

*The information contained herein is intended only as a general reference.*

*Interested parties should review the approved by-law and consult with staff of The City of Cornwall to determine applicable charges that may apply to specific development proposals.*

**NOTE:** Any discrepancies between this information and the Development Charges By-laws, the By-laws shall prevail.

**For further information, please contact:** Tracey Bailey, General Manager Financial Services & Treasurer  
100 Water Street East, Cornwall, Ontario K6H 5T9  
Tel: (613) 930-2787 x.2501 Fax: (613)937-7509  
Email: [finance@cornwall.ca](mailto:finance@cornwall.ca)

## Purpose of Development Charges

The general purpose for which the City imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of available capital funding source to meet the City's financial requirements.

Development charge funds may only be used for the purpose for which they are collected.

Development charges are based on the methodology that existing taxpayers should not be liable for capital costs of new growth. At the same time, new taxpayers should not have to contribute more than the net capital cost attributable to growth in order to maintain current levels of municipal services.

## Terms of By-law

By-laws 2018-037 and 2018-038 were passed on April 9, 2018 by Cornwall City Council and came into effect April 10, 2018 and are set to expire on April 10, 2023.

## Development Charge Collection

Development charges are payable in full on the date that the building permit is issued.

Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

## Payment of Development Charge

You may be required to pay development charges for land development or redevelopment projects if you are;

- Constructing a new building
- Making an addition or alteration to an existing building that increases the number of dwelling units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of the building

## Development Charge Calculation

All development is categorized as either:

- a) Residential;
- b) Non-residential or
- c) Mixed use.

Note: Please refer to By-law 2018-037, 2018-038 for the rules associated with the calculation of each type of development.

## Exemptions

The following types of development are exempt from payment of development charges:

- a) a non-residential farm building or structure;
- b) a cemetery and burial sites;
- c) development described in sections 2(3) of the Development Charges Act;
- d) buildings or structures owned and occupied by and used for the purposes of a municipality;
- e) buildings or structures owned and occupied by and used by a Board of Education;
- f) buildings or structures owned by a hospital approved as a public hospital;
- g) buildings or structures owned and occupied by a college or university; and
- h) the enlargement of an existing industrial building provided the enlargement is less than 50% of the existing floor area.

## Statement of Treasurer

As required by the Development Charges Act, 1997 and Bill 73, the Treasurer of the City of Cornwall must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the City of Cornwall for their review and may be reviewed by the Public in the Clerk's Department during regular business hours at 360 Pitt Street, Cornwall, Ontario, K6J 3P9.

Schedule B  
to **By-Law 2018-037**

A By-law for the Imposition of Area-Specific Development Charges within the Brookdale Avenue North Corridor

Service	NON-RESIDENTIAL
	(per ft <sup>2</sup> of Gross Floor Area)
Brookdale Avenue North Corridor Wastewater Services	6.55

Schedule B  
to **By-Law 2018-038**

A By-law for the Imposition of City-Wide Development Charges

**Year 2 – January 1, 2019 to December 31, 2019**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Transportation Services	1,509	1,078	582	1,432	582	2.38
Fire Services	88	62	34	83	34	0.14
Parks and Recreation Services	320	228	124	304	124	0.02
Library Services	32	23	13	30	13	-
Administration Studies	134	96	52	127	52	0.21
Child Care Services	-	-	-	-	-	-
Waste Diversion Services	1	0	0	1	0	-
<b>Total Municipal Wide Services</b>	<b>2,083</b>	<b>1,488</b>	<b>805</b>	<b>1,978</b>	<b>805</b>	<b>2.75</b>
<b>Urban Services</b>						
Wastewater Services	38	27	15	36	15	0.03
Water Services	108	77	42	102	42	0.09
<b>Total Urban Services</b>	<b>146</b>	<b>104</b>	<b>56</b>	<b>138</b>	<b>56</b>	<b>0.13</b>
GRAND TOTAL RURAL AREA	2,083	1,488	805	1,978	805	2.75
GRAND TOTAL URBAN AREA	2,229	1,591	861	2,117	861	2.87

**Development Charge Rates and Indexing**

Development charges imposed pursuant to these by-laws shall be adjusted annually (up to the expiry of April 10, 2023), without amendment to the by-laws, on January 1<sup>st</sup> of each year, in accordance with the prescribed index in the Act.

The residential charge is being phased in annually under the provisions of the by-laws. Commencing with the passage of the by-laws the residential development charges will be adjusted to include the annual phasing in of the charge over 5 years. The City is in its 2<sup>nd</sup> year of the 5 year phase-in.