

Schedule B to By-Law 2018-038 con't
Year 3 – January 1, 2020 to December 31, 2020

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 ft² of Gross Floor Area)
Municipal Wide Services:						
Transportation Services	2,151	1,537	930	2,042	930	2.26
Fire Services	125	89	48	119	48	0.13
Parks and Recreation Services	457	326	176	434	176	0.02
Library Services	46	33	18	43	18	-
Administration Studies	191	137	74	181	74	0.20
Child Care Services	-	-	-	-	-	-
Waste Diversion Services	1	1	1	1	1	-
Total Municipal Wide Services	2,971	2,122	1,147	2,821	1,147	2.61
Urban Services						
Wastewater Services	54	38	21	52	21	0.03
Water Services	154	109	59	146	59	0.09
Total Urban Services	208	148	80	197	80	0.12
GRAND TOTAL RURAL AREA	2,971	2,122	1,147	2,821	1,147	2.61
GRAND TOTAL URBAN AREA	3,178	2,269	1,228	3,018	1,228	2.73

Year 4 – January 1, 2021 to December 31, 2021

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 ft² of Gross Floor Area)
Municipal Wide Services:						
Transportation Services	2,888	2,049	1,107	2,723	1,107	2.26
Fire Services	166	118	64	158	64	0.13
Parks and Recreation Services	609	434	235	578	235	0.02
Library Services	61	44	24	58	24	-
Administration Studies	255	182	98	242	98	0.20
Child Care Services	-	-	-	-	-	-
Waste Diversion Services	2	1	1	2	1	-
Total Municipal Wide Services	3,961	2,829	1,530	3,761	1,530	2.61
Urban Services						
Wastewater Services	72	51	28	69	28	0.03
Water Services	205	146	79	194	79	0.09
Total Urban Services	277	197	107	263	107	0.12
GRAND TOTAL RURAL AREA	3,961	2,829	1,530	3,761	1,530	2.61
GRAND TOTAL URBAN AREA	4,238	3,026	1,637	4,024	1,637	2.73

Year 5 – January 1, 2022 to April 9, 2023

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 ft² of Gross Floor Area)
Municipal Wide Services:						
Transportation Services	3,585	2,561	1,384	3,404	1,384	2.26
Fire Services	208	148	80	198	80	0.13
Parks and Recreation Services	761	543	294	723	294	0.02
Library Services	76	55	30	72	30	-
Administration Studies	319	228	123	302	123	0.20
Child Care Services	-	-	-	-	-	-
Waste Diversion Services	2	1	1	2	1	-
Total Municipal Wide Services	4,951	3,536	1,912	4,701	1,912	2.61
Urban Services						
Wastewater Services	90	64	35	86	35	0.03
Water Services	256	182	99	243	99	0.09
Total Urban Services	346	246	134	329	134	0.12
GRAND TOTAL RURAL AREA	4,951	3,536	1,912	4,701	1,912	2.61
GRAND TOTAL URBAN AREA	5,297	3,782	2,046	5,030	2,046	2.73

This pamphlet is intended to provide an overview of development charges. For complete information, reference should be made to By-law 2018-037, 2018-038.



2018 City of Cornwall Development Charges



This pamphlet summarizes Development Charges outlined in By-law No. 2018-037 and By-law No. 2018-038

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 pamphlet and the Development Charges By-laws, the By-laws shall prevail.

For further information, please contact:

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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 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.

Development Charge Rates and Indexing

Please refer to the reverse side for rates.

The development charges may be adjusted annually on January 1st of each year in accordance with the most recent change in the Statistics Canada Quarterly Construction Price Statistics if approved by Cornwall City Council.

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 ² of Gross Floor Area)
Brookdale Avenue North Corridor	
Wastewater Services	6.23

Schedule B to By-Law 2018-038

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

Year 1 –April 10, 2018 to December 31, 2018

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 ² of Gross Floor Area)
Municipal Wide Services:						
Transportation Services	717	512	277	681	277	2.26
Fire Services	42	30	16	40	16	0.13
Parks and Recreation Services	152	109	59	145	59	0.02
Library Services	15	11	6	14	6	-
Administration Studies	64	46	25	60	25	0.20
Child Care Services	-	-	-	-	-	-
Waste Diversion Services	0	0	0	0	0	-
Total Municipal Wide Services	990	707	382	940	382	2.61
Urban Services						
Wastewater Services	18	13	7	17	7	0.03
Water Services	51	36	20	49	20	0.09
Total Urban Services	69	49	27	66	27	0.12
GRAND TOTAL RURAL AREA	990	707	382	940	382	2.61
GRAND TOTAL URBAN AREA	1,059	756	409	1,006	409	2.73

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 ² of Gross Floor Area)
Municipal Wide Services:						
Transportation Services	1,434	1,024	554	1,362	554	2.26
Fire Services	83	59	32	79	32	0.13
Parks and Recreation Services	304	217	118	289	118	0.02
Library Services	30	22	12	29	12	-
Administration Studies	128	91	49	121	49	0.20
Child Care Services	-	-	-	-	-	-
Waste Diversion Services	1	0	0	1	0	-
Total Municipal Wide Services	1,980	1,414	765	1,880	765	2.61
Urban Services						
Wastewater Services	36	26	14	34	14	0.03
Water Services	102	73	40	97	40	0.09
Total Urban Services	138	98	54	132	54	0.12
GRAND TOTAL RURAL AREA	1,980	1,414	765	1,880	765	2.61
GRAND TOTAL URBAN AREA	2,119	1,513	818	2,012	818	2.73