

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
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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 an 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-Laws

By-Law 2018-038 was passed on April 9, 2018 by Cornwall City Council and came into effect April 10, 2018 and is set to expire on April 10, 2023.

By-Law 2018-037 was repealed and replaced with By-Law 2020-112 on September 14, 2020 by Cornwall City Council and came into effect September 15, 2020 and is set to expire on September 15, 2025.

Development Charge Collection

Development charges are payable in full on the date that the building permit is issued. Notwithstanding the foregoing, development charges for rental housing and institutional development as defined in Ontario Regulation 454/19 are payable in six (6) annual installments commencing from the date of occupancy. Development Charges for non-profit housing as defined in Ontario Regulation 454/19 are payable in twenty-one (21) annual installments commencing from the date of occupancy.

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 2018-038 and By-Law 2020-112 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.

September 15, 2020 to December 31, 2020

Schedule B to By-Law 2020-112

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

Service	NON-RESIDENTIAL (per ft ² of Gross Floor Area)
Brookdale Avenue North Corridor Wastewater Services	\$7.27

Schedule B to By-Law 2018-038

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

Year 3 – January 1, 2020 to December 31, 2020

Service	RESIDENTIAL					NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	
Municipal Wide Services:						
Transportation Services	2,349	1,678	906	2,230	906	2.47
Fire Services	136	97	52	130	52	0.14
Parks and Recreation Services	499	356	192	474	192	0.02
Library Services	50	36	20	47	20	
Administration Studies	209	150	81	198	81	0.22
Child Care Services						
Waste Diversion Services	1	1	1	1	1	
Total Municipal Wide Services	3,244	2,318	1,252	3,080	1,252	2.85
Urban Services						
Wastewater Services	59	41	23	57	23	0.03
Water Services	168	119	64	159	64	0.10
Total Urban Services	227	160	87	216	87	0.13
GRAND TOTAL RURAL AREA	3,244	2,318	1,252	3,080	1,252	2.85
GRAND TOTAL URBAN AREA	3,471	2,478	1,339	3,296	1,339	2.98

Development Charge Rates and Indexing

Development charges imposed pursuant to these By-Laws shall be adjusted annually (By-Law 2018-038 to the expiry date of April 10, 2023 and By-Law 2020-112 to the expiry date of September 15, 2025) without amendment to the By-Laws on January 1st of each year, in accordance with the prescribed index in the Act.

The residential charge is being phased in annually under the provisions of By-Law 2018-038. Commencing with the passage of the By-Law the residential development charges will be adjusted to include the annual phasing in of the charge over a period of 5 years. The City is in its 3rd year of the 5-year phase-in.