

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

Interested parties should review the approved By-Laws 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.

Terms of By-Laws

By-Law 2018-038 was repealed and replaced with By-Law 2023-027 on March 27, 2023 by Cornwall City Council and came into effect April 10, 2023 and is set to expire on April 10, 2032.

By-Law 2018-037 was repealed and replaced with By-Law 2020-112 on September 14, 2020 by Cornwall City Council and came into effect September 15, 2020 and is set to expire on September 15,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

The development charge payable is the charge that would be determined under the By-Laws, with applicable interest on:

- The day of application for site plan control; or, if not applicable,
- The day of application for rezoning; or if both are not applicable,
- The day set out in the By-Laws.

Development charges are payable in full on the date that the building permit is issued. Notwithstanding the foregoing, Rental Housing Development and Institutional Development are required to pay their development charges in installment payments in accordance with Section 26.1 of the Development Charges Act and the City's Development Charges Interest Policy.

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.

Note: Please refer to By-Law 2023-027 and By-Law 2020-112 for the rules associated with the calculation and collection of each type of development.

Exemptions and Reductions

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

- a) a non-residential farm building or structure;
- b) places of worship, cemeteries, and burial sites;
- c) buildings or structures owned and occupied by and used for the purposes of a municipality;
- d) buildings or structures owned and occupied by and used by a Board of Education;
- e) buildings or structures owned by a hospital approved as a public hospital;
- f) buildings or structures owned and occupied by a college or university;
- g) the enlargement of an existing industrial building provided the enlargement is less than 50% of the existing floor area;
- h) additional residential units in existing and new residential buildings;
- i) non-profit housing and inclusionary zoning affordable housing units;
- j) discount for rental housing development;
- k) redevelopment credits on conversions or demolitions of existing buildings or structures;
- l) infill development within a priority area of the Heart of the City Community Improvement Policy Area; and
- m) development described in sections 2(2) of the Development Charges Act.

Note: For a complete list of exemptions and reductions and associated rules, please review the By-Laws or contact City staff.

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 Fund 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.

January 1, 2024 to December 31, 2024

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 sq. ft. of Gross Floor Area)
Brookdale Avenue North Corridor Wastewater Services	10.26

January 1, 2024 to April 9, 2024

Schedule B to By-Law 2023-027

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

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:						
Services Related to a Highway	6,243	4,206	3,181	5,929	2,848	1.97
Fire Protection Services	475	320	242	451	217	0.37
Parks and Recreation Services	2,031	1,369	1,035	1,930	926	0.05
Library Services	312	210	159	296	142	0.01
Ambulance Services	106	71	54	100	48	0.03
Waste Diversion Services	103	70	53	98	47	-
Transit Services	47	32	24	45	22	0.02
Total Municipal Wide Services	9,317	6,278	4,748	8,849	4,250	2.45
Urban Services:						
Wastewater Services	226	153	115	215	103	0.08
Water Services	1,602	1,079	816	1,522	730	0.59
Total Urban Services	1,828	1,232	931	1,737	833	0.67
GRAND TOTAL RURAL AREA	9,317	6,278	4,748	8,849	4,250	2.45
GRAND TOTAL URBAN AREA	11,145	7,510	5,679	10,586	5,083	3.12

Development Charge Rates and Indexing

In accordance with the prescribed index in the Act, all charges in the tables above are subject to annual indexing. The development charges will be adjusted each year, without amendment to either By-Law. Each year, the charges outlined in By-Law 2023-027 will be indexed on April 10 and the charge outlined in By-Law 2020-112 will be indexed on January 1

Bill 23, More Homes Built Faster Act came into effect on November 28, 2022. As a result, the development charge rates for the current period are limited to 80% of the amount required in By-law 2023-027. The Development Charges rates in the above table are already reduced.