

Budget 2016

City of Corner Brook



Front Row Left - Right: Councillor Linda Chaisson, Mayor Charles Pender,
Councillor Mary Ann Murphy

Back Row Left - Right: Councillor Josh Carey, Councillor Keith Cormier, Deputy
Mayor Bernd Staeben, Councillor Tony Buckle

Introduction

Mister Mayor, on behalf of council, I am pleased to present the 2016 Corner Brook Municipal Budget. We are now over halfway through our term, and I am pleased to say that initiatives we started earlier in our term are progressing. Throughout this budget I will provide an update on the major initiatives and will highlight future initiatives we plan to pursue. I would like to take this opportunity to thank the general public, various community groups, representatives of our business community, Mayor and Council, and all of our staff for their input, ideas, suggestions and tremendous assistance in preparing the 2016 budget. Putting together a budget is a daunting challenge in any year, but is even more challenging in a reassessment year.

In 2015 Council continued to introduce a number of significant changes to the organizational structure to best suit the needs of the City and its residents and taxpayers. In March, Melissa Wiklund was hired as the City Manager. Under Melissa's guidance many new initiatives are being implemented. Melissa places a strong emphasis on performance based measurements and accountability frameworks and is working with staff to introduce new initiatives and spearhead

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new projects and developments. In particular Melissa is leading the charge with the expansion of the City's GIS capability; and working with staff and stakeholders to maximize utilization of City assets including the Civic Centre and Prince Edward Park.

In October, Council also announced plans to conduct a restructuring of a significant component of our organization. A Protective Services Department will be established to oversee Fire Services, 911, Municipal Enforcement and Animal Control. Council will be appointing a Director of Protective Services to oversee this department. The position is now being advertised and we anticipate the competition process will conclude in the first quarter of 2016. A new Standing Committee of Council will be created to oversee the implementation and operation of this new Department.

In March 2015, the City successfully opened the 911 Public Safety Answering Point (PSAP) at City Hall. This PSAP is one of two in the Province, with the other one located in the City of St. John's. This new addition to the City has created 9 full time positions, and 2 part time positions. All operating costs of the facility are covered by the Provincial NL 911 Bureau Inc.

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During 2015, the City was forced to decommission a pumper truck in the Fire Department. This was a major loss for the department, and resulted in a reduced capacity to respond to multiple fires at the same time. Council was also required to implement an interim ban on out of jurisdiction response. Council accepted delivery of a new pumper truck in October 2015 and this vehicle has been put into service. This new pumper cost in excess of \$500,000 and was paid for entirely out of the City's operating funds. The City has applied for funding from the Provincial Government for this vehicle, but have not received a favourable response to date. The City has also submitted a second funding application to the Province for funding for another fire department vehicle that will need replacement within the next two years. For the time being Council is continuing its restriction on out of jurisdictional responses until an external review is completed of the operations and capacity of the Fire Department.

In December, the City officially completed the transfer of the Wild Cove Landfill site to the Western Regional Services Board. This transfer of land completes the City's involvement in the process of ensuring the Western Regional Services Board has the control of the land required for the operation of the facility. The facility will become a regional transfer site with modern infrastructure, waste sorting and diversion programs.

Taking over the operations of the Civic Center was a significant initiative undertaken by Council. City staff have had approximately fifteen months to reacquaint themselves with the operations of the Centre as a City-operated facility. Since taking over operations the City has invested significantly into the facility in an effort to return the building to a more user friendly and efficient operation. Since September 2014 approximately \$1.5 million, of which \$350,000 came from the Provincial Green Fund, has been invested into the facility to create energy efficiencies. The new heating system utilizes waste heat from the refrigeration system to provide heat and hot water to the full facility. This improvement will almost eliminate the facilities use of oil which will create both financial and environmental savings. Additional improvements undertaken in the facility include; flooring, painting, and door repairs. We have received very positive feedback from the users of the facility and we will continue to strive to carry out improvements and restore pride in the facility. The tender for a new information and directional signage at the bottom of University Avenue has also been awarded and the signage is expected to be completed early in the first quarter.

For many years Council had been working with the Saltos Gymnastics Club to find a new home for the Club. Completion of a new permanent space for Saltos Gymnastics was completed in 2015 and the club is now housed in the newly developed space in the Civic Centre. The new 8,500 square foot facility provides a

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stable and modern home for all of the participants of the sport in Corner Brook and area.

We are very proud of the increased usage of the Civic Centre since we took over operations. In February the Centre was home to the Junior National Curling Championships and in November, the City was proud to host Rogers Hometown Hockey Tour in our City. Both of these events showcased the beauty of the region, and demonstrated the history and importance of the sport of curling and hockey in our City. Both events gave our City and region national exposure during their television broadcasts while making a significant impact on the community.

Mister Mayor, in preparing an annual budget, Council not only focused on 2016, but we analyzed what has been successful in the past, and we attempted to understand the changes that may happen in the future within our community and region. The decisions that are made by the Provincial Government, Federal Government and the business community have a significant impact on our current position, but also our future direction.

Once again, we are pleased with the number of new businesses and developments established in the City in 2015, along with the redevelopment of existing buildings in our downtown core. We trust that these businesses and developments are just the beginning, and we will continue to work with the business community and our partners to promote an increased level of activity in the years ahead. In 2016, the

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City will be hiring a Business Facilitator to work with our existing and new developers and businesses.

In order to ensure long-term financial stability, and be a viable and sustainable community, we must continue to grow our tax base with the development of institutional, residential and commercial expansion.

While we continue to see expansion in our commercial developments, our residential development pace has slowed. The City strongly believes that a firm commitment from the Province on the development of the much needed regional hospital will provide a critical boost to our residential developments. We are all concerned with the delays with this project, and our Council will be working with all parties to see the new hospital constructed.

Currently we have three residential areas in development or under construction – Discovery Ridge (off Corporal Pinksen Drive), Parkway Heights (off Lewin Parkway at intersection of O’Connell Drive) and a mixed used (commercial and residential) development at the top of Wheeler’s Road. As a council, we are excited to see the variety and quality of these developments in our City.

In the new year, the eyes of the nation will be on Corner Brook again as we host the 2016 Special Olympics Canada Winter Games from March 1-5. This will mark the first time the games will be held in Newfoundland and Labrador and we are

extremely proud to welcome close to 1,000 athletes, coaches, and mission staff as participants in seven (7) different sports. This national event will bring tremendous benefits to our local economy, and provide an opportunity for us to share our warm hospitality to all participants, fans and indeed the rest of the country.

Our City will also be celebrating its 60th anniversary in 2016. On January 1, 1956 the amalgamation of Curling, Humber West, Corner Brook East, and Townsite occurred and the City of Corner Brook was established. To celebrate this milestone a Committee has been established to spearhead the year-long celebration. We have over eighty events confirmed to date including a number of arts and cultural events, sporting events, conferences and special events. We encourage all residents, and visitors alike, to join us in these celebrations.

Water Treatment

Mr. Mayor, in May 2015 we were all very excited for the opening of the long-awaited new water treatment plant. The \$26 million, state of the art water treatment facility was the major component of a project with total cost in excess of \$50 million. This new treatment facility and distribution network now provides much safer and higher quality water to all residents of the City, as well as our neighbouring communities of Massey Drive & Mount Moriah.

The provision of safe and clean drinking water is one of, if not the most important service a community provides its residents.

With this new water treatment plant and distribution system the City is also facing a substantial increase in annual operating costs which are budgeted at \$1.3 million for 2016. The cost of operating the new water treatment plant is directly linked to the amount of water we use. For many years Corner Brook's water consumption has been well above both the Canadian and provincial averages, however we are starting to see some progress in the right direction in regards to reducing our overall water flows. The City of Corner Brook implores all residents, businesses, industrial and institutional users to take measures to reduce the amount of water they use and to reduce waste where possible.

The increased cost of water treatment will also be passed along to the Towns of Massey Drive and Mount Moriah who use our water system to provide water to their residents. The City and Massey Drive have had an agreement in place since 2011, and the City is pleased to have reached a new agreement with the Town of Mount Moriah.

As introduced in 2014, Council will continue to require the installation of a water meter in all new residential and commercial construction. According to the preliminary information we have acquired, residents with water meters consume less water than the overall City residential average.

Green Initiatives

Mr. Mayor, where feasible the City of Corner Brook strives to be as environmentally friendly as possible. We aim to conduct our operations being mindful of environmental and financial considerations with the objective of helping to improve the quality of life of our residents. Everything from making our buildings energy efficient, buying hybrid vehicles, storm water management, participation in the Partners for Climate Change Action Program, they all make a difference.

In fact we are very proud of a partnership we recently completed with the Corner Brook Museum and Archives. The City owned museum building has been converted from oil heat to an Ecodan Air Source Heat Pump which is quite rare in North America. This system will result in cost savings to operate the museum and is a much more environmentally friendly system.

Expenditures

This Council came into office with a strong mandate to ensure that all of the expenditures of the City were carried out as effectively and efficiently as possible. Council has closely monitored and analyzed spending, and this has resulted in savings to the taxpayers of the City.

During 2015 the City added significant expenditures and programs in areas of importance to the City - the new water treatment plant, the operation of the 911

Public safety answering point centre and the operations of the Civic Centre. These program areas will continue in 2016, but new spending will be controlled very tightly.

The total budgeted expenditures for 2016 excluding debt, capital and reserves is \$24,813,200 or just \$273,500 or 1.10% more than the 2015 budget amount. This rate of increase is far below the rate of inflation, and is required in order to meet the service demands of our residents and businesses. As a Council we will continue to work with our employees to maintain or improve service levels without any significant increases in funding.

One program area in which the budget has significantly increased is snow clearing. Corner Brook receives approximately 16 feet of snow per year, and our residents and businesses have come to expect a high quality service. In order to balance service and cost, the City will review snow clearing standards to clarify the service level standards and priority levels for snow and ice removal on City streets. We feel that the snow clearing efforts of the City are far superior to most municipalities of our size, many of which receive only a fraction of our annual snowfall. The snow clearing budget for 2016 has been increased by \$223,500 or 14.03% to \$1.8M. Any funds not expended in 2016 will be set aside as a snow clearing reserve for future years.

The City is proud of the support that it provides to the arts, culture, business, recreation and sporting groups within the City. Most of these groups are not for profit and run by dedicated volunteers, and enhance the quality of life for our citizens and visitors. The City will continue its strong support to these groups with over \$350,000 in both direct financial and in kind support.

Mister Mayor, these are just some examples of the increased costs that the city has to absorb for 2016. The City continues to strive to hold the line on expenditure increases while facing pressures from other funding sources, and the taxpayer expectations of higher level of service.

Provincial Fiscal Framework

Mister Mayor, the Province announced in April 2015 a Community Sustainability Partnership that is intended to improve the fiscal framework of municipalities in this Province. While there have been a number of features identified and programs developed, there are two components that have a direct and immediate impact upon the fiscal position of the City. Beginning in January 2016, the City will receive a rebate of 25% of the Provincial portion of the HST, and will increase to 57.14% in January 2017. This rebate will directly reduce the cost of these services to the City. The Province has also announced a sharing of the gas tax revenues beginning in January 2016 starting at 0.5 cents per litre and increasing to 1.0 cents per litre in

2018. Once fully implemented, the gas tax revenue sharing should generate incremental revenues to the City of approximately \$165,000 per year.

Provincial Government

The Council of the City of Corner Brook wishes to congratulate our new Provincial government which has recently been sworn in. We understand that the Province is facing a challenging fiscal situation and we are prepared to work with the Province on measures to stimulate the local economy. We look forward to meeting with our local MHAs, Ministers and Premier in the coming months to discuss local issues.

Taxes & Fees

Mister Mayor, the 2016 budget has been prepared based upon the new assessment provided by the Municipal Assessment Agency. These assessments are effective January 1, 2016, but are based on a valuation date of January 1, 2014. The average residential assessments have increased by 9%, with

- 52% of the properties experiencing an increase less than 9% ;and
- 48% of the properties with an increase greater than 9%.
- Over 27% of the properties had an increase less than 6%.
- 230 properties within the City had assessment increases over 25%.

With this wide range of assessments, and a fixed mil rate for all residential properties, it is impossible to set the mil rate such that all property owners will be equally impacted. In setting the mil rate, Council had to look at the overall impact on the City and its taxpayers.

- The residential mil rate will be decreased from 8.0 mils to 7.5 mils which represents a 6.25% decrease.
- This structure will result in 31% of the residential properties having a lower tax bill than in 2015, with an additional 27% of the properties experiencing an increase below 3%.

The average residential tax increase is \$37.41 per property or just \$3.12 per month.

This represents an average increase of just 2.38%!

The sewer levy will continue to be reserved for the City's expected future capital cost for waste water treatment that will be required by Federal legislation. Preliminary projections for the capital cost of the sewer treatment plant could well be in the vicinity of \$90 million, and the current federal regulations provide an expectation that the project be completed as early as 2020. The current sewer levy reserve balance is \$6.5 million and at \$100 per unit, is expected to increase by \$1.0 million in 2016 to \$7.6 million. If there were no changes in the sewer levy rate or the number of units within the City, it is anticipated the City will have over \$11.5 million to contribute towards our share of the capital costs of constructing the

facility by 2020. While this fund will not fully meet all our financing needs, it will go a long way to reducing any debt we are required to incur for this project and represents prudent fiscal planning for the future.

In reviewing commercial and business taxes, Council strived to ensure that businesses had an opportunity to continue to grow and develop in an effort to provide additional employment and opportunity to our area. The only tax increase for commercial or business taxes is in the business mil rate for Oil Companies & Tank Farms from 50 mils to 60 mils. This increase is justified based on a reduced assessed value of these businesses due to a change in the assessment valuation method.

Mister Mayor, I am pleased to announce that there are no other increases in the mil rates or fees for residential property, commercial property, or for business taxes.

Council is very aware of the challenges faced by many of our seniors who live on a fixed income. Council will continue the program of a 15% discount for seniors who are eligible and qualify. I am also pleased to report that Council will continue the payment plan initiative 2016 for qualifying seniors. Seniors in receipt of Guaranteed Income Supplement will be eligible for an interest free payment plan allowing them to pay their taxes in five equal monthly installments from February to June.

Debt Servicing

Mister Mayor, the City's debt servicing is the largest sole source of expenditures in 2016. Capital projects require the use of debt financing in order to manage the cash flow of the City. While the City receives funding for the majority of its capital projects, this funding is never enough to fully cover the cost of the projects. Budget 2016 assumes debt servicing costs of \$5.99 million, with \$200 thousand of this amount being paid directly by the Provincial Government. The \$5.78 million net debt payments (\$4.84 million in 2015 budget) represents 17.36% (15.51% in 2015 budget) of the total budget – this is well below the municipal threshold of 30% set by the Provincial government. Of this amount, almost half (48.3%) or \$2.79 million is related to borrowing costs associated with the water treatment plant and distribution system.

Conclusion

Mister Mayor, preparation of the 2016 budget has been completed after many days and weeks of debating, researching and discussing the budget. Work on this budget began in early September, and is the culmination of a tremendous effort from staff and Council. The City is cognizant of the many challenges and issues that face our community, and value the feedback and insight provided by our residents and businesses.

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As required by legislation and sound long term financial planning our budget today

is a balanced budget. I would now like to make the following four motions:

- Be it RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached tax rates for the 2016 taxation year.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached Schedule of Rates & Fees, to take effect January 1, 2016.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve an annual rate of interest of 10.5% to be levied on all past due taxes and accounts receivable on a monthly basis.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the 2016 Budget with operating Revenues and Expenditures totalling \$34,435,900.

CITY OF CORNER BROOK

2016 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 -12.5 mils plus \$635 per unit water and sewer which includes a \$100 sewer levy.

Fully Serviced (Water and Sewer) - Residential – 7.5 mils plus \$555 per unit water and sewer which includes a \$100 sewer levy.

Partially serviced (Water Only) - Commercial – 9.5 mils plus \$545 basic charge per unit.

Partially serviced (Water Only) - Residential – 4.5 mils plus \$465 basic charge per unit.

Unserviced – 5.0 mils only

Unserviced – Watson Pond Industrial Park – fire protected area - 8.0 mils only

Metered – 6.0 mils plus meter rates

Non-Taxable - Water and Sewer Rates only – 6.5 mils plus \$635 basic charge per unit which includes a \$100 sewer levy.

Trailers - A real property tax rate of 5.75 mils.

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. 10.0% (100.0 mils) Chartered Banks, Financial Institutions
 - b. 6.0% (60.0 mils) Oil Companies Bulk Storage Facilities

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- c. 4.0% (40.0 mils) Insurance Companies, Department Stores
- d. 3.0% (30.0 mils) Professional Businesses, Communications, Private Schools, Large Retail
- e. 1.7% (17.0 mils) General Commercial and Industrial – 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, Fish Harvesting & Processing, Industrial, Bed & Breakfasts and Hospitality Homes and All Other
- f. 0.4% (4 mils) 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) 2.5% of gross revenue - All businesses subject to taxation under the Taxation of Utilities & Cable Television Companies Act
- (iii) 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 2.5% 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.

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- (iv) 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.
- (v) 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 \$200 per annum.
- 4. **MONTHLY METERED WATER RATES** shall be \$4.00 for each 1,000 gallons (4,546 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 \$480 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, and the balance of taxes can 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 2015 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 2016 fiscal year (1 January - 31 December 2016) will be entitled to a 15% discount off their Municipal Tax if they are in receipt of the Guaranteed Income Supplement (GIS) under the Old Age Security Act. Seniors citizens in receipt of the GIS are eligible for an interest free

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payment plan if all of the 2016 taxes are paid by June 30, 2016. To be eligible for the interest free payment plan, 20% of the outstanding taxes for 2016 are to be paid in February, March, April, May and June via post-dated cheques or pre-authorized payment.

The residential property must be 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 \$555 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 additional income for their 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.

Students are eligible to claim three times the monthly educational allowance amount currently accepted by the Canada Revenue Agency (CRA) for Full-time students. The current amount allowed by CRA is \$400 for Full-time students. Based on these amounts, the City will allow \$1,200 per month for full-time students.

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 February 29, 2016 and on any Business Tax paid in full, by cash, cheque or debit card on or before March 31, 2016.

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 2016. Such interest will be applicable to current year taxes effective February 29, 2016 for Municipal Tax, and March 31, 2016 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 PLANNING & DEVELOPMENT DEPARTMENT FEES 2016 Fees

Development and Inspection

Residential Construction:

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

New Home:

Main Floor Area	\$5.00/m ²
Finished floor above main floor area	\$1.40/m ²
Finished floor below main area	\$1.40/m ²
Basement	\$1.40/m ²
Attached Garage	\$1.40/m ²
Basement Apartment	\$1.40/m ²
Unfinished floor area	No Fee
Residential Landscaping Deposit	No Fee

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/m ²

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	$\frac{3}{4}$ of 1% up to \$300,000 of construction value
Over \$300,000.00	$\frac{3}{4}$ of 1% up to \$300,000 of construction value and $\frac{1}{2}$ of 1% over \$300,000

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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 of lot area to a maximum of \$5,000.00

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

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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
Parking on Private Property without Permission	\$20.00
No Stopping	\$20.00
Parking without Permit in Designated Space	\$45.00
Parking in a Handicapped Parking space without a permit	\$100.00

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 offence	\$75.00	\$100.00
3 rd offence	\$100.00	\$125.00

Mobile Vending / Transient Businesses

Automobiles, Recreational Vehicles, Hot Tubs, Furriers:

Per day	\$200.00
Per week	\$1,000.00
Prepared Foods:	
Per year	\$250

All other mobile vending / transient Businesses:

Per day	\$25
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Per week	\$125
Per month	\$400
Per 3 months	\$800
Per calendar year	\$1,500

Civic Centre

Ice Rental rates (all rate are exclusive of HST):

January 1 – September 4, 2016

Regular rates (12:00 pm to 11:00 pm)	\$167.95
Late night rates (11:00 pm to 5:00 am)	\$143.96
Early morning ice (Monday – Friday 5:00 am to 8:00 am)	\$ 45.78
Early morning ice (Monday – Friday 8:00 am to 12:00 pm)	\$100.73
Minor programming	\$127.96

September 5 – December 31, 2016

Regular rates (12:00 pm to 11:00 pm)	\$171.31
Late night rates (11:00 pm to 5:00 am)	\$146.84
Early morning ice (Monday – Friday 5:00 am to 8:00 am)	\$ 46.70
Early morning ice (Monday – Friday 8:00 am to 12:00 pm)	\$102.74
Minor programming	\$130.5

DEFINITIONS OF CLASSES OF BUSINESS - 2016

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.

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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.

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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 Finance & Administration Standing Committee who will make a recommendation to Council.

THE CITY OF CORNER BROOK
RECOVERABLE WORK RATES

All property owners will be invoiced for actual costs incurred by the City of Corner Brook. The owner shall pay a deposit prior to the commencement of the work based on an average cost of the type of work being performed. If the actual cost of the work is less than the deposit, a refund will be made. Where the actual cost is greater than the deposit, property owners are required to pay a deposit prior to the commencement of the work.

A fixed cost will be charged for the following services only:

1. Turn off or turn on water rates are separated as per the following (per visit):
 - (a) The rate of **\$105.00** will be applied during normal working hours.
 - (b) The rate of **\$135.00** will be applied outside of normal working hours.

2. The rates for clearing of sewer service laterals are as follows:
 - (a) The rate of **\$195.00** is applicable where the sewer has to be rodded or taped during normal working hours.
 - (b) The rate of **\$285.00** is applicable where the sewer has to be rodded or taped outside of normal working hours.
 - (c) In the case that the sewer has to be excavated, the property owner is expected to pay the actual costs incurred by the City.

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City of Corner Brook								
Analysis of Budgeted Revenue and Expenditure from 2013 to 2016								
	2013 Budget	% of	2014 Budget	% of	2015 Budget	% of	2016 Budget	% of
		Total		Total		Total		Total
REVENUE								
GENERAL TAXATION	\$ 25,199,000	82.0%	\$ 25,475,400	85.3%	\$ 26,746,500	81.6%	\$ 27,793,000	81.2%
REVENUE FROM RESERVES	752,000	2.4%	248,800	0.8%	171,100	0.5%	351,500	1.0%
LICENSES, FEES AND PERMITS	311,500	1.0%	286,400	1.0%	255,000	0.8%	230,000	0.7%
911 PSAP	-	0.0%	-	0.0%	800,000	2.4%	632,900	1.8%
INTEREST AND PENALTIES	275,000	0.9%	275,000	0.9%	275,000	0.8%	350,000	1.0%
UTILITY GRANTS	1,145,000	3.7%	1,220,000	4.1%	1,235,000	3.8%	1,293,000	3.8%
CONTRIBUTIONS & GRANTS	2,692,300	8.8%	2,005,500	6.7%	1,953,500	6.0%	2,022,500	5.9%
RECREATION & CIVIC CENTRE	156,000	0.5%	157,000	0.5%	1,070,400	3.3%	1,164,700	3.4%
OTHER REVENUE	211,000	0.7%	207,700	0.7%	286,700	0.9%	391,700	1.1%
TOTAL OPERATING REVENUE	30,741,800	100.0%	29,875,800	100.0%	32,793,200	100.0%	34,229,300	100.0%
LONG TERM DEBT RECOVERY	448,000		406,000		297,300		206,600	
TOTAL REVENUE	\$ 31,189,800		\$ 30,281,800		\$ 33,090,500		\$ 34,435,900	
EXPENDITURE								
EXECUTIVE & LEGISLATIVE	\$ 347,500	1.7%	\$ 301,700	1.4%	\$ 340,600	1.4%	\$ 352,300	1.4%
CITY MANAGER	473,100	2.2%	435,500	2.0%	465,300	1.9%	524,300	2.1%
BUSINESS RESOURCE CENTRE	252,200	1.2%	260,900	1.2%	150,000	0.6%	123,500	0.5%
FINANCE & ADMINISTRATION	2,331,100	11.1%	2,315,500	10.8%	2,365,400	9.6%	2,369,000	9.5%
COMMUNITY PLANNING & DEVELOPMENT	937,900	4.5%	819,500	3.8%	759,600	3.1%	1,551,800	6.2%
TOTAL ADMINISTRATION	4,341,800	20.6%	4,133,100	19.3%	4,080,900	16.5%	4,920,900	19.7%
PROTECTION TO PERSONS & PROP.	4,242,900	20.2%	4,356,900	20.3%	5,362,200	21.7%	4,759,200	19.1%
CIVIC CENTRE	850,000	4.0%	850,000	4.0%	1,833,900	7.4%	1,854,400	7.4%
ENGINEERING & ADMINISTRATION	4,037,100	19.2%	4,002,300	18.6%	3,931,100	15.9%	3,598,300	14.4%
PUBLIC WORKS	4,820,500	22.9%	5,085,300	23.7%	5,435,700	22.0%	5,633,000	22.6%
WATER & SEWER	1,927,900	9.2%	2,235,500	10.4%	3,167,800	12.8%	3,376,600	13.5%
TRANSIT	386,000	1.8%	351,000	1.6%	348,600	1.4%	317,800	1.3%
TOTAL INFRASTRUCTURE & PUBLIC WORKS	11,171,500	53.1%	11,674,100	54.4%	12,883,200	52.2%	12,925,700	51.8%
OTHER EXPENDITURE	424,000	2.0%	451,500	2.1%	527,000	2.1%	503,000	2.0%
TOTAL OPERATING EXPENDITURE	21,030,200	100.0%	21,465,600	100.0%	24,687,200	100.0%	24,963,200	100.0%
CAPITAL AND EQUIPMENT	4,398,100		3,041,600		2,410,000		2,620,300	
RESERVES	845,000		911,300		1,011,000		1,017,600	
DEBT PAYMENTS	4,916,500		4,863,300		4,982,300		5,834,800	
TOTAL EXPENDITURE	\$ 31,189,800		\$ 30,281,800		\$ 33,090,500		\$ 34,435,900	

City of Corner Brook			
Breakdown of Revenue & Expenditure			
2016 Budget			
REVENUE			
GENERAL TAXATION			
	MUNICIPAL TAX/WATER METER	\$	22,187,700
	BUSINESS TAX		5,140,300
	POLL TAX		400,000
	DOWNTOWN BUSINESS SURCHARGE		65,000
OTHER REVENUE			
	REVENUE FROM RESERVES		351,500
	LICENSES AND PERMITS		230,000
	911 PSAB		632,900
	INTEREST & TAX PENALTIES		350,000
	UTILITY GRANTS		1,293,000
	CONTRIBUTIONS & GRANTS		2,022,500
	RECREATION REVENUE		31,000
	FACILITY RENTALS		237,700
	LAND & OTHER REVENUE		154,000
	CIVIC CENTRE		1,133,700
TOTAL OPERATING REVENUE		\$	34,229,300
LONG TERM DEBT RECOVERY			206,600
TOTAL REVENUE		\$	34,435,900
EXPENDITURE			
EXECUTIVE AND LEGISLATIVE			
	CITY MANAGER	\$	352,300
	BUSINESS RESOURCE CENTRE		524,300
	FINANCE & ADMINISTRATION		123,500
	COMMUNITY PLANNING & DEVELOPMENT		2,369,000
			1,551,800
PROTECTIVE SERVICES			
	FIRE PROTECTION		3,770,600
	MUNICIPAL ENFORCEMENT		241,900
	ANIMAL CONTROL		113,800
	911 PSAP		632,900

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OPERATIONAL SERVICES		
	SUPERVISION & ADMINISTRATION	2,246,500
	OTHER PAYROLL COSTS	547,000
	GEOGRAPHICAL INFORMATION SERVICES	105,000
	BUILDING MAINTENANCE	699,800
PUBLIC WORKS		
	STREET LIGHTING	651,500
	STREET MAINTENANCE	1,045,000
	SNOW CLEARING	1,816,500
	TRAFFIC CONTROL	254,000
	DRAINAGE	165,000
	STREET & STORM SEWER CLEANING	301,000
	GARBAGE COLLECTION & DISPOSAL	926,200
	PARKS & FIELDS	473,800
WATER & SEWERAGE		
	PURIFICATION & TREATMENT	1,424,100
	WATER MAINS & HYDRANTS	1,280,000
	SANITARY SYSTEMS	350,000
	REGULATORS AND METERS	125,000
	RESERVOIRS AND INTAKES	82,500
	PUMPHOUSE	115,000
	TRANSIT	317,800
	CIVIC CENTRE	1,854,400
	PROVISION FOR ALLOWANCE	150,000
	GRANTS & SPONSORSHIPS	353,000
	TOTAL OPERATING EXPENDITURE	\$ 24,963,200
	CAPITAL EQUIPMENT	620,300
	CAPITAL WORKS	2,000,000
	RESERVE FOR SEWER LEVY	1,017,600
	DEBT PAYMENTS	5,834,800
	TOTAL EXPENDITURE	\$ 34,435,900