



**The Corporation of the City of Cornwall**  
**Regular Meeting of Council**  
**By-law 2021-058**

Department: Financial Services  
Division: Finance  
By-law Number: 2021-058  
Report Number: 2021-47-Financial Services  
Meeting Date: May 25, 2021  
Subject: Tax Capping Options and Parameters for Properties in the Multi-Residential, Commercial and Industrial property classes for the year 2021

Whereas The Corporation of the City of Cornwall may, in accordance with Section 329 to Section 331 of the Municipal Act, 2001 modify the provisions and limits set out in these sections with respect to the calculation of taxes for municipal and school purposes payable in respect of property in the Multi-Residential, Commercial, and Industrial property classes; and

Whereas, Section 329.1 of the Municipal Act, 2001 allows municipalities to pass a by-law indicating the claw-back percentages and the capping parameters to eligible properties in the Multi-Residential, Commercial, and Industrial property classes for the taxation year 2021; and

Whereas, it is necessary for the Corporation of the City of Cornwall pursuant to Section 329.1 of the Municipal Act, 2001 and accompanying regulations to establish a capping threshold for properties in the Multi-Residential, Commercial and Industrial tax classes for the taxation year 2021.

Now therefore be it resolved that the Council of The Corporation of the City of Cornwall enacts as follows:

1. That the following tax capping options and parameters be established for the taxation year 2021.
  - (a) Assessment related property tax increases be limited to an amount which is the greater of,
    - i) 10% of the previous year's annualized property taxes, or
    - ii) 10% of the previous year's Current Value Assessment (CVA) property taxes.
  - (b) Properties, for which tax increases have been capped (protected) but are within \$500 of their full CVA taxes be moved to the CVA tax level within the current taxation year.
  - (c) Properties, for which tax decreases have been clawed back but are within \$500 of their full CVA taxes be moved to the CVA tax level within the current taxation year.
  - (d) Exclude reassessment related increases from the capping calculation.
  - (e) Properties that were at CVA Tax in 2020 or that would cross over CVA Tax in 2021 are to be excluded from capping.
  - (f) Properties which become eligible property, as defined within Section 331.20 of the Municipal Act, 2001 shall be taxed at a level of 100% of its full current value assessment when becoming new to class/new construction within the Multi-Residential, Commercial and Industrial property classes.
  - (g) That having determined that the eligibility requirements set out under 8.2 of Ontario Regulation 73/03 have been met in respect of the Multi-residential and Commercial Classes. The Municipality opts to end the application of Part IX of the Act for these classes for the 2021 and subsequent taxation years.



- (h) That in accordance with Section 8.3 of Ontario Regulation 73/03, The Municipality opts to phase-out of the application of Part IX of the Act for the Industrial property class with 2021 being the first of a four-year phase out.

Read, signed and sealed in open Council this 25th day of May, 2021.

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Manon L. Levesque  
City Clerk

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Bernadette Clement  
Mayor



## Report Approval Details

Document Title:	By-law 2021-058 - Tax Capping Options and Parameters - 2021-47-Financial Services.docx
Attachments:	
Final Approval Date:	May 19, 2021

This report and all of its attachments were approved and signed as outlined below:

**Michael Carriere - May 18, 2021 - 4:21 PM**

**Tracey Bailey - May 19, 2021 - 7:24 AM**

**Maureen Adams - May 19, 2021 - 4:10 PM**