mayor, I am disappointed to announce that the City has suspended the E-waste collection program due to the lack of support from funding partners. While we support the program, the exorbitant cost makes it impossible for the City to finance. In 2011, one E-waste day cost in the vicinity of \$20,000; every

BUDGET SPEECH 2012

effort has been made to garner support. The City did receive some financial contributions from communities in the region; however the City bore the vast majority of this cost for a regional project.

- The City has increased the Pepsi Centre subsidy by \$150,000 per year. This increase is the first increase in over five years, and was necessitated by increased operation costs, especially with electricity, fuel, and labour. The City has a great relationship with Western Sports and Entertainment, and anticipates additional improvements in the facility in the future. Both parties have a keen interest in seeing this regional facility used to its maximum potential for sports, entertainment, cultural, conference and educational purposes.
- Mr. Mayor, another area of expenditure for 2012 will be in maintenance of City buildings. Over the years many of the City owned building have been neglected and in 2012 there will be a renewed effort on maintenance of the other buildings. The City also anticipates beginning the process of divesting of unnecessary or underutilized City owned buildings in 2012.

In 2011, the City approved annual discounts totaling \$119,480 for qualifying seniors, and early discounts for municipal tax and business tax of \$160,547.48. Council is cognizant of the financial difficulties some residents and businesses face as well as the challenges of living on a low income that is why we are continuing to offer a discount and deferral program to assist seniors as well as those people in our City experiencing financial hardship. We will continue to offer a deferral program for property owners who meet the criteria. Homeowners, who qualify under this program, will still be required to pay

BUDGET SPEECH 2012

the water rates as well as the water and sewer levies annually. By following this process, the outstanding property taxes remain a lien on the property and can be collected by the City at a later date.

Mr. Mayor, while Council is holding the line on most tax rates, after full review of other rates and fees we recognized that some changes were necessary.

Over the last number of years the City has received numerous complaints regarding transient businesses unfairly competing against local business. Although new businesses create new opportunities for residents, transient businesses are not offering the same benefit. In an effort to ensure we are equitably taxing all business, Council has decided to increase the fees for all transient businesses. Automobile and RV dealers along with , hot tub and furriers vendors will see the largest increase

In 2012 there will be a one-time dog licensing fee of \$10 per dog instead of the previous annual fee of \$10. This initiative is intended to make it easier for all dog owners to comply with licencing requirements with minimal impact to the City's revenues.

The Corner Brook Fire Department will be implementing an out of jurisdiction response charge. The City has no legal obligation to respond outside of its boundaries, however, the Fire Department will frequently respond to calls for emergency assistance to other jurisdictions. Once this fee is implemented, whenever the Corner Brook Fire Department responds to accidents and fires outside of City boundaries the City will invoice the parties requiring the emergency aid the expenses associated. The Corner

BUDGET SPEECH 2012

Brook Fire Department is a major expense to the City and this initiative is intended to recover incremental costs associated with providing services to others.

Parking meter rates will increase to one dollar (\$1.00) per hour from seventy five cents (\$0.75) per hour and the meters will no longer accept nickels and dimes. The increased revenues associated with this change in rates will be reinvested in improved parking in our busy downtown areas.

The rate structure for building permits for new builds has changed to a rate per square metre rather than estimated cost of construction. This will not result in any change in revenues, but will make the process fairer for all applicants.

Mister Mayor, Commercial Development has been invigorated in the City of Corner Brook. There has been an expansion in this sector over the last year and we expect this to continue into 2012. Just to name a few, in 2011 we have seen the development of;

- Johnsons Construction
- Marine Contractors
- Corner Brook Tire
- North Atlantic Petroleum
- Western Petroleum
- Vision Electrical

The growth of small and medium businesses is also on the rise, providing a huge impact on our City. The creation and expansion of these businesses is of incredible value to the City because they serve as significant drivers of economic growth. To help spur small and medium business growth the City has in place a tax incentive program along with a Business Restoration Credit program which is available to existing business for

BUDGET SPEECH 2012

improvements. In 2011 our municipality provided over \$26,000 in business restoration credits. I am happy to report this program will continue in 2012.

We continue to be encouraged by the increased interest in development proposals being submitted to the City. Despite publications stating that things are slowing down in the Corner Brook area, the level of interest for development in the City by both local developers and new developers to the area remains very strong. To help encourage development we will again be hosting a development forum in 2012 to provide an opportunity for open discussion between City officials and the development industry. The City is continuing to work to ensure that industrial, commercial and residential land is available for all development activities that are needed in our City.

As referenced earlier this past spring, Council, under the leadership of the Business Resource Centre launched our economic strategy. In developing this strategy city staff participated in a variety of local studies and projects over a span of several years. Staff from our Business Resource Centre also reviewed national studies of key economic indicators to determine what makes a city and region attractive as a place to do business and a place to live.

The strategy includes goals and objectives under four themes: Innovative Community, Land Development, College Town, and Cultural Enterprise. This five year strategy will guide Council and staff as we move forward in helping to shape the economic diversity of our City and region.

BUDGET SPEECH 2012

Recreation has always been identified as a key generator of economic activity. While significant funds have been invested in recreation infrastructure over the past several years, Council continues to be lobbied for new and improved facilities. Council and staff are committed to working with our community stakeholders to develop a long-term recreation plan which will help us address the growing needs of our community. The Recreation Master Plan will be used to help guide us as we move forward in developing this long term plan, and we will be looking for solutions which will meet the needs of the majority of our residents. We need to identify areas where we are deficient, how we can better utilize and share facilities, we need to rationalize how our facilities are being used, if they are being used and do they need to be replaced. We need to look at growth areas in sport and leisure. We need to set our vision and develop a scheme which will guide how we develop our recreational infrastructure over the next decade. With so many competing forces it will be a challenge, however, if we all work together we are confident that we can get it right!

This past year for example we invested significant funds into improvements in the following areas:

- improvements to our trail system,
- redevelopment of Bartlett Point commenced in the spring of 2011
- Margaret Bowater Park redevelopment was completed
- Upgrades to Jubilee Field
- Commitment of fund toward a skateboard park

BUDGET SPEECH 2012

Mr. Mayor, countless hours of debate, research and discussion have gone into this year's budget. We have taken into account a wide range of challenges, issues and needs facing our community. As required by legislation, and critical to sound fiscal management, our budget today is a balanced budget. I would now like to move the adoption of the 2012 budget, along with the rates and fee schedules, for the City of Corner Brook:

Revenue	\$28,632,500
Expenditure	\$28,632,500

CITY OF CORNER BROOK
2012 TAX RATES

1. **A REAL PROPERTY TAX** of not less than \$275 on every parcel of real property within the City, and every parcel of real property outside the City which is situated on, in or over, or under water and is accessible from land within the City; and the rate of tax shall be, subject to the minimum property tax:

Fully Serviced (Water and Sewer) - Commercial -13.5 mills or 7 mills property and 6.5 mills plus \$525 per unit water and sewer which includes a \$90 water levy and a \$80 sewer levy.

Fully Serviced (Water and Sewer) - Residential – 9.25 mills or 2.75 mills property and 6.5 mills plus \$445 per unit water and sewer which includes a \$90 water levy and a \$80 sewer levy.

Partially serviced (Water Only) - Commercial – 10.5 mills or 7 mills property and 3.5 mills plus \$445 basic charge per unit which includes a \$90 water levy.

Partially serviced (Water Only) - Residential – 6.25 mills or 2.75 mills property and 3.5 mills plus \$365 basic charge per unit which includes a \$90 water levy.

Unserviced – 5.5 mills only

Unserviced – Watson Pond Industrial Park – fire protected area - 8.5 mills only

Metered – 7.0 mills plus meter rates.

Non-Taxable - Water and Sewer Rates only – 6.5 mills plus \$525 basic charge per unit which includes a \$90 water levy and a \$80 sewer levy.

Trailers - A real property tax rate of 6.0 mills.

All taxes so imposed shall be based upon the value of the real property so taxed as set down in the last Assessment Roll of the City, prepared in accordance with the provision of the Assessment Act, 2006, (which real Property Tax shall be added to the Water and Sewer charges to constitute the Municipal Tax in accordance with established policy).

2. (i) **A BUSINESS TAX** shall be imposed on all individuals, partnerships, associations and corporations carrying on business in the City and the rate of Business Tax so imposed for each class of business (as attached) shall be fixed at:
- a. 9.0% (90.0 mills) Chartered Banks, Financial Institutions (other than chartered banks)
 - b. 4.4% (44.0 mills) Oil Companies Bulk Storage Facilities
 - c. 4.0% (40.0 mills) Insurance Companies
 - d. 3.6% (36.0 mills) Fish Harvesting & Processing
 - e. 3.0% (30.0 mills) Department Stores, Professional Businesses, Communications, and all other professional operations - private or firms
 - f. 2.7% (27.0 mills) Mail Order Houses, Private Schools
 - g. 2.5% (25.0 mills) Large Retail
 - h. 2.25% (22.5 mills) Industrial
 - i. 1.9% (19.0 mills) General Commercial – including:
Car Rentals, Car Sales, Commercial Garages/Automotive & Parts Sales & Repair Shops, Service Stations, Transportation Depots/Trucking Companies, Transportation Terminals, Convenience Stores/Gas Bars, Drug Stores, Dispensaries, Grocery Stores, Clothing Stores, Computer Sales, Electronic Repairs and Electronics Sales, Jewellery Stores, Music Stores, Shoe Stores, Sporting Goods/Equipment, Video Shops, Retail-Other, Hardware Stores, Building Supplies, Furniture/Carpet Stores, Wholesalers, Warehouses, Monument Sales, Construction Companies/Services, Daycare Services, Personal Services, Bakeries,

Barber Shops/Beauty Salons, Taxi Businesses, Convenience Stores, ,
Custom Workshops/Repairs, Retail-Residential, Restaurants, Taverns,
Places of Amusement, Repairs/Commercial, Recycling, Hotels, Motels,
Book Stores, Dry Goods/Fabric/Flower Shops, Photo Shops, Takeout
Food Services and All Other

- j. 1.65% (16.5 mills) Bed & Breakfasts and Hospitality Homes
- k. 0.4% (4 mills) Nursing Homes

per annum of the assessed value of real property used by all individuals, partnerships, associations and corporations carrying on business, trade, or profession in respect of which a tax is imposed as determined by the Assessor, using the City assessment for real property assessed from time to time under the City of Corner Brook Act, 1990, and the Assessment Act, 2006.

- (ii) Where the real property tax is not applicable to a business because it has no fixed place of business, the business tax shall be set at the minimum rate of 2½% of the gross revenue of the business as set forth in Section(s) 146 and 150 of the City of Corner Brook Act, RSNL 1990 Chapter C-15.
- (iii) Where the amount of tax calculated under (i) or (ii) above is less than \$270, the minimum business tax shall be set at \$270. For home based businesses, paying an additional unit charge for municipal tax, the minimum tax will be reduced to \$50.
- (iv) Where the gross revenue of a business subject to tax under (ii) or (iii) above is less than \$10,000, the business tax shall be 1% of gross revenue, with a minimum charge of \$10.

The registration fee for new businesses will be \$25, to be set by regulation. Businesses are required to register for business tax prior to operating in the

City. All business tax is due January 1st, or from the date the businesses commence.

3. **A POLL TAX** set at \$175 per annum.
4. **MONTHLY METERED WATER RATES** shall be \$3.00 for each 1,000 gallons (4,546 litres) for the first 2,000,000 gallons (9,092,000 litres) and \$2.75 for each 1,000 gallons (4,546 litres) above 2,000,000 gallons (9,092,000 litres).
5. **DEFERRALS AND DISCOUNTS FOR SENIOR CITIZENS** shall be granted for domicile properties in accordance with the following formula:

Age 65 and over - Pay \$445 per unit, subject to taxable income not exceeding \$10,500 for single pensioner or \$11,500 for married pensioner and total income not exceeding \$20,000. Balance of taxes to be deferred.

For the purpose of computing income, prescription drugs to the value of \$700 for a single person or \$1,400 for a couple may be considered if supported by receipts.

All requests for deferrals must be supported by a copy of the Notice of Assessment from Canada Customs & Revenue Agency for the 2011 tax year. For the purposes of determining eligibility for the deferral, senior citizens 65 years and over may have one wage earner living in their dwelling, earning up to \$20,000 per year. Any other applicants would be subject to review of Council.

Senior citizens who will be 65 years of age or over during the 2012 fiscal year (1 January - 31 December 2012) will be entitled to a 15% discount off their

Municipal Tax if they are in receipt of the Guaranteed Income Supplement under the Old Age Security Act.

Seniors must have contributed to the tax base of the City for 15 years and occupy the residential property (which is their principal place of residence) or the home must be permanently vacant. Discounts and deferrals will not be granted on property which is rented. The applicant must be the assessed owner of the property.

Discounts will not be applied to interest or arrears.

At no time is the amount of the taxes deferred to exceed the assessed value of the property.

6. **WIDOWS'/WIDOWERS' DEFERRAL** shall be based on taxable income of \$10,500 or less plus \$1,350 for each dependent up to a maximum of three dependents, total income not to exceed \$20,000. The basic charge of \$445 per unit shall apply. Proof of income and conditions are required as for senior citizens' deferral. Any other applicants will be subject to review of Council.

At no time is the amount of the taxes deferred to exceed the assessed value of the property.

7. **DISABLED PENSIONERS** shall receive the same deferral under the same conditions as widows, except they shall be allowed \$1,000 for spouse.
8. **EXEMPTION FROM POLL TAX** shall be in accordance with Section 152 of the City of Corner Brook Act, 1990.

All applications for exemption shall be made on forms provided and shall be verified by documentation as acceptable by Council. All other conditions as applied in previous years shall remain in effect.

9. **A DISCOUNT OF 1.0%** shall be allowed on any Municipal Tax (Property and Water and Sewer Tax) paid in full, by cash, cheque or debit card, on or before 10 February 2012 and on any Business Tax paid in full, by cash, cheque or debit card on or before 30 March 2012.
10. **INTEREST ON ACCOUNTS:**
The interest rate will be 10.5% per annum. Interest will be applied monthly, to all accounts in arrears effective 1 January 2012. Such interest will be applicable to current year taxes effective 24 February 2012 for Municipal Tax, and 30 March 2012 for Business Tax. Interest will be calculated from date of tax billing. Any current year taxes paid prior to the discount date will not be charged interest. No discounts will be applied to interest charges.
11. **BUSINESS IMPROVEMENT AREA:**
A ten percent (10%) surcharge shall be imposed on the Business Tax levy, up to a maximum of \$1,000 per annum, in accordance with the Business Improvement Area Legislation.
12. The fee for tax certificates is \$100.

COMMUNITY SERVICES DEPARTMENT FEES

2012 Fees

Development and Inspection

Residential Construction:

Regular Rate $\frac{1}{2}$ of 1% of construction value

New Home:

Main Floor Area \$5.00/m²

Finished floor above main floor area \$1.40/m²

Finished floor below main area \$1.40/m²

Basement \$1.40/m²

Attached Garage \$1.40/m²

Basement Apartment \$1.40/m²

Unfinished floor area No Fee

Residential Landscaping Deposit \$4.00/m²

Non-refundable if landscaping not completed within
one year

Alterations / Extensions / Repairs:

Up to \$5,000 \$25.00

Over \$5,000 $\frac{1}{2}$ of 1% of construction value

Residential Permits

Patio / Deck / Pool \$25.00

Retaining Wall / Driveway \$25.00

Accessory Buildings up to \$5,000 \$25.00

Accessory Buildings over \$5,000 $\frac{1}{2}$ of 1% of construction value

Subsidiary Apartment \$1.40/m²

Commercial / Industrial / Institutional Construction:

Commercial Regular Rate $\frac{3}{4}$ of 1% up to \$300,000 of
construction value and $\frac{1}{2}$ of
1% over \$300,000

New Commercial / Industrial / Institutional

Up to \$300,000.00	¾ of 1% up to \$300,000 of construction value
Over \$300,000.00	¾ of 1% up to \$300,000 of construction value and ½ of 1% over \$300,000
Extensions	\$50.00 (minimum fee) or Commercial Regular Rate
Alterations, Repairs	\$25.00 minimum fee) or Commercial Regular Rate
Accessory Building	\$25.00 minimum fee) or Residential Regular Rate
Sign permit	
Up to \$5,000.00	\$25.00
Over \$5,000.00	½ of 1% of construction value
Commercial Landscaping Deposit	\$4.00/sq-m
Non-refundable if landscaping not completed within one year	

Development:

Development Application Fee	\$50.00
Subdivision or Consolidation of Property	\$50.00 per lot
Change of Use or Use Approval	\$50.00
Medical, Professional and Personal Services uses	\$50.00
(Not applicable in Residential Zones where public notices are required)	
Compliance Letters	\$100.00
Temporary Use Permit	\$20.00
Commercial Demolition approval	\$50.00
Residential Demolition approval	\$30.00
Development Regulation Amendment	\$150.00
Municipal Plan Amendment/Rezoning	\$300.00
Appeals Fee	\$100.00 plus HST
Public Notice (Variances & Discretionary)	\$150.00

Municipal Enforcement

Taxi Driver License	\$25.00
Taxi Operator License	\$50.00
Delivery Service Permit	\$25.00
Bagging a Meter	\$6.00
Parking Meter Fees	\$1.00 per hour

Parking Tickets

Expired Meter	\$15.00
If paid 24 hours before the Court Date at City Hall	
If not paid 24 hours before the Court Date at City Hall	
it is \$25.00 to be paid at Provincial Court	
Parking 1:00 AM to 8:00 AM	\$50.00
No Parking	\$20.00
Obstructing Traffic	\$45.00
Parking at a Bus Stop	\$45.00
Parking on a Sidewalk	\$45.00
Parking in Front of a Driveway or Loading Zone	\$45.00
Parking within Intersection, or within 6 metres of Intersection	\$45.00
Parking too close to a Fire Hydrant	\$45.00
Parking within Crosswalk	\$45.00
Parking within 6 metres of an Approach to a Crosswalk	\$45.00
Double Parked	\$45.00
No Stopping	\$20.00
Parking without Permit in Designated Space	\$45.00

Animal Control

Dog License – for the life of the dog	\$10.00	
Animal Regulations Violation Notices – Fees		
Dog without a license / tag	\$50.00	
Dog depositing excrement on street or property	\$25.00	
Dog causing damage	\$25.00	
Dog disturbing the peace by barking or howling	\$25.00	
Impounding fee	\$5.00	
Interference with Impounder	\$500.00	
Dog biting, attacking or injuring	Appear in court when summoned	
Dog/cat roaming at large:		
	Licensed	Unlicensed
1 st offence	\$50.00	\$75.00
2 nd offense	\$75.00	\$100.00
3 rd offense	\$100.00	\$125.00

Mobile Vending / Transient Businesses

Automobiles, Recreational Vehicles, Hot Tubs, Furriers:

Per day	\$200.00
Per week	\$1,000.00

All other mobile vending / transient Businesses:

Per day	\$50.00
Per week	\$250.00
Per month	\$650.00
Per 3 months	\$1,300.00
Per calendar year	\$2,500.00

DEFINITIONS OF CLASSES OF BUSINESS - 2012

ALL OTHER means businesses not identified under any other specific category or where the nature of the business is unknown.

BAKERY means a factory for producing, mixing, compounding or baking bread, biscuits or any other bakery product, but does not include a restaurant or other premises where any such product is made for consumption on the premises.

BANK means any chartered bank.

BARBER SHOP /BEAUTY SALON means a building or part of a building where haircutting, hairdressing, manicure, pedicure, skin care, and other grooming services are provided.

BED & BREAKFAST/HOSPITALITY HOME means rooms for rent in a private home which is licensed by Provincial Government as a tourist establishment.

BOOK STORE means an establishment retailing primarily, but not limited to, new or used books and magazines.

BUILDING SUPPLIES means an establishment including, but not limited to, the sale of hardware and tools, lumber, windows, siding, bricks, paint, cement, roofing shingles, tiles, bathroom supplies, electrical and plumbing supplies.

CALL CENTRE means an establishment providing services and seeking business through the telephone network.

CAR SALES LOT means a building or open area used for storage, display and sale purposes, of motor vehicles, and includes ancillary services associated with automobile sales, such as repair and servicing, and sales of automotive parts.

CAR RENTALS means a building or part of a building or open area where automobiles are stored for rental and the offices for conducting such business is maintained.

CLOTHING STORE means an establishment retailing men's, women's and/or children's clothing and outerwear.

COMMERCIAL GARAGE (including automotive & parts sales & repair shop) means a building or part of a building, other than a private garage, used for the sale, repair or maintenance of automobiles, equipment or other self-propelled vehicles, heavy equipment, trailers and parts thereof, or where such vehicles are kept for remuneration, hire or sale. It includes, but is not limited to, body shops, muffler shops, mobile welding, and automobile glass. This definition does not include businesses whose primary business is automobile sales.

COMMUNICATIONS means any establishment or facility in the field of communications, including publishing companies, printing businesses, radio stations, television stations, telephone and telegraph companies.

COMPUTER SALES means an establishment retailing computers and any related hardware or software.

CONSTRUCTION COMPANY/SERVICES means a construction company or business providing goods and services to the construction industry, including but not limited to, electricians, plumbers, roofers, companies providing siding, paving, excavation, rental of equipment and vehicles, heavy equipment and trucking.

CONVENIENCE STORE means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries.

CONVENIENCE STORE/GAS BAR means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries, and includes pumps for retailing gasoline.

CUSTOM WORKSHOP/REPAIRS means a shop used for repairing or servicing household goods or for the manufacture of handcrafted goods and may include a retail store associated with the use.

DAYCARE SERVICES means a building or part of a building in which services and activities are regularly provided to five (5) or more children of pre-school age during the full daytime period as defined under the Day Care and Homemaker Services Act of Newfoundland, but does not include a school as defined by the Schools Act.

DEPARTMENT STORE means a retail establishment which is not limited to the sale of any specific items, but carries a variety of goods including, but not limited to clothing, footwear, household items, large and small appliances, hardware, personal care, jewelry, gifts, and may include furniture, computers and related equipment.

DISPENSARY means an establishment for the purpose of dispensing prescriptions by a pharmacist.

DRUG STORE means a retail establishment which includes the services of a pharmacist for the purpose of dispensing prescriptions, and which includes, but is not limited to, items for personal, skin and hair care, cosmetics, perfumes, confectionery and may include a section for the sale of grocery items and produce, but does not include the sole operation of a dispensary.

DRY GOODS/FABRIC/FLOWERS means an establishment which primarily sells a limited number of product types which may include, but is not limited to, ceramics, art galleries, gifts and crafts, art, crafts and hobby supplies, costume rentals, yard goods, flowers and floral arrangements, lottery tickets, collectibles, pets and pet supplies, brewing and winemaking supplies, but does not include department and clothing stores, and other stores defined in specific categories.

ELECTRONIC REPAIRS/SALES means an establishment for the sale, repair and maintenance of electronic equipment.

FISH HARVESTING AND PROCESSING means any building or location used for harvesting, processing, preparing, packing, freezing, storing, warehousing, shipping, sales or administration of any fish or seafood product.

FURNITURE/CARPET STORE means an establishment for the sale or rental of household furniture, appliances, carpets, rugs and flooring.

GROCERY STORE means an establishment for the purpose of retailing groceries, produce, fish, meat, baked goods, dairy products, and may include household and kitchen items, personal care products, magazines, and flowers.

HARDWARE STORE means an establishment including, but not limited to, the sale of hardware and tools, and may include paint, small appliances, household goods, lighting fixtures, automotive supplies, electrical and plumbing supplies.

HOTEL/MOTEL means a building with lodging accommodations for more than sixteen (16) persons, and may include individual cooking facilities.

INDUSTRIAL means the use of land or buildings for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and industry shall be construed accordingly.

INSURANCE COMPANY/AGENT means any person, broker or business engaged in the business of providing life, automobile, property, liability, commercial, marine insurances services and insurance claims and adjusting services

JEWELRY STORE means an establishment for the sale of jewelry, fine china, silver, crystal, clocks and watches.

LARGE RETAIL means any retail establishment besides those included in DEPARTMENT STORE operating from an area in excess of 45,000 square foot.

MONUMENT SALES means an establishment for the sale of granite, marble, bronze or other monuments, plaques or memorials.

MUSIC STORE means an establishment for the sale of musical instruments and equipment, tapes and disks.

NURSING HOME means a privately-owned and operated residence which provides accommodation and/or care for the elderly.

OIL COMPANY BULK STORAGE FACILITIES means a company who stores and supplies gasoline, oil and oil products to residential, commercial and industrial establishments.

OTHER FINANCIAL INSTITUTIONS includes trust companies, credit unions and finance companies, but does not include chartered banks.

PERSONAL SERVICES means a business providing services including, but not limited to, laundry and dry cleaning, fitness, shoe repair, tattoo parlours, dressmaking and sewing repairs, travel agents, household moving and storage companies.

PHOTO SHOP means an establishment for the sale of photographic equipment and

supplies, development and processing of film, and may include the taking of passport photos and portraits.

PLACE OF AMUSEMENT includes a motion picture or other theatre, public dance hall, music hall, bingo hall, arcade, billiard or pool room, bowling alley, ice or roller skating rink or similar use conducted within an enclosed building. This category would include businesses within the definition of tavern who offer amusement uses as defined in this category.

PRIVATE SCHOOL means any school licensed and operated under Sections 69-74 of the Schools Act, Revised Statutes of Newfoundland 1970, Chapter 346, as amended.

PROFESSIONAL BUSINESS means a business that offers specialized knowledge or services that are advisory in nature or may be provided by individuals who are licensed members of a self-regulating association. Such individuals would include, but is not limited to, doctors, dentists, lawyers, accountants, engineers, appraisers, financial/investment advisers, undertakers, real estate agents, architects, surveyors, and management or computer consultants. Where a retail component applies, the retail designation may apply at the decision of Council.

RECYCLING means a business which recovers useful material for recycling on the premises or for shipping to a recycling plant.

REPAIRS/COMMERCIAL means a business providing repair services to commercial establishments including, but not limited to, refrigeration.

RESTAURANT means a building or part thereof, designed or intended to be used or occupied for the purposes of serving the general public with meals or refreshments for immediate consumption at individual tables or booths; and may include the sale of spirits, wines or beers with meals but shall not include the exclusive sale of spirits, wines or beers for consumption on the premises, and does not include a tavern, boarding or lodging house.

RETAIL - RESIDENTIAL means a retail store within a dwelling unit, with the retail floor space not exceeding 50 m² or 50% of the floor area of the dwelling unit, whichever is less.

RETAIL - OTHER means a building or part of a building where goods or items are offered for sale at retail prices, and includes storage on or about the store premises of limited quantities of such goods or things sufficient only to service such store.

SERVICE STATION means any building used for the sale or installation of petroleum products, automotive parts and accessories and motor vehicle repair, and may include a convenience store or restaurant associated with the main use. This definition does not include a commercial garage, car sales lot or car washing establishment.

SHOE STORE means an establishment for the sale of family footwear.

SPORTING GOODS/EQUIPMENT means an establishment for the sale of sporting goods, clothing, and equipment. This definition does not include a store which primarily sells sportswear and footwear without sports equipment.

TAKEOUT FOOD SERVICES means any retail establishment which sells prepared food not

for consumption on the premises, or which does not offer self-maintained seating space.

TAVERN means a building which is primarily used or occupied for the purpose of selling or offering for sale, to the general public, of spirits, wines or beers for consumption on the premises and licensed or is licensable under the Liquor Control Act of Newfoundland, and any regulations made there under.

TAXI BUSINESS means a lot, with or without buildings, for the parking of taxicabs as defined in the City of Corner Brook Taxi By-Law.

TRANSPORTATION DEPOT/TRUCKING COMPANY means any station or lot used for the purpose of storing, servicing or refueling of vehicles connected with the transportation business, and any business involved in the transportation of goods by air, water or ground; but does not include a commercial garage.

TRANSPORTATION TERMINAL means any station for the use of transportation facilities available to the general public, including bus terminals.

VIDEO SHOP means an establishment for the rental of video equipment, movies and electronic games, and may include the sale of snacks and confectionery.

WAREHOUSE means a building or part of a building which is used for the housing, storage, display, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, foodstuffs, substances, articles or things.

WHOLESALER means an establishment which sells goods, usually in quantity, to retailers for resale.

Classifications for Business Tax will be reviewed annually by Council, and classification is subject to change at Council's discretion.

If a business falls into more than one category, Council reserves the right to assign the business to that category which it feels is most appropriate.

In case of a dispute as to the classification of a particular business, the business may appeal to the Corporate Services Policy Advisory Committee who will make a recommendation to Council.

**THE CITY OF CORNER BROOK
RESIDENTIAL PROPERTY
RECOVERABLE WORK RATES**

1. The applicable rates to landowners for whom water and/or sewer service connections are installed within the City right-of-way or easement by the City of Corner Brook shall be as follows:
 - (a) The sum of **\$3,600.00** for installation of 100 mm diameter sanitary drain, a 100 mm diameter storm drain and a 19 mm diameter waterline service in a common trench. (811005)
 - (b) The sum of **\$3,300.00** for installation of a 100 mm diameter sanitary drain and a 19 mm diameter water service in a common trench, regardless of right-of-way size. (811005)
 - (c) The sum of **\$3,000.00** for installation of either a 100 mm diameter sanitary drain or a 19 mm diameter water service, regardless of right-of-way size. (811005)

2. The following rates in addition to item 1 (a), (b) and (c) above are applicable:
 - (a) The rate of **\$250.00** per linear meter of trench excavation in rock where use of a mechanical buster is required. (811005)
 - (b) The rate of **\$75.00** per square meter to cover the cost of asphalt removal and reinstatement. (811004)
 - (c) The rate of **\$375.00** per linear meter of sidewalk, curb and gutter removal and reinstatement. (811004)
 - (d) The rate of **\$260.00** per linear meter for sidewalk only. (811004)
 - (e) The rate of **\$175.00** per linear meter for curb only. (811004)

3. Turn off or turn on water rates are separated as per the following (per visit):
 - (a) The rate of **\$80.00** will be applied during normal working hours. (811005)
 - (b) The rate of **\$110.00** will be applied outside of normal working hours. (811005)

4. The rates for clearing of sewer service laterals are as follows:
 - (a) The rate of **\$140.00** is applicable where the sewer has to be rodded or taped during normal working hours. (811005)
 - (b) The rate of **\$175.00** is applicable where the sewer has to be rodded or taped outside of normal working hours. (811005)
 - (c) The sum of **\$250.00** is to be deposited where the sewer has to be excavated. (811005)

Note: Payments will be made in advance and, in the case of 4(c), if the cost of the work is less than the deposit, a refund will be made. Where the cost is greater than the deposit, a further charge will be made for the difference.

5. The rate of **\$130.00** per linear meter will be applied for installation of driveway culverts. The minimum charge is to be \$195.00 and sections are to be in the 1.5 meter variations. (811004)

Note 1: Requests for services larger than the sizes noted in 1(a) above will necessitate an increase in City rates.

Note 2: For commercial and industrial servicing, the owner shall pay a deposit prior to commencement of work based on an estimated cost.

City of Corner Brook
Analysis of Budgeted Revenue and Expenditure from 2009 to 2012

	2009 Budget	% of Total	2010 Budget	% of Total	2011 Budget	% of Total	2012 Budget	% of Total
REVENUE								
GENERAL TAXATION	\$ 17,084,100	79.8%	\$ 21,341,200	83.9%	\$ 22,277,500	82.1%	\$ 22,744,500	81.7%
REVENUE FROM RESERVES	50,000	0.2%	-	0.0%	765,000	2.8%	1,117,000	4.0%
LICENSES, FEES AND PERMITS	304,900	1.4%	294,800	1.2%	301,200	1.1%	322,000	1.2%
FINES	65,000	0.3%	51,000	0.2%	42,000	0.2%	43,500	0.2%
INTEREST AND PENALTIES	400,000	1.9%	270,000	1.1%	255,000	0.9%	255,000	0.9%
UTILITY GRANTS	1,088,800	5.1%	1,078,800	4.2%	1,110,000	4.1%	1,070,000	3.8%
CONTRIBUTIONS IN LIEU OF TAXES	2,033,600	9.5%	1,938,400	7.6%	1,902,300	7.0%	1,871,300	6.7%
RECREATION AND OTHER REVENUE	375,000	1.8%	469,000	1.8%	484,400	1.8%	399,400	1.4%
TOTAL OPERATING REVENUE	21,401,400	100.0%	25,443,200	100.0%	27,137,400	100.0%	27,822,700	100.0%
LONG TERM DEBT RECOVERY	1,412,700		1,127,200		1,015,000		809,800	
TOTAL REVENUE	\$ 22,814,100		\$ 26,570,400		\$ 28,152,400		\$ 28,632,500	
EXPENDITURE								
EXECUTIVE & LEGISLATIVE	\$ 257,500	1.5%	\$ 326,000	1.7%	\$ 340,700	1.7%	\$ 321,200	1.8%
ADMINISTRATIVE	413,500	2.3%	477,900	2.5%	524,600	2.7%	459,900	2.2%
BUSINESS RESOURCE CENTRE	224,300	1.3%	236,000	1.3%	256,900	1.3%	250,400	1.2%
CORPORATE SERVICES	2,219,500	12.5%	2,288,900	12.2%	2,343,900	11.9%	2,359,800	11.4%
COMMUNITY SERVICES	585,400	3.3%	740,800	3.9%	898,500	4.6%	896,500	4.3%
TOTAL ADMINISTRATION	3,700,200	20.9%	4,069,600	21.6%	4,364,600	22.2%	4,287,800	20.7%
PROTECTION TO PERSONS & PROP.	3,896,600	22.0%	3,935,000	20.9%	4,036,200	20.6%	4,208,300	20.3%
ENGINEERING & ADMINISTRATION	2,944,900	16.6%	3,457,700	18.4%	3,542,400	18.0%	4,012,500	19.4%
PUBLIC WORKS	3,611,500	20.4%	4,219,000	22.4%	4,540,500	23.1%	4,630,000	22.4%
WATER & SEWERAGE	1,515,900	8.6%	1,625,500	8.6%	1,645,500	8.4%	1,774,500	8.6%
TRANSIT SUBSIDY	425,000	2.4%	422,000	2.2%	434,900	2.2%	549,400	2.7%
PEPSI CENTRE	1,214,800	6.9%	700,000	3.7%	700,000	3.6%	850,000	4.1%
TOTAL OPERATIONAL SERVICES	9,712,100	54.9%	10,424,200	55.4%	10,863,300	55.3%	11,816,400	57.1%
OTHER EXPENDITURE	383,900	2.2%	397,500	2.1%	375,000	1.9%	369,000	1.8%
TOTAL OPERATING EXPENDITURE	17,692,800	100.0%	18,826,300	100.0%	19,639,100	100.0%	20,681,500	100.0%
CAPITAL AND EQUIPMENT	1,512,000		1,500,000		1,555,000		1,506,700	
RESERVES AND CONTINGENCIES	161,401		538,700		1,241,400		841,000	
DEBT PAYMENTS	3,447,899		5,705,400		5,716,900		5,603,300	
TOTAL EXPENDITURE	\$ 22,814,100		\$ 26,570,400		\$ 28,152,400		\$ 28,632,500	

**City of Corner Brook
Breakdown of Revenue & Expenditure
2012 Budget**

REVENUE

GENERAL TAXATION		
MUNICIPAL TAX/WATER METER	\$	18,157,500
BUSINESS TAX		4,152,000
POLL TAX		375,000
DOWNTOWN BUSINESS SURCHARGE		60,000
OTHER REVENUE		
REVENUE FROM RESERVES		1,117,000
LICENSES AND PERMITS		322,000
FINES		43,500
INTEREST & TAX PENALTIES		255,000
UTILITY GRANTS		1,070,000
CONTRIBUTIONS IN LIEU OF TAXES		1,871,300
RECREATION REVENUE		35,000
OTHER REVENUE		244,400
PEPSI CENTRE		120,000
		<hr/>
TOTAL OPERATING REVENUE	\$	27,822,700
LONG TERM DEBT RECOVERY		<hr/> 809,800
TOTAL REVENUE	\$	<hr/> 28,632,500 <hr/>

EXPENDITURE

EXECUTIVE AND LEGISLATIVE	\$	321,200
CHIEF ADMINISTRATIVE OFFICE		459,900
BUSINESS RESOURCE CENTRE		250,400
CORPORATE SERVICES		2,359,800
COMMUNITY SERVICES		896,500
PROTECTION TO PERSONS & PROPERTY		
FIRE PROTECTION		3,513,200
BUILDING INSPECTION		368,800
MUNICIPAL ENFORCEMENT		220,800
ANIMAL CONTROL		105,500

OPERATIONAL SERVICES	
SUPERVISION & ADMINISTRATION	1,997,400
OTHER PAYROLL COSTS	954,800
SUSTAINABLE DEVELOPMENT	210,600
GEOGRAPHICAL SERVICES	120,600
BUILDING MAINTENANCE	729,100
PUBLIC WORKS	
STREET LIGHTING	635,000
STREET MAINTENANCE	746,500
SNOW CLEARING	1,436,500
TRAFFIC CONTROL	207,000
DRAINAGE	145,000
STREET & STORM SEWER CLEANING	231,500
GARBAGE COLLECTION & DISPOSAL	790,500
PARKS & FIELDS	438,000
WATER & SEWERAGE	
PURIFICATION & TREATMENT	203,000
WATER MAINS & HYDRANTS	867,500
SANITARY SYSTEMS	380,000
REGULATORS AND METERS	97,000
RESERVOIRS AND INTAKES	115,000
PUMPHOUSE	112,000
TRANSIT SUBSIDY	549,400
PEPSI CENTRE	850,000
PROVISION FOR ALLOWANCE	150,000
GRANTS & SPONSORSHIPS	219,000
	<hr/>
TOTAL OPERATING EXPENDITURE	\$ 20,681,500
CAPITAL EQUIPMENT	506,700
RESERVE FOR LAND PURCHASE	50,000
RESERVE FOR CAPITAL WORKS	1,000,000
RESERVE FOR CONTINGENCIES	-
RESERVE FOR SEWER LEVY	791,000
OTHER RESERVES	-
DEBT PAYMENTS	5,603,300
	<hr/>
TOTAL EXPENDITURE	\$ 28,632,500
	<hr/>