



The Corporation of the City of Cornwall

Regular Meeting of Council

By-law 2025-081

Department: Financial Services
Division: Accounting, Auditing, and Budget
By-law Number: 2025-081
Report Number 2025-27-Financial Services
Meeting Date: September 8, 2025
Subject: By-law 2025-081 to amend By-Law 2020-112 for the imposition of Area-Specific Development Charges within the Brookdale Avenue North Corridor

WHEREAS, The City of Cornwall will experience growth through development and re-development; and

WHEREAS, The development and re-development requires the provision of physical and social services by the City of Cornwall; and

WHEREAS, The Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the City of Cornwall or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services; and

WHEREAS, The *Development Charges Act, 1997* (the "Act") provides that the council of a City may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services; and

WHEREAS, The, subsection 19(1.1) of the Act permits a municipality to amend a development charges by-law without following the process otherwise required for by-law amendments under subsection 19(1) of the Act; and

WHEREAS, The Council of The Corporation of the City of Cornwall passed By-law 2020-112 on September 14, 2020, which came into effect September 15, 2020; now therefore be it



RESOLVED, That the Council of The Corporation of the City of Cornwall enacts as follows:

1. By-law 2020-112 is hereby amended as follows:
 - 1.1 Section 10.1 of the By-law is deleted and substituted with the following:

This by-law will expire at 12:01 AM on September 15, 2030, unless it is repealed by Council at an earlier date.
2. This By-law shall come into effect on the day it is passed.

Read, signed and sealed in open Council this 8th day of September 2025.

Denise Labelle-Gélinas
Interim City Clerk

Justin Towndale
Mayor