

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:

Ryan Windle, Director – Development Services
100 Water Street East, Cornwall, Ontario K6H 5T9
Tel: (613) 930-2787 Ext.2312 Fax: (613) 930-7426
Email: planning@cornwall.ca

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By-Law 2018-038 was repealed and replaced with By-Law 2023-027 on March 27, 2023 by Cornwall City Council and came into effect April 10, 2023 and is set to expire on April 10, 2032. This by-law was amended as of January 1st 2025 with By-Law 2024-107, and amended on By-law 2026-85 which passed April 27, 2026, which related to reduction in the rates.

By-Law 2018-037 was repealed and replaced with By-Law 2020-112 on September 14, 2020 by Cornwall City Council and came into effect September 15, 2020. By-law 2020-112 was amended on September 8, 2025 through By-law 2025-081. By-law 2025-081 will expire on September 15, 2030.

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.

The Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17), allows non-rental residential developments the option to defer payment of Development Charges to occupancy or at first occupancy if multiple permits are required. This category includes:

- Single detached dwellings
- Semi-detached dwellings
- Townhouses
- Street townhouses
- Back-to-back townhouses
- Condominium townhouses
- Condominium apartment buildings
- Vacant land condominiums
- Duplexes
- Triplexes
- Fourplexes

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, 2026 to December 31, 2026

Schedule B

per **By-Law 2020-112 amended with By-law 2025-081**

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

2026 SCHEDULE OF DEVELOPMENT CHARGES

SERVICE	NON-RESIDENTIAL *per sq. ft. of Gross Floor Area)
Brookdale Avenue North Corridor Wastewater Services	10.87

April 10, 2026 to December 31, 2026

Schedule A

Per **By-Law 2023-027** amended with **By-Law 2024-107** and **By-Law 2026-48** and **By-law 2026-85**

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

2026 SCHEDULE OF DEVELOPMENT CHARGES Indexed

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	2,777	1,903	1,439	2,682	1,288	2.97
Fire Protection Services	206	141	107	198	95	0.54
Parks and Recreation Services	893	611	462	862	414	0.07
Library Services	137	94	71	132	64	0.01
Ambulance Services	47	32	25	45	22	0.05
Waste Diversion Services	58	40	30	56	27	-
Transit Services	20	14	10	19	9	0.02
Growth-Related Studies	42	29	22	40	19	0.04
Total Municipal Wide Services	4,180	2,863	2,166	4,036	1,938	3.72
Urban Services:						
Wastewater Services	129	89	67	125	60	0.16
Water Services	691	463	350	652	313	0.87
Total Urban Services	820	551	417	777	373	1.03
GRAND TOTAL RURAL AREA	4,180	2,863	2,166	4,036	1,938	3.72
GRAND TOTAL URBAN AREA	5,000	3,415	2,583	4,813	2,311	4.74

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 2024-107 will be indexed on April 10 and the charge outlined in By-Law 2020-112 will be indexed on January 1.