

Budget 2020

City of Corner Brook



Front Row Left - Right: Mayor Jim Parsons, Deputy Mayor Bill Griffin

Back Row Left - Right: Councillor Vaughn Granter, Councillor Bernd Staeben,
Councillor Tony Buckle, Councillor Josh Carey, Councillor Linda Chaisson

Introduction

Mister Mayor, it is once again my privilege to present the 2020 Municipal Budget.

This budget encompasses improvements for many facets of our operations and builds on Council's objectives and priorities for our community, while ensuring sound fiscal management of City operations. The objectives and priorities are broken down into several key categories including:

- Tourism
- Economy
- Governance
- Health and Wellness
- Green Initiatives
- Capital Works
- Taxation

2020 Pillar - Tourism

Mister Mayor, early in its mandate, Council identified Tourism as a growth opportunity for our City. Since that time we have made important investments as both a Council and a community to make Corner Brook an important tourism destination. These initiatives are already bearing fruit.

Last year was without doubt, Corner Brook's biggest tourism year on record. Come Home Year brought thousands of former residents and visitors into our area. It was the largest cruise ship season on record with approximately 35,000 cruise passengers and crew. Over 20,000 people rode the Mill Whistler Street Train. Our

new ATV rules and route meant hundreds of additional room nights for our local hotels.

The City recently released the STAR (Strategic Tourism for Areas and Regions) report as a collaborative framework to grow the tourism sector in the Corner Brook-Lower Humber-Bay of Islands region. This plan outlines what we must do as an entire region to make this area the hub for four-season outdoor adventure tourism in Newfoundland.

Due to the overwhelming success of the Mill Whistler Street Train, Council has allocated funds in the 2020 budget to purchase and operate this tourism asset.

2020 Pillar - Economy

Mister Mayor, while the Province as a whole has experienced some economic setbacks in 2019, the City continues to grow and fulfill its role as the economic heart of the west coast.

Mister Mayor, in 2019 the Corner Brook Port Corporation announced plans to bring international container service back to Corner Brook. The Port Corporation, Corner Brook Pulp and Paper, and other private sector partners have developed a plan to see products from here and all over the province move through our port to international destinations. This unique service could make Corner Brook, the most important shipping port in Newfoundland and Labrador.

In the short term, low newsprint prices may present some minor challenges for our Mill, but through investments in its infrastructure and in shipping innovations like this, the future looks very bright. Our Mill, with its abundance of power, high quality paper and recent investments in greenhouse gas reductions, is the envy of pulp and paper mills around the world.

Another exciting project on the horizon is the forestry Innovation Centre. This project involves a partnership between Kruger, College of North Atlantic, Grenfell Campus of Memorial University, the Provincial and Federal Governments, and the City. The project involves the establishment of a hub for research and training while revitalizing Kruger's historic Administration Building in the heart of downtown.

Mr. Mayor, we are witnessing very optimistic indicators that the tourism sector is going to be a major economic generator in our region. In 2019 several new tourism-related businesses opened their doors including: Appalachian Chalets and RV, Bootleg Brewery, the Saltbox in Benoit's Cove and in 2020 we are eagerly awaiting the opening of Boomstick Brewery and the Hew and Draw boutique hotel. These new tourism amenities signify that the tourism market in Corner Brook and the Western Region is growing, with a huge opportunity still untapped.

We are also excited Intuit Inc. (makers of TurboTax and Quickbooks) selected Corner Brook as the first location for its “Prosperity Hub” in Canada. Corner Brook was selected in part due to its workforce availability, strong community support for economic development, and the opportunity for the job creation to spur additional sustainable growth. Intuit plans to hire 45 positions by January 2020.

Mister Mayor, the new Long Term Care facility is progressing and we look forward to it opening in 2020. The City is even more excited to see the work started on the new regional hospital. This project is already having a positive impact on our economy, and we look forward to the continued progress on this project. The expected completion date of the project is 2023.

Mr. Mayor, the market for residential building construction continues to grow. The demand for new single family construction is limited, however we see a lot of interest in developing multi-unit residential properties throughout the City. The current projects under development are on Hospital Hill and Country Road. Redevelopment of the former Western Star building into a multi-unit building is expected to commence in 2020.

The City is also proud to see the development of the new ophthalmology clinic on Grenfell Drive. This is a crucial health care need in our region that is being undertaken with private sector investment.

2020 Pillar - Governance

Mister Mayor, in 2019 Council made significant advancements in regards to our governance and accountability model. Council strives to ensure that decision making at City Hall is conducted in a public forum that is accessible to our residents and taxpayers. To achieve this objective, Council created a number of Committees that include representation from the general public, staff and Councillors. The Accessibility & Inclusive Committee and the Community Partners Committee has been active throughout 2019. In October 2019, Council announced plans to establish a Youth, and a Business committee. Council has also started holding monthly Committee of the Whole meetings in a public format. The Committee of the Whole meeting will provide the public with updates on the various activities of the City and its various committees. Council is interested in hearing feedback from residents in an effort to ensure we are providing the services to the standards expected. The City will continue to adapt our governance to ensure greater interaction and accountability.

2020 Pillar – Health and Wellness

Mister Mayor, the health and wellness of our citizens has a major impact on the City's viability and vitality. While the west coast continues to face demographic challenges, Council is undertaking initiatives to make our city a more desirable area

to live, work and play. In particular, Council is focusing its efforts on providing programming to seniors and young families.

In 2019 our Recreation staff began an Active Tots program at the Civic Centre Studio during the winter months. This program allows children up to the age 5, and accompanied by their parents or care-giver, to interact in a safe space on a regular basis. We're planning to expand this type of programming.

Also, in 2019, we added a splash pad to our amenities at Margaret Bowater Park. We've received overwhelmingly positive feedback from parents and grandparents on this new addition as a way to spend quality active time with their young ones. Splash pads and playgrounds provided much-needed outdoor physical activity for children and make our community attractive to new residents and visitors. In 2020, the budget for recreation improvements is doubling to \$130,000. This extra funding will be used to upgrade equipment at playgrounds throughout the City. Much of the equipment in the City playgrounds have reached the end of its useful life, and it is critical that safe modern features are available to our children. Staff will also be ensuring that accessible features are considered in new equipment purchases.

Mister Mayor, seniors make up our largest demographic group of citizens. They are living more active healthy lives, they drive our economy and they are the backbone

of our volunteer sector. The City wants to do more to encourage senior health and wellness. This coming January, our recreation staff will be expanding our offerings in the Civic Centre Annex to include more seniors programming.

Another initiative that may be of particular interest for seniors is community gardens.

Community gardens provide many benefits to communities: greener, more beautiful neighbourhoods, opportunities for people to be active and social, and fresh, safe and affordable produce. The City has partnered with the Western Environmental Centre for two of our existing community gardens. In 2020 the City is will once again be partnering with the Western Environmental Centre for up to three additional community gardens in residential areas. This exciting initiative could be the start of something even bigger - imagine Corner Brook as the community garden capital of Canada!

2020 Pillar – Green Initiatives

Mister Mayor, Corner Brook is respected across our Province as an environmental leader. Climate change is a real issue that must be addressed on a global scale, and on a local scale. In 2019 the City approved its Climate Change Local Action Plan. This plan was put together with interaction from over a dozen community partners.

The Local Action Plan contains dozens of measureable goals in every aspect of our community including:

- Sustainable design and building practices
- Eco-friendly and sustainable transportation
- Street lighting and traffic signal efficiency
- Improved water conservation
- Solid waste diversion

Many of the action items have already been implemented, and the City is committed to fully implementing the plan. Items that have already been actioned include:

- Beginning the conversion of traffic signals to LED;
- Partnering with Newfoundland Power on piloting LED street lighting;
- Separation of combined storm and sanitary sewers;
- Backyard composting opportunities provided with discounted composters;
- Installation of water meters in all new buildings;
- Expansion of the City's bike and mixed use trail network;
- Community gardens, and;
- Water loss detection program

In 2017, the City's electrical bill was almost \$1,800,000. Knowing that electricity costs were rising, staff undertook a study to evaluate our energy consumption with the aim of reducing consumption throughout City buildings. As a result of this initiative, electrical consumption in the first 9 months of 2019 is 6.52% lower than the same period in 2017. This translates into savings of over \$117,000 on an annualized basis.

As mentioned previously, Council plans to invest more in community gardens. We live in a beautiful and green City, but we will do more to ensure the growth of our urban forests and parks. Mister Mayor, the City of Corner Brook is committed to doing our part in the battle against climate change.

2020 Pillar –Infrastructure and Capital Improvements Investment

Reducing Green House Gas emissions is one thing we can do to combat further climate change. Unfortunately, we know a great deal of damage has already been done. Our weather is more erratic than ever. We see faster shifts in temperature and precipitation. This takes a heavy toll on our roads, our drainage systems, and our water systems. When we build new infrastructure, we need to build it to be more robust and resilient than ever.

Council continuously invests significant funds into its capital program to improve and upgrade municipal infrastructure. In 2019, the City’s capital program included:

- repairs and upgrades to roads;
- waterline improvements on O’Connell Drive, Gale Street, Cochrane Street, and Bayview Heights;
- the completion of the West Valley Road combined sewer separation project;
- the installation of the Bertram Butler trail;

- the finalization of the Downtown Urban Design Action Plan (DUDAP); and last, but certainly not least,
- the completion of the wildly popular splash pad at Margaret Bowater Park.

In 2019, with funding support from our Federal and Provincial partners, the City was excited to start construction of a new clubhouse for Jubilee Field. This \$1.8 million dollar project has been long overdue, and we are proud to finally be able to move this project forward. The new building is expected to be complete in time for the start of the 2020 baseball season on June 1.

In 2020, the City will also begin construction of a new, \$865,000 roundabout at the intersection of West Valley Road and Confederation Drive. This traffic feature will improve the safety for drivers, and provide a lifecycle cost savings for the City. A round-about is a new traffic feature for the City and region, hence the City will undertake a vigorous education program to ensure drivers, cyclist and pedestrians are aware of its proper and safe use. It is anticipated that additional roundabouts will be installed in future years.

Mister Mayor, we have heard from our residents that our region is in dire need for a new aquatic facility. The City is continuing to work with Grenfell Campus of Memorial University in hopes of constructing a new, modern aquatic and recreation centre at Grenfell Campus. The anticipated cost of this project is in

excess of \$20,000,000. To undertake such a project, the City must ensure it has evaluated all options and fully understands the facilities expected ongoing operational and financial requirements. We are continuing to work with our Federal and Provincial funding partners, and other regional municipalities to develop an operational plan that is responsible and beneficial to all.

Mister Mayor, waste water treatment continues to be a high priority, and generates significant discussion nationally and provincially. The fiscal requirements for secondary treatment far exceeds the funding opportunities currently in place. While funding programs are being developed, the City is exercising its own due diligence to ensure that once the funding becomes available, we are able to quickly and efficiently move forward with a modern and fiscally responsible plan. The overall project for wastewater treatment is expected to cost approximately \$85,000,000 with the City's share being \$25,000,000 – 28,000,000. Currently, the City has over \$10,000,000 in a reserve to partially fund its portion of the project. We expect to add another \$1,000,000 in 2020. The City is eager to tackle its wastewater treatment responsibilities so we are considering every path, including a new opportunity to explore the feasibility of working with Corner Brook Pulp and Paper on shared treatment options.

The City is expecting the arrival of its long awaited new fire truck in early 2020. This new and modern truck will replace our aging pumper truck. The cost of the truck is \$732,000. It is expected to be added to our fleet in the first quarter of 2020.

Council and staff recognize the importance of having a proper plan in place to address increasing maintenance costs of our existing assets. In 2020:

- Curb and sidewalk repairs will be increasing by 31% to \$171,000;
- The City will be investing up to \$50,000 on new equipment and attachments to improve our efforts in street cleaning. The City used 4,000 tonnes of sand during the 2018-2019 winter season. This sand is required during the winter, but is costly and time consuming to remove from our streets in the spring.
- The budget for asphalt repairs due to water breaks will be increasing by \$50,000 to \$350,000. This will allow the City to repair breaks on a timelier basis and reduce the need for maintenance while waiting for the repairs to be fixed.
- In 2018 the City conducted a citizen satisfaction survey. One of the areas identified for improvement was communications and customer service responses. The City has recently acquired software that will allow for better management of citizen issues, and allow for better tracking, both by the City and the resident on the status of the issue being addressed.

2020 Pillar – Fiscal Management and Taxation

Mister Mayor, the City of Corner Brook has many varied priorities and needs. Each of these priorities require sufficient funding to meet the needs of our citizens. Balancing all of these needs with the fiscal realities that exist requires a lot of deliberation and thought.

As is required by the City of Corner Brook Act, the 2020 budget is a balanced budget of \$36,558,400. The budget for 2020 is \$810,500 or just 2.27% higher than the 2019 budget.

Mister Mayor, the City's debt servicing is a major annual cost to the City. Debt financing is incurred by the City on capital projects in order to manage the cash flow of the City. While the City receives funding for the majority of its capital projects, this funding is never enough to fully cover the cost of the projects. Typically funding assistance represents anywhere from 50 to 75% of the total budgeted costs. Debt payments required by the City for its share of capital projects is budgeted to decrease by \$184,400 to \$5,093,100 in 2020. This represents under 14% of our annual expenditures being required to pay our existing debt. The total debt at the end of 2020 is expected to be \$14,650,000. At the end of 2019, over half of the total debt or \$7,811,000 is related to the costs associated with the water treatment plant that was opened in 2015.

Permits and Fees

Mister Mayor, as a part of a review of our fees, the City has identified parking meter fees are lower than that of other comparable Atlantic Canadian cities. In 2020, the City will be finalizing a review of these fees with the expectation to increase them. There are no other fee increases that are being considered.

Taxes & Fees

Mister Mayor, the revenues a municipality requires to operate, is largely derived from property taxes, business taxes, and water and wastewater fees. In 2020, over \$28,000,000 or 72.7% of the total revenues will be received from these sources. **I am proud to say that in 2020 there will be no increase in property tax rates, business tax rates, or water and wastewater rates.**

Mister Mayor, in the 2019 budget Council discontinued the 10% Business Improvement Area levy for businesses in the Downtown Business Association. In 2020, Council will continue its freeze on the collection of the levy from businesses in the DBA. In 2020, Council will work with the remaining members of the DBA board to determine the future of the Downtown Business Association.

Poll Tax

Mister Mayor, the poll tax is one of the most contentious and debated forms of taxation. This “double tax” targets students and low income individuals who for the most part, already pay their share of property tax through their rent. It is also a significant administrative burden for businesses and for the City of Corner Brook. This Council vowed to phase out the Poll Tax and took measures to increase exemption rates in 2018 and 2019.

Well Mister Mayor, I am pleased to announce with this budget the Poll Tax has been eliminated! This is an historic moment in our City and I congratulate you and our colleagues on this important accomplishment. Of course, this does not mean 2019 and earlier bills must not be paid.

Conclusion

Mister Mayor, each year the preparation of the budget is a daunting task that requires careful, but deliberate approach, to balance the financial needs of the City with the fiscal capacity of our residents and businesses. There are many variables to be considered and weighed in the attempt to balance all of the needs and the expectations within our fiscal capacity. On behalf of all of Council, I again thank everybody for their valuable contribution to the budget process.

As required by legislation and sound long term financial planning, our budget today is a balanced budget. I would now like to make the following four motions:

- Be it RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached tax rates for the 2020 taxation year.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached Schedule of Rates & Fees, to take effect January 1, 2020.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve an annual rate of interest of 10.5% to be levied on all past due taxes and accounts receivable on a monthly basis in 2020.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the 2020 Budget with operating Revenues and Expenditures totalling \$36,558,400.

CITY OF CORNER BROOK 2020 TAX RATES

- 1) **A REAL PROPERTY TAX** of not less than \$275 on every parcel of real property within the City, and every parcel of real property outside the City which is situated on, in or over, or under water and is accessible from land within the City; and the rate of tax shall be, subject to the minimum property tax:

Fully Serviced (Water and Sewer) - Commercial -12.5 mils plus \$635 per unit water and sewer which includes a \$100 sewer levy.

Fully Serviced (Water and Sewer) - Residential – 8.25 mils plus \$555 per unit water and sewer which includes a \$100 sewer levy.

Partially serviced (Water Only) - Commercial – 9.5 mils plus \$545 basic charge per unit.

Partially serviced (Water Only) - Residential – 5.25 mils plus \$465 basic charge per unit.

Unserviced – 5.0 mils only

Unserviced – Watson Pond Industrial Park – fire protected area - 8.0 mils only

Metered – 6.0 mils plus meter rates

Non-Taxable - Water and Sewer Rates only – 6.5 mils plus \$635 basic charge per unit which includes a \$100 sewer levy.

Trailers - A real property tax rate of 5.75 mils.

All taxes so imposed shall be based upon the value of the real property so taxed as set down in the last assessment roll of the City, prepared in accordance with the provision of the Assessment Act, 2006, (which real Property Tax shall be added to the Water and Sewer charges to constitute the Municipal Tax in accordance with established policy).

- 2) (i) **A BUSINESS TAX** shall be imposed on all individuals, partnerships, associations and corporations carrying on business in the City and the rate of Business Tax so imposed for each class of business (as attached) shall be fixed at:

10.0% (100.0 mils) Chartered Banks, Financial Institutions

6.0% (60.0 mils) Oil Companies Bulk Storage Facilities

4.0% (40.0 mils) Insurance Companies, Department Stores

3.0% (30.0 mils) Professional Businesses, Communications, Private Schools,
Large Retail

1.675% (16.75 mils) General Commercial and Industrial – including:

Car Rentals, Car Sales, Commercial Garages/Automotive & Parts Sales & Repair Shops, Service Stations, Transportation Depots/Trucking Companies, Transportation Terminals, Convenience Stores/Gas Bars, Drug Stores, Dispensaries, Grocery Stores, Clothing Stores, Computer Sales, Electronic Repairs and Electronics Sales, Jewellery Stores, Music Stores, Shoe Stores, Sporting Goods/Equipment, Video Shops, Retail-Other, Hardware Stores, Building Supplies, Furniture/Carpet Stores, Wholesalers, Warehouses, Monument Sales, Construction Companies/Services, Daycare Services, Personal Services, Bakeries, Barber Shops/Beauty Salons, Taxi Businesses, Convenience Stores, Custom Workshops/Repairs, Retail-Residential, Restaurants, Taverns, Places of Amusement, Repairs/Commercial, Recycling, Hotels, Motels, Book Stores, Dry Goods/Fabric/Flower Shops, Photo Shops, Takeout Food Services, Fish Harvesting & Processing, Industrial, Bed & Breakfasts and Hospitality Homes and All Other

0.4% (4 mils) Nursing Homes

per annum of the assessed value of real property used by all individuals, partnerships, associations and corporations carrying on business, trade, or profession in respect of which a tax is imposed as determined by the Assessor, using the City assessment for real property assessed from time to time under the City of Corner Brook Act, 1990, and the Assessment Act, 2006.

- (ii) 2.5% of gross revenue - All businesses subject to taxation under the Taxation of Utilities & Cable Television Companies Act
- (iii) Where the real property tax is not applicable to a business because it has no fixed place of business, the business tax shall be set at the minimum rate of 2.5% of the gross revenue of the business as set forth in Section(s) 146 and 150 of the City of Corner Brook Act, RSNL 1990 Chapter C-15.
- (iv) Where the amount of tax calculated under (i) or (ii) above is less than \$270, the minimum business tax shall be set at \$270. For home based businesses, paying an additional unit charge for municipal tax, the minimum tax will be reduced to \$50.
- (v) Where the gross revenue of a business subject to tax under (ii) or (iii) above is less than \$10,000, the business tax shall be 1% of gross revenue, with a minimum charge of \$10.

The registration fee for new businesses will be \$25, to be set by regulation. Businesses are required to register for business tax prior to operating in the City. All business tax is due January 1st, or from the date the businesses commence.

3) **MONTHLY METERED WATER RATES** shall be \$4.00 for each 1,000 gallons (4,546 litres)

4) **DEFERRALS AND DISCOUNTS FOR SENIOR CITIZENS** shall be granted for

domicile properties in accordance with the following formula:

Age 65 and over - Pay \$555 per unit, subject to taxable income not exceeding \$12,500 for single pensioner or \$14,000 for married pensioner and total income not exceeding \$24,000, and the balance of taxes can be deferred.

For the purpose of computing income, prescription drugs to the value of \$700 for a single person or \$1,400 for a couple may be considered if supported by receipts.

All requests for deferrals must be supported by a copy of the Notice of Assessment from Canada Customs & Revenue Agency for the 2019 tax year. For the purposes of determining eligibility for the deferral, senior citizens 65 years and over may have one wage earner living in their dwelling, earning up to \$24,000 per year. Any other applicants would be subject to review of Council.

Senior citizens who will be 65 years of age or over during the 2020 fiscal year (1 January - 31 December 2020) will be entitled to a 15% discount off their Municipal Tax if they are in receipt of the Guaranteed Income Supplement (GIS) under the Old Age Security Act. Seniors citizens in receipt of the GIS are eligible for an interest free payment plan if all of the 2020 taxes are paid by June 30, 2020. To be eligible for the interest free payment plan, 20% of the outstanding taxes for 2020 are to be paid in February, March, April, May and June via post-dated cheques or pre-authorized payment.

The residential property must be their principal place of residence or the home must be permanently vacant. Discounts and deferrals will not be granted on property which is rented. The applicant must be the assessed owner of the property. Discounts will not be applied to interest or arrears. At no time is the amount of the taxes deferred to exceed the assessed value of the property.

- 5) **WIDOWS'/WIDOWERS' DEFERRAL** shall be based on taxable income of \$12,500 or less plus \$1,350 for each dependent up to a maximum of three dependents, total income not to exceed \$24,000. The basic charge of \$555 per unit shall apply. Proof of income and conditions are required as for senior citizens' deferral. Any other applicants will be subject to review of Council. At no time is the amount of the taxes deferred to exceed the assessed value of the property.
- 6) **DISABLED PENSIONERS** shall receive the same deferral under the same conditions as widows, except they shall be allowed \$1,000 additional income for their spouse.
- 7) **A DISCOUNT OF 1.0%** shall be allowed on any Municipal Tax (Property and Water and Sewer Tax) paid in full, by cash, cheque or debit card, on or before February 28, 2020 and on any Business Tax paid in full, by cash, cheque or debit card on or before March 31, 2019.
- 8) **INTEREST ON ACCOUNTS:**
The interest rate will be 10.5% per annum. Interest will be applied monthly, to all accounts in arrears effective 1 January 2020. Such interest will be applicable to current year taxes effective February 28, 2020 for Municipal Tax, and March 31, 2020 for Business Tax. Interest will be calculated from date of tax billing. Any current year taxes paid prior to the discount date will not be charged interest. No discounts will be applied to interest charges.
- 9) **BUSINESS IMPROVEMENT AREA:**
A zero percent (0%) surcharge shall be imposed on the Business Tax levy, up to a maximum of \$1,000 per annum, in accordance with the Business Improvement Area Legislation.
- 10) **TAX CERTIFICATES:**
The fee for tax certificates is \$100.

COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING and PROTECTIVE SERVICES FEES 2020

Development and Inspection

Residential Construction:

Regular Rate 0.6% of construction value

New Home:

Main Floor Area	\$5.00/m ²
Finished floor above main floor area	\$1.40/m ²
Finished floor below main area	\$1.40/m ²
Basement	\$1.40/m ²
Attached Garage	\$1.40/m ²
Basement Apartment	\$1.40/m ²
Unfinished floor area	No Fee
Residential Landscaping Deposit	No Fee

Alterations / Extensions / Repairs:

Up to \$5,000	\$30.00
Over \$5,000	0.6% of construction value

Residential Permits

Patio / Deck / Pool	\$30.00
Retaining Wall / Driveway	\$30.00
Accessory Buildings up to \$5,000	\$30.00
Accessory Buildings over \$5,000	0.6% of construction value
Subsidiary Apartment	\$1.40/m ²

Commercial / Industrial / Institutional

Up to \$300,000.00	0.75% up to \$300,000 of construction value
Over \$300,000.00	0.75% up to \$300,000 of construction value and 0.6% over \$300,000
Extensions	\$50.00 (minimum fee) or Commercial Regular Rate
Alterations, Repairs	\$30.00 (minimum fee) or Commercial Regular Rate

Accessory Building	\$30.00 (minimum fee) or Residential Regular Rate
Sign permit	
Up to \$5,000.00	\$30.00
Over \$5,000.00	0.6% of construction value
Commercial Landscaping Deposit	\$4.00/sq m of lot area to a maximum of \$5,000.00

Development:

Development Application Fee	\$100.00
Subdivision or Consolidation of Property	\$100.00 + \$25.00 per lot
Change of Use or Use Approval	\$300.00
Medical, Professional and Personal Services uses	\$50.00
(Not applicable in Residential Zones where public notices are required)	
Compliance Letters	\$100.00
Temporary Use Permit	\$100.00
Commercial Demolition approval	\$50.00
Residential Demolition approval	\$50.00
Development Regulation Amendment	\$1,000.00
Municipal Plan Amendment/Rezoning	\$1,500.00
Appeals Fee	\$100.00 plus HST
Public Notice (Variances & Discretionary)	\$300.00

Municipal Enforcement

Taxi Driver License	\$25.00
Taxi Vehicle License	\$50.00
Delivery Service Permit	\$25.00
Bagging a Meter	\$6.00
Parking Meter Fees	\$1.00 per hour

Parking Tickets

Expired Meter	
If paid 24 hours before the Court Date at City Hall	\$25.00
If not paid 24 hours before the Court Date at City Hall	
it is to be paid at Provincial Court	\$35.00
Overnight Parking	\$50.00
No Parking	\$20.00
Obstructing Traffic	\$45.00
Parking at a Bus Stop	\$45.00
Parking on a Sidewalk	\$45.00
Parking in Front of a Driveway or Loading Zone	\$45.00

Parking within Intersection, or within 6 metres of Intersection	\$45.00
Parking too close to a Fire Hydrant	\$45.00
Parking within Crosswalk	\$45.00
Parking within 6 metres of an Approach to a Crosswalk	\$45.00
Double Parked	\$45.00
Parking on Private Property without Permission	\$20.00
No Stopping / No Parking	\$100.00
Parking without Permit in Designated Space	\$45.00
Parking in an Accessible Parking space without a permit	\$400.00

Animal Control

Dog License – Regular Fee (3 year license)	\$25.00
Less: Discount if dog is spayed or neutered	\$10.00
Less: Discount if dog has identity chip	\$5.00

Animal Regulations Violation Notices – Fees

Dog without a license / tag	\$50.00
Dog depositing excrement on street or property	\$25.00
Dog causing damage	\$25.00
Dog disturbing the peace by barking or howling	\$25.00
Impounding fee	\$10.00
Interference with Impounder	\$500.00
Dog biting, attacking or injuring	Appear in court when summoned
Dog/cat roaming at large:	

	Licensed	Unlicensed
1 st offence	\$50.00	\$75.00
2 nd offence	\$75.00	\$100.00
3 rd offense	\$100.00	\$125.00

Mobile Vending / Transient Businesses

Automobiles, Recreational Vehicles, Hot Tubs, Furriers:

Per day	\$200.00
Per week	\$1,000.00

Prepared Foods:

Per year	\$250
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All other mobile vending / transient Businesses:

Per day	\$25
Per week	\$125
Per month	\$400
Per 3 months	\$800
Per calendar year	\$1,500

Civic Centre

Ice Rental rates (all rate are exclusive of HST):

January 1 – September 1, 2020

Early morning ice (Monday – Friday 5:00 am to 8:00 am)	\$ 49.56
Morning ice (Monday – Friday 8:00 am to 11:30 am)	\$109.04
Regular rates (11:30 am to 10:30 pm, and all weekends)	\$181.78
Late night rates (10:30 pm to 5:00 am)	\$155.84
Minor programming	\$138.50

September 2 – December 31, 2020

Early morning ice (Monday – Friday 5:00 am to 8:00 am)	\$ 50.55
Morning ice (Monday – Friday 8:00 am to 11:30 am)	\$111.22
Regular rates (11:30 am to 10:30 pm, and all weekends)	\$185.42
Late night rates (10:30 pm to 5:00 am)	\$158.96
Minor programming	\$141.27

DEFINITIONS OF CLASSES OF BUSINESS - 2020

ALL OTHER means businesses not identified under any other specific category or where the nature of the business is unknown.

BAKERY means a factory for producing, mixing, compounding or baking bread, biscuits or any other bakery product, but does not include a restaurant or other premises where any such product is made for consumption on the premises.

BANK means any chartered bank.

BARBER SHOP /BEAUTY SALON means a building or part of a building where haircutting, hairdressing, manicure, pedicure, skin care, and other grooming services are provided.

BED & BREAKFAST/HOSPITALITY HOME means rooms for rent in a private home as a tourist establishment.

BOOK STORE means an establishment retailing primarily, but not limited to, new or used books and magazines.

BUILDING SUPPLIES means an establishment including, but not limited to, the sale of hardware and tools, lumber, windows, siding, bricks, paint, cement, roofing shingles, tiles, bathroom supplies, electrical and plumbing supplies.

CALL CENTRE means an establishment providing services and seeking business through the telephone and/or computer network.

CAR SALES LOT means a building or open area used for storage, display and sale purposes, of motor vehicles, and includes ancillary services associated with automobile sales, such as repair and servicing, and sales of automotive parts.

CAR RENTALS means a building or part of a building or open area where automobiles are stored for rental and the offices for conducting such business is maintained.

CLOTHING STORE means an establishment retailing men's, women's and/or children's clothing and outerwear.

COMMERCIAL GARAGE (including automotive & parts sales & repair shop) means a building or part of a building, other than a private garage, used for the sale, repair or maintenance of automobiles, equipment or other self-propelled vehicles, heavy equipment, trailers and parts thereof, or where such vehicles are kept for remuneration, hire or sale. It includes, but is not limited to, body shops, muffler shops, mobile welding, and automobile glass. This definition does not include businesses whose primary business is automobile sales.

COMMUNICATIONS means any establishment or facility in the field of communications, including publishing companies, printing businesses, radio stations, television stations, telephone, and internet companies.

COMPUTER SALES means an establishment retailing computers and any related hardware or software.

CONSTRUCTION COMPANY/SERVICES means a construction company or business providing goods and services to the construction industry, including but not limited to, electricians, plumbers, roofers, companies providing siding, paving, excavation, rental of equipment and vehicles, heavy equipment and trucking.

CONVENIENCE STORE means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries.

CONVENIENCE STORE/GAS BAR means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries, and includes pumps for retailing gasoline.

CUSTOM WORKSHOP/REPAIRS means a shop used for repairing or servicing household goods or for the manufacture of handcrafted goods and may include a retail store associated with the use.

DAYCARE SERVICES means a building or part of a building in which services and activities are regularly provided to five (5) or more children of pre-school age during the full daytime period as defined under the Day Care and Homemaker Services Act of Newfoundland, but does not include a school as defined by the Schools Act.

DEPARTMENT STORE means a retail establishment which is not limited to the sale of any specific items, but carries a variety of goods including, but not limited to clothing, footwear, household items, large and small appliances, hardware, personal care, jewelry, gifts, and may include furniture, computers and related equipment.

DISPENSARY means an establishment for the purpose of dispensing prescriptions by a pharmacist.

DRUG STORE means a retail establishment which includes the services of a pharmacist for the purpose of dispensing prescriptions, and which includes, but is not limited to, items for personal, skin and hair care, cosmetics, perfumes, confectionery and may include a section for the sale of grocery items and produce, but does not include the sole operation of a dispensary.

DRY GOODS/FABRIC/FLOWERS means an establishment which primarily sells a limited number of product types which may include, but is not limited to, ceramics, art galleries, gifts and crafts, art, crafts and hobby supplies, costume rentals, yard goods, flowers and floral arrangements, lottery tickets, collectibles, pets and pet supplies, brewing and winemaking supplies, but does not include department and clothing stores, and other stores defined in specific categories.

ELECTRONIC REPAIRS/SALES means an establishment for the sale, repair and maintenance of electronic equipment.

FISH HARVESTING AND PROCESSING means any building or location used for harvesting, processing, preparing, packing, freezing, storing, warehousing, shipping, sales or administration of any fish or seafood product.

FURNITURE/CARPET STORE means an establishment for the sale or rental of household furniture, appliances, carpets, rugs and flooring.

GROCERY STORE means an establishment for the purpose of retailing groceries, produce, fish, meat, baked goods, dairy products, and may include household and kitchen items, personal care products, magazines, and flowers.

HARDWARE STORE means an establishment including, but not limited to, the sale of hardware and tools, and may include paint, small appliances, household goods, lighting fixtures, automotive supplies, electrical and plumbing supplies.

HOTEL/MOTEL means a building with lodging accommodations and other services for travelers and tourists.

INDUSTRIAL means the use of land or buildings for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and industry shall be construed accordingly.

INSURANCE COMPANY/AGENT means any person, broker or business engaged in the business of providing life, automobile, property, liability, commercial, marine insurances services and insurance claims and adjusting services

JEWELRY STORE means an establishment for the sale of jewelry, fine china, silver, crystal, clocks and watches.

LARGE RETAIL means any retail establishment besides those included in DEPARTMENT STORE operating from an area in excess of 45,000 square foot.

MONUMENT SALES means an establishment for the sale of granite, marble, bronze or other monuments, plaques or memorials.

MUSIC STORE means an establishment for the sale of musical instruments and equipment, recorded music and related supplies.

NURSING HOME means a privately-owned and operated residence which provides accommodation and/or care for the elderly.

OIL COMPANY BULK STORAGE FACILITIES means a company who stores and supplies gasoline, oil and oil products to residential, commercial and industrial establishments.

OTHER FINANCIAL INSTITUTIONS includes trust companies, credit unions and finance companies, but does not include chartered banks.

PERSONAL SERVICES means a business providing services including, but not limited to,

laundry and dry cleaning, fitness, shoe repair, tattoo parlours, dressmaking and sewing repairs, travel agents, household moving and storage companies.

PHOTO SHOP means an establishment for the sale of photographic equipment and supplies, development and processing of film, and may include the taking of passport photos and portraits.

PLACE OF AMUSEMENT includes a motion picture or other theatre, public dance hall, music hall, bingo hall, arcade, billiard or pool room, bowling alley, ice or roller skating rink or similar use conducted within an enclosed building. This category would include businesses within the definition of tavern who offer amusement uses as defined in this category.

PRIVATE SCHOOL means any facility used for the purpose of providing instruction or training in a course of study, but excludes a provincial school as defined by the *Schools Act, 1997*, as amended.

PROFESSIONAL BUSINESS means a business that offers specialized knowledge or services that are advisory in nature or may be provided by individuals who are licensed members of a self-regulating association. Such individuals would include, but is not limited to: doctors, physiotherapists, chiropractors, other medical practitioners, dentists, lawyers, accountants, engineers, appraisers, financial/investment advisers, undertakers, real estate agents, architects, surveyors, and management or computer consultants. Where a retail component applies, the retail designation may apply at the decision of Council.

RECYCLING means a business which recovers useful material for recycling on the premises or for shipping to a recycling plant.

REPAIRS/COMMERCIAL means a business providing repair services to commercial establishments including, but not limited to, refrigeration.

RESTAURANT means a building or part thereof, designed or intended to be used or occupied for the purposes of serving the general public with meals or refreshments for immediate consumption at individual tables or booths; and may include the sale of spirits, wines or beers with meals but shall not include the exclusive sale of spirits, wines or beers for consumption on the premises, and does not include a tavern, boarding or lodging house.

RETAIL - RESIDENTIAL means a retail store within a dwelling unit, with the retail floor space not exceeding 50 m² or 50% of the floor area of the dwelling unit, whichever is less.

RETAIL - OTHER means a building or part of a building where goods or items are offered for sale at retail prices, and includes storage on or about the store premises of limited quantities of such goods or things sufficient only to service such store.

SERVICE STATION means any building used for the sale or installation of petroleum products, automotive parts and accessories and motor vehicle repair, and may include a convenience store or restaurant associated with the main use. This definition does not include a commercial garage, car sales lot or car washing establishment.

SHOE STORE means an establishment for the sale of footwear.

SPORTING GOODS/EQUIPMENT means an establishment for the sale of sporting goods, clothing, and equipment. This definition does not include a store which primarily sells sportswear and footwear without sports equipment.

TAKEOUT FOOD SERVICES means any retail establishment which sells prepared food not for consumption on the premises, or which does not offer self-maintained seating space.

TAVERN means a building which is primarily used or occupied for the purpose of selling or offering for sale, to the general public, of spirits, wines or beers for consumption on the premises and licensed or is licensable under the Liquor Control Act of Newfoundland, and any regulations made there under.

TAXI BUSINESS means a lot, with or without buildings, for the parking of taxicabs as defined in the City of Corner Brook Taxi By-Law.

TRANSPORTATION DEPOT/TRUCKING COMPANY means any station or lot used for the purpose of storing, servicing or refueling of vehicles connected with the transportation business, and any business involved in the transportation of goods by air, water or ground; but does not include a commercial garage.

TRANSPORTATION TERMINAL means any station for the use of transportation facilities available to the general public, including bus terminals.

VIDEO SHOP means an establishment for the rental of video equipment, movies and electronic games, and may include the sale of snacks and confectionery.

WAREHOUSE means a building or part of a building which is used for the housing, storage, display, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, foodstuffs, substances, articles or things.

WHOLESALER means an establishment which sells goods, usually in quantity, to retailers for resale.

Classifications for Business Tax will be reviewed annually by Council, and classification is subject to change at Council's discretion.

If a business falls into more than one category, Council reserves the right to assign the business to that category which it feels is most appropriate.

In case of a dispute as to the classification of a particular business, the business may appeal to the Finance & Administration Standing Committee who will make a recommendation to Council.

THE CITY OF CORNER BROOK RECOVERABLE WORK RATES

All property owners will be invoiced for actual costs incurred by the City of Corner Brook. The owner shall pay a deposit prior to the commencement of the work based on an average cost of the type of work being performed. If the actual cost of the work is less than the deposit, a refund will be made. Where the actual cost is greater than the deposit, property owners are required to pay a deposit prior to the commencement of the work.

A fixed cost will be charged for the following services only:

1. Turn off or turn on water rates are separated as per the following (per visit):
 - (a) The rate of **\$105.00** will be applied during normal working hours.
 - (b) The rate of **\$135.00** will be applied outside of normal working hours.

2. The rates for clearing of sewer service laterals are as follows:
 - (a) The rate of **\$195.00** is applicable where the sewer has to be rodded or taped during normal working hours.
 - (b) The rate of **\$285.00** is applicable where the sewer has to be rodded or taped outside of normal working hours.
 - (c) In the case that the sewer has to be excavated, the property owner is expected to pay the actual costs incurred by the City.

City of Corner Brook
Analysis of Budgeted Revenue and Expenditure from 2017 to 2020

	2017 Budget	% of	2018 Budget	% of	2019 Budget	% of	2020 Budget	% of
		Total		Total		Total		Total
REVENUE								
GENERAL TAXATION	\$ 27,670,500	80.2%	\$27,841,400	79.6%	\$28,599,800	80.2%	\$28,652,800	78.4%
LICENSES, FEES AND PERMITS	236,500	0.7%	268,200	0.8%	308,100	0.9%	385,800	1.1%
911 PSAP	698,700	2.0%	686,600	2.0%	686,600	1.9%	717,900	2.0%
INTEREST AND PENALTIES	350,000	1.0%	410,000	1.2%	475,000	1.3%	625,000	1.7%
UTILITY GRANTS	1,258,300	3.6%	1,188,200	3.4%	1,094,000	3.1%	1,161,000	3.2%
CONTRIBUTIONS & GRANTS	2,376,500	6.9%	2,471,600	7.1%	2,545,400	7.1%	2,968,400	8.1%
RECREATION & CIVIC CENTRE	1,539,100	4.5%	1,499,700	4.3%	1,485,900	4.2%	1,559,000	4.3%
OTHER REVENUE	378,200	1.1%	593,800	1.7%	481,700	1.4%	464,700	1.3%
TOTAL OPERATING REVENUE	34,507,800	100.0%	34,959,500	100.0%	35,676,500	100.0%	36,534,600	100.0%
LONG TERM DEBT RECOVERY	139,500		100,100		71,400		23,800	
TOTAL REVENUE	\$ 34,647,300		\$35,059,600		\$35,747,900		\$36,558,400	
EXPENDITURE								
EXECUTIVE & LEGISLATIVE	\$ 297,500	1.2%	\$ 301,500	1.2%	\$ 312,000	1.2%	\$ 313,800	1.1%
CITY MANAGER OFFICE	591,700	2.3%	597,700	2.3%	756,200	2.8%	783,800	2.9%
FINANCE & ADMINISTRATION	2,402,200	9.4%	2,559,900	9.9%	2,512,800	9.4%	2,552,300	9.3%
COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING	1,703,600	6.7%	2,375,100	9.1%	2,176,500	8.2%	2,354,100	8.6%
TOTAL ADMINISTRATION	4,995,000	19.5%	5,834,200	22.5%	5,757,500	21.6%	6,004,000	21.9%
PROTECTION TO PERSONS & PROPERTY	5,011,100	19.6%	5,030,200	19.4%	5,005,000	18.8%	5,122,500	18.7%
RECREATION (previously in CEDP)					428,900	1.6%	477,500	1.7%
CIVIC CENTRE	2,416,000	9.4%	2,369,600	9.1%	2,411,700	9.1%	2,471,400	9.0%
SUPERVISION, ADMINISTRATION & BLDG.	3,545,900	13.9%	2,812,400	10.8%	2,842,700	10.7%	2,852,100	10.4%
PUBLIC WORKS	5,642,300	22.0%	5,921,200	22.8%	6,187,900	23.2%	6,218,800	22.7%
WATER & WASTEWATER	3,249,400	12.7%	3,340,500	12.9%	3,296,600	12.4%	3,525,400	12.9%
TRANSIT	335,500	1.3%	308,800	1.2%	333,200	1.3%	321,500	1.2%
TOTAL PUBLIC WORKS, WATER & WASTEWATER	12,773,100	49.9%	12,382,900	47.7%	12,660,400	47.5%	12,917,800	47.2%
OTHER EXPENDITURE	399,500	1.6%	366,000	1.4%	380,500	1.4%	380,500	1.4%
TOTAL OPERATING EXPENDITURE	25,594,700	100.0%	25,982,900	100.0%	26,644,000	100.0%	27,373,700	100.0%
CAPITAL AND EQUIPMENT	2,600,000		2,600,000		2,924,300		3,187,000	
RESERVES	1,013,900		1,017,300		1,022,100		1,024,600	
DEBT PAYMENTS	5,438,700		5,459,400		5,157,500		4,973,100	
TOTAL EXPENDITURE	\$ 34,647,300		\$35,059,600		\$35,747,900		\$36,558,400	

**City of Corner Brook
Breakdown of Revenue & Expenditure
2020 Budget**

REVENUE

GENERAL TAXATION	
MUNICIPAL TAX / WATER METER	\$ 23,254,400
BUSINESS TAX	5,398,400
POLL TAX	-
DOWNTOWN BUSINESS SURCHARGE	-
OTHER REVENUE	
LICENSES AND PERMITS	385,800
911 PSAB	717,900
INTEREST & TAX PENALTIES	625,000
UTILITY GRANTS	1,161,000
CONTRIBUTIONS & GRANTS	2,968,400
RECREATION REVENUE	35,500
FACILITY RENTALS	240,700
LAND & OTHER REVENUE	224,000
CIVIC CENTRE	1,523,500
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TOTAL OPERATING REVENUE	\$ 36,534,600
LONG TERM DEBT RECOVERY	23,800
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TOTAL REVENUE	\$ 36,558,400

EXPENDITURE

EXECUTIVE AND LEGISLATIVE	\$ 313,800
CITY MANAGER AND CITY CLERK OFFICE	783,800
FINANCE & ADMINISTRATION	2,552,300
COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING	2,354,100
PROTECTIVE SERVICES	
FIRE PROTECTION	4,035,700
MUNICIPAL ENFORCEMENT	307,100
ANIMAL CONTROL	24,000
911 PSAP	755,700
PUBLIC WORKS, WATER & WASTEWATER	
SUPERVISION & ADMINISTRATION	1,542,300
OTHER PAYROLL COSTS	590,800
BUILDING MAINTENANCE	719,000

PUBLIC WORKS	
STREET LIGHTING	734,800
STREET MAINTENANCE	999,000
SNOW CLEARING	1,878,000
TRAFFIC CONTROL	231,400
DRAINAGE	125,500
STREET & STORM SEWER CLEANING	353,000
GARBAGE COLLECTION & DISPOSAL	1,410,000
PARKS & FIELDS	487,100
WATER & WASTEWATER	
PURIFICATION & TREATMENT	1,635,700
WATER MAINS & HYDRANTS	1,145,500
SANITARY SYSTEMS	419,000
REGULATORS AND METERS	156,500
RESERVOIRS AND INTAKES	77,700
PUMPHOUSE	91,000
TRANSIT	321,500
RECREATION	477,500
CIVIC CENTRE	2,471,400
PROVISION FOR ALLOWANCE	120,000
GRANTS & SPONSORSHIPS	260,500
TOTAL OPERATING EXPENDITURE	\$ 27,373,700
CAPITAL EQUIPMENT	687,000
CAPITAL WORKS	2,500,000
RESERVE FOR SEWER LEVY	1,024,600
DEBT PAYMENTS	4,973,100
TOTAL EXPENDITURE	\$ 36,558,400