



Addendum #2 to the April 21, 2023 Development Charges Background Study

Township of Springwater

June 15, 2023

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Addendum Report #2 to the April 21, 2023 Development Charges Background Study



1. Introduction

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Township has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

- April 21, 2023 – Release of the D.C. Background Study and draft by-law
- May 23, 2023 – Addendum #1 to April 21 report released
- May 31, 2023 – Public Meeting
- June 15, 2023 – Addendum #2 to April 21 report released
- June 21, 2023 – Passage of Development Charges By-law

The purpose of this addendum report is to increase the post-period benefit deduction to the capital projects identified for Craig Road (i.e. projects 14, 15, and 16 in Table 5-1 of the background study). As a result of increasing this deduction, the schedule of charges was also updated to reflect the decreased D.C. rates.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements.

2.1 Updates to Services Related to a Highway Capital Needs

Subsequent to the release of the background study on April 21, 2023 and the stakeholder meeting held on May 15, 2023, comments were submitted to the Township by developing landowners. As a result of comments received, a further review of the Craig Road projects (i.e. projects 14, 15, and 16 in Table 5-1 of Addendum #1) was undertaken. Through discussions with staff, the following information was provided:

- The projects are required to accommodate the planned development in Midhurst, which includes growth post 2031;
- The projects provide some additional broader benefit to growth in the Township outside of Midhurst, as the new road is anticipated to be constructed to an arterial standard; and

- Based on the information known as of the date of this report, the projects are to be funded by the Township.

As a result of the review, Table 5-1 for Services Related to a Highway – Roads and Related was updated to increase the deductions to projects 14, 15, and 16 (Craig Road projects) for the share of the projects that benefit growth outside of the forecast period. The post-period benefit share of the costs has increased to \$23.60 million resulting in a decrease in the net growth-related costs included in the D.C. calculations. Based on these revised amounts, the total growth-related costs included in the calculations has decreased from \$52.34 million (as per Addendum #1) to \$38.20 million.

2.2 Changes to the D.C. Calculations

The background study and D.C. calculations have been revised based on the changes noted above. As a result, the total calculated Township-wide development charge (single/semi-detached unit) has decreased from \$23,889 to \$21,188. In regard to the non-residential charges, the total Township-wide calculated development charge has decreased from \$79.22 per sq.m to \$66.20 per sq.m.

The summary below outlines the current charges vs. the charges as calculated in the April 21, 2023 D.C. background study, the May 23, 2023 Addendum Report #1, and the June 15, 2023 Addendum Report #2.

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated (April 21, 2023 Background Study)	Calculated (May 23, 2023 Addendum Report #1)	Calculated (June 15, 2023 Addendum Report #2)
Township-wide Services/Classes:				
Services Related to a Highway	6,010	10,911	10,311	7,610
Fire Protection Services	3,200	2,244	2,016	2,016
Parks and Recreation Services	8,001	10,078	10,078	10,078
Library Services	1,283	1,484	1,484	1,484
Growth Studies	288	-	-	-
Total Township-wide Services/Classes	18,782	24,717	23,889	21,188
Area Specific Services:				
Elmvale				
Water Services	2,599	1,245	1,245	1,245
Wastewater Services	10,329	12,125	12,125	12,125
Hillsdale				
Water Services	90	-	-	-
Anten Mills				
Water Services	2,387	-	-	-
Midhurst				
Water Services	27	-	-	-
Centre Vespra and Snow Valley				
Water Services	-	5,502	-	-
Centre Vespra				
Water Services	2,260	-	-	-
Wastewater Services	1,949	4,758	-	-
Snow Valley				
Wastewater Services	-	4,168	-	-
Total - Elmvale	31,710	38,087	37,259	34,558
Total - Hillsdale	18,872	24,717	23,889	21,188
Total - Anten Mills	21,169	24,717	23,889	21,188
Total - Midhurst	18,809	24,717	23,889	21,188
Total - Centre Vespra	22,991	29,475	23,889	21,188
Total - Snow Valley	18,782	28,885	23,889	21,188

Non-Residential (per sq.m.) Comparison

Service/Class of Service	Current	Calculated (April 21, 2023 Background Study)	Calculated (May 23, 2023 Addendum Report #1)	Calculated (June 15, 2023 Addendum Report #2)
Township-wide Services/Classes:				
Services Related to a Highway	27.48	52.74	49.94	36.92
Fire Protection Services	14.67	10.87	9.69	9.69
Parks and Recreation Services	12.34	17.11	17.11	17.11
Library Services	2.01	2.48	2.48	2.48
Growth Studies	1.39	-	-	-
Total Township-wide Services/Classes	57.89	83.21	79.22	66.20
Area Specific Services:				
Elmvale				
Water Services	11.27	6.46	6.46	6.46
Wastewater Services	45.05	62.43	62.43	62.43
Hillsdale				
Water Services	0.32	-	-	-
Anten Mills				
Water Services	-	-	-	-
Midhurst				
Water Services	0.15	-	-	-
Centre Vespra and Snow Valley				
Water Services	-	-	-	-
Centre Vespra				
Water Services	-	-	-	-
Wastewater Services	-	-	-	-
Snow Valley				
Wastewater Services	-	-	-	-
Total - Elmvale	114.21	152.09	148.11	135.09
Total - Hillsdale	58.21	83.21	79.22	66.20
Total - Anten Mills	57.89	83.21	79.22	66.20
Total - Midhurst	58.04	83.21	79.22	66.20
Total - Centre Vespra	57.89	83.21	79.22	66.20
Total - Snow Valley	57.89	83.21	79.22	66.20

2.3 Changes to the Background Study

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES-v to ES-viii	Updated the calculated D.C., Table ES-2, and Table ES-3.
1-2 to 1-10	Revised Figure 1-1 to include the release of addendum report #2.
5-2	Updated values in section 5.2.1 to reflect the increased deduction to the Craig Road capital projects for the share of the projects that benefit growth outside of the forecast period.
5-3, 5-4	Updated Table 5-1 to reflect the increased post-period benefit values and resulting total values.
6-6 to 6-8	Updated the D.C. calculation Tables 6-5 through 6-7 to account for the adjustments to the capital needs.
7-9	Updated recommendations to note this addendum report.
F-4	Updated values for the Asset Management Plan calculations.
F-5	Updated Asset Management summary table.
Appendix G	Updated draft by-law.

3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Township's D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this Addendum Report will be considered for approval by Council.



Amended Pages



6. On June 20, 2018, the Township of Springwater passed By-law 2018-045 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended on December 15, 2021 via By-law 2021-117. These by-laws will expire on July 1, 2023. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been scheduled for May 31, 2023 with adoption of the by-law anticipated on June 21, 2023.
7. The Township's D.C. currently in effect is \$18,782 for single detached dwelling units for non-water and wastewater services. The non-residential charge is \$57.89 per sq.m for non-water and wastewater services. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a Township-wide basis for all services, excluding water and wastewater services, which have been provided on an urban-area basis. The corresponding Township-wide single detached unit charge is \$21,188. The non-residential charge is \$66.20 per sq.m of building area. These rates are submitted to Council for their consideration.
8. The Township has area-specific D.C.s currently in effect in Anten Mills, Elmvale, Hillsdale, Centre Vespra, and Midhurst Secondary Plan Area. The current charges are as follows:
 - Anten Mills - \$2,387 per single detached unit
 - Elmvale - \$12,928 per single detached unit
\$56.32 per sq.m of gross floor area of non-residential development
 - Hillsdale - \$90 per single detached unit
\$0.32 per sq.m of gross floor area of non-residential development
 - Centre Vespra - \$4,209 per single detached unit
 - Midhurst Secondary Plan Area - \$27 per single detached unit
\$0.15 per sq.m of gross floor area of non-residential development

This study has undertaken updates to all area-specific charges and the resulting charges are as follows:

- Elmvale - \$13,370 per single detached unit
\$68.89 per sq.m of gross floor area of non-residential development



The above rates are submitted to Council for their consideration. Note, the previous D.C. background study included area-specific charges for Anten Mills, Hillsdale, Centre Vespra, and Midhurst. With respect to Anten Mills and Centre Vespra, the projects identified in the previous study were completed and fully funded. No further capital needs have been identified at this time. With respect to Hillsdale and Midhurst, the previous study only included a Secondary Plan Master Servicing Study for recovery through development charges. As studies are no longer eligible as a result of Bill 23, there are no capital needs to include in the D.C. background study. For all areas except Elmvale, any additional capital needs required to support growth are anticipated to the a developer responsibility as per the Local Service Policy.

9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-7. A summary of these costs is provided below:

Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the life of the By-law	\$199,185,836
Less: Benefit to existing development	\$31,684,000
Less: Post planning period benefit	\$47,411,895
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$3,383,000
Net costs to be recovered from development charges	\$116,706,941

This suggests that for the non-D.C. cost over the eight-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$35.07 million (or an annual amount of \$4.38 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$47.41 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Township plans to spend \$199.19 million over the life of the by-law, of which \$116.71 million (59%) is recoverable from D.C.s. Of



this net amount, \$105.27 million is recoverable from residential development and \$11.43 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

10. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an urban buildout forecast:

- Wastewater Services; and
- Water Services.

The following services are calculated based on forecasted growth to 2031:

- Services Related to a Highway (including Public Works Facilities, Vehicles, and Equipment);
- Fire Protection Services;
- Parks and Recreation Services; and
- Library Services.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-3
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Township-wide Services/Class of Service:							
Services Related to a Highway	7,610	5,508	4,237	2,762	2,527	3.43	36.92
Fire Protection Services	2,016	1,459	1,122	732	670	0.90	9.69
Parks and Recreation Services	10,078	7,294	5,611	3,658	3,347	1.59	17.11
Library Services	1,484	1,074	826	539	493	0.23	2.48
Total Township-wide Services/Class of Service	21,188	15,335	11,796	7,691	7,037	6.15	66.20
Urban Charges							
Elmvale							
Water Services	1,245	901	693	452	413	0.60	6.46
Wastewater Services	12,125	8,775	6,751	4,400	4,027	5.80	62.43
Total Urban Services Elmvale	13,370	9,676	7,444	4,852	4,440	6.40	68.89
Total Township-wide	21,188	15,335	11,796	7,691	7,037	6.15	66.20
Total Elmvale	34,558	25,011	19,240	12,543	11,477	12.55	135.09



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for May 31, 2023. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on April 21, 2023.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates for the Township of Springwater

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	June 2022 to March 2023
2. Public release of final D.C. Background study and proposed by-law	April 21, 2023
3. Stakeholder Engagement Session	May 15, 2023
4. Public meeting advertisement placed in newspaper(s)	May 11, 2023
5. Public release of addendum #1 to the D.C. Background Study	May 23, 2023
6. Public meeting of Council	May 31, 2023
7. Public release of Addendum #2 to the D.C. Background Study	June 15, 2023
8. Council considers adoption of background study and passage of by-law	June 21, 2023
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage



Schedule of Study Milestone	Dates
11. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the D.C.A.: Bill 108, 138, 197, and 213

1.3.1 *Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes. As per Bill 23, non-profit housing developments are now exempt from paying D.C.s, however, prior to Bill 23, and as a result of Bill 108, non-profit housing developments paid D.C.s in 21 equal annual payments. Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of the changes that were to take effect upon proclamation by the Lieutenant Governor is provided below:



Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction - The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act - It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.3.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services.
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services (no longer eligible as per Bill 23).
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Note: An initial consideration of “class” appears to mean any group of services.

Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be



funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the Planning Act and the D.C.A. The following provides a summary of the changes to the D.C.A.:

1.4.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the creation of the greater of one unit or 1% of the existing residential units will be exempt from a D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-



detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.4.2 Removal of Housing as an Eligible D.C. Service

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.4.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.4.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations. The bulletin has yet to be published as at the time of writing this report.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



1.4.5 Historical Level of Service extended to previous 15-year period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.4.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

1.4.7 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.4.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

1.4.9 Installment Payments

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

1.4.10 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:



- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.4.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.4.12 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.



The level of service provided over the historical 15-year period translates to an average investment of \$42,613 per capita and a maximum D.C. eligible amount of approximately \$565.05 million for recovery over the forecast period.

The Township has identified future capital needs totaling approximately \$75.68 million, of which approximately \$6.43 million is attributable to existing development. These capital projects include road constructions, urbanizations, widenings, etc. with the majority of the capital costs related to the construction and financing costs for Craig Road. A deduction of approximately \$29.60 million has been made for the share of the projects that benefit growth outside of the forecast period. Additionally, \$29,292 has been included to recover the current reserve fund deficit, resulting in a net growth-related amount of approximately \$38.20 million for inclusion in the D.C. calculations.

The residential/non-residential capital cost allocation for services related to a highway – roads and related is based on the ratio of the anticipated population and employment growth over the forecast period. This results in 87% being allocated to residential development and 13% to non-residential development.



**Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related**

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2031	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	Houden Street - Yonge to Patterson	2023	340,000	-		340,000	64,600		275,400	239,598	35,802
2	Centennial Avenue	2028	1,162,000	-		1,162,000	371,800		790,200	687,474	102,726
3	Kerr Street - Yonge to Shaw (Phase 2)	2023-2025	1,776,000	-		1,776,000	532,800		1,243,200	1,081,584	161,616
4	Flos Road 4E - County #27 to Highway #93	2028-2031	1,004,000	-		1,004,000	512,000		492,000	428,040	63,960
5	Rainbow Valley Road - Coughlin to County Road 29	2024	236,000	-		236,000	122,700		113,300	98,571	14,729
6	Nursery Road - South of Horseshoe Valley Rd.	2028	1,660,000	-		1,660,000	564,400		1,095,600	953,172	142,428
7	Nursery Road - North of Highway 26	2028	830,000	-		830,000	282,200		547,800	476,586	71,214
8	Scarlett Line (boundary road with Oro-Medonte)	2027	2,970,000	-		2,970,000	1,485,000	1,485,000	-	-	-
9	Allocation for New Growth-Related Sidewalk Construction	2023-2027	2,121,000	-		2,121,000	-		2,121,000	1,845,270	275,730
10	Anne Street North - Snow Valley Road to Highway #26	2028	237,000	-		237,000	-		237,000	206,190	30,810



Table 5-1 (continued)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Prj .No	Increased Service Needs Attributable to Anticipated Development 2023-2031	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
11	Russell Road - Story Road to Forbes	2025	498,000	-		498,000	-		498,000	433,260	64,740
12	Story Road - Russell Road to Old 2nd South	2026	249,000	-		249,000	-		249,000	216,630	32,370
13	Old Second South - Forbes to 1km North of Story Road	2024	676,000	-		676,000	-		676,000	588,120	87,880
14	Craig Road from County Road 27 to Gill Road	2023-2027	32,000,000	15,200,000		16,800,000	1,600,000		15,200,000	13,224,000	1,976,000
15	Craig Road from Gill Road to west of Russell Road	2023-2027	15,000,000	7,100,000		7,900,000	750,000		7,150,000	6,220,500	929,500
16	Craig Road Utilities, Box Culvert & Property Acquisition	2023-2027	2,800,000	1,300,000		1,500,000	140,000		1,360,000	1,183,200	176,800
17	Yonge Street at Train East Crosswalk	2024-2025	110,000	-		110,000	-		110,000	95,700	14,300
18	Craig Road Growth-related Financing Costs	2023-2042	12,009,032	6,000,000		6,009,032	-		6,009,032	5,227,858	781,174
	Reserve Fund Adjustment		29,292			29,292			29,292	25,484	3,808
	Total		75,707,325	29,600,000	-	46,107,325	6,425,500	1,485,000	38,196,825	33,231,237	4,965,587



Table 6-5
Township of Springwater
Development Charge Calculation
Township-wide Services
2023 to 2031

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
	\$	\$	\$	\$
6. Services Related to a Highway				
6.1 Roads and Related	33,231,237	4,965,587	7,295	3.29
6.2 Public Works	1,436,805	214,695	315	0.14
	34,668,042	5,180,282	7,610	3.43
7. Fire Protection Services				
7.1 Fire facilities, vehicles and equipment	9,182,319	1,372,071	2,016	0.90
	9,182,319	1,372,071	2,016	0.90
8. Parks and Recreation Services				
8.1 Parkland development, amenities, trails, vehicles, and recreation facilities	45,910,314	2,416,332	10,078	1.59
	45,910,314	2,416,332	10,078	1.59
9. Library Services				
9.1 Library facilities and materials	6,760,735	355,828	1,484	0.23
	6,760,735	355,828	1,484	0.23
TOTAL	\$96,521,410	\$9,324,513	\$21,188	\$6.15
DC ELIGIBLE CAPITAL COST	\$96,521,410	\$9,324,513		
2023 to 2031 Gross Population / GFA Growth (sq.ft.)	15,088	1,516,800		
Cost Per Capita / Non-Residential GFA (sq.ft.)	\$6,397.23	\$6.15		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	3.312	\$21,188		
Other Multiples	2.397	\$15,334		
Apartments - 2 Bedrooms +	1.844	\$11,796		
Apartments - Bachelor and 1 Bedroom	1.202	\$7,689		
Special Care/Special Dwelling Units	1.100	\$7,037		



Table 6-6
Township of Springwater
Development Charge Calculation
Total All Services

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services Buildout				
Elmvale	5,695,821	2,680,386	13,370	6.40
Centre Vespra	-	-	-	-
Snow Valley	-	-	-	-
Township-wide Services 2023 to 2031	96,521,410	9,324,513	21,188	6.15
Total Township-wide	96,521,410	9,324,513	21,188	6.15
Total Elmvale	102,217,231	12,004,900	34,558	12.55



Table 6-7
Township of Springwater
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
Elmvale							
1. Water Services							
1.1 Water Services	780,000	0	0	0	0	530,400	249,600
2. Wastewater Services							
2.1 Wastewater Services	15,339,900	0	960,000	0	8,600,000	3,930,332	1,849,568
Centre Vespra and Snow valley							
3. Water Services							
3.1 Water Services	0	0	0	0	0	0	0
Centre Vespra							
4. Wastewater Services							
4.1 Wastewater Services	0	0	0	0	0	0	0
Snow Valley							
5. Wastewater Services							
5.1 Wastewater Services	370,000	0	370,000	0	0	0	0
Municipal Wide							
6. Services Related to a Highway							
6.1 Roads and Related	70,018,836	0	6,425,500	1,485,000	26,757,895	30,754,884	4,595,557
6.2 Public Works	2,305,000	0	653,500	0	0	1,436,805	214,695
7. Fire Protection Services							
7.1 Fire facilities, vehicles and equipment	14,575,000	0	1,975,000	0	1,759,000	9,431,670	1,409,330
8. Parks and Recreation Services							
8.1 Parkland development, amenities, trails, vehicles, and recreation facilities	87,497,100	0	21,300,000	1,898,000	10,100,000	51,489,145	2,709,955
9. Library Services							
9.1 Library facilities and materials	8,300,000	0	0	0	195,000	7,699,750	405,250
Total Expenditures & Revenues	\$199,185,836	\$0	\$31,684,000	\$3,383,000	\$47,411,895	\$105,272,986	\$11,433,955



“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all services except water and wastewater and on an urban-area basis for water and wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated April 21, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated April 21, 2023, as amended May 23, 2023, and June 15, 2023;”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law as set out in Appendix G.”



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township prepared an A.M.P. in 2022 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$23.53 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$4.89 million. This amount, totalled with the existing operating revenues of approximately \$30.48 million, provide annual revenues of approximately \$35.36 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Township of Springwater
Asset Management – Future Expenditures and Associated Revenues
2023\$

Asset Management - Future Expenditures and Associated Revenues	Buildout (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	2,304,139
Annual Debt Payment on Post Period Capital ²	3,388,587
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	9,116,533
Incremental Operating Costs (for D.C. Services)	8,722,039
Total Expenditures	\$23,531,298
Revenue (Annualized)	
Total Existing Revenue ³	\$30,479,191
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$4,885,070
Total Revenues	\$35,364,261

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR

Appendix G

Proposed D.C. By-law



Appendix G: Proposed D.C. By-law

The Corporation of the Township of Springwater

By-Law Number 2023-____

A By-law to establish Development Charges for The Township of Springwater, and to repeal Springwater Development Charge By-law 2018-045, as amended by By-law 2021-117

Whereas Subsection 2(1) of the Development Charges Act, S.O. 1997, herein referred to as the Act provides that the Council of a municipality may, by by-law, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies; and

Whereas Council at its meeting on June 21, 2023 received the Township of Springwater Development Charges Background Study, dated April 21, 2023 (the “Study”), as amended May 23, 2023, and June 15, 2023; and

Whereas Notice of Public Meeting was given pursuant to Section 12 of the Act on or before May 11, 2023 and copies of the Development Charges Background Study and the proposed development charge by-law were made available to the public on April 21, 2023; and

Whereas a Public Meeting was held on May 31, 2023 to receive comments and representations from all persons who applied to be heard (the “Public Meeting”); and

Whereas Council has indicated at its meeting on June 21, 2023 that intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other Township affordability criteria being met; and

Whereas Council has indicated at this meeting on June 21, 2023 its intent that the future excess capacity identified in the Study shall be paid for by the development charges or other similar charges; and

Whereas Council determined at its meeting on June 21, 2023 that no further Public Meetings were required under Section 12 of the Act.



Now Therefore the Council of the Corporation of the Township of Springwater enacts as follows:

1. Definitions

In this By-law,

- 1.1. **Act:** means the Development Charges Act, 1997, as amended, S.O. 1997, c.27;
- 1.2. **Accessory:** means a use, building, or structure that is normally incidental and/or subordinate, and is exclusively devoted to a main use and/or a building and/or structure, and is located on the same lot therewith. Accessory has the same meaning as ancillary;
- 1.3. **Affordable Residential Unit:** means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- 1.4. **Agricultural Use:** means a use of land, buildings, or structures for the purpose of beekeeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, raising of livestock, or any other farming use;
- 1.5. **Apartment Unit:** means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;
 - 1.5.1. **Apartment, large:** means a dwelling unit contained within an apartment building that is two bedrooms or more or an ancillary unit with two or more bedrooms;
 - 1.5.2. **Apartment, small:** means a dwelling unit contained within an apartment building that is a one bedroom or bachelor suite or an ancillary unit with one or less bedrooms;
- 1.6. **Attainable Residential Unit:** means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;
- 1.7. **Bedroom:** means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 1.8. **Benefiting area:** means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;



- 1.9. **Board of Education:** means a board of education, French and English, public school boards, and separate school boards;
- 1.10. **Building:** means a structure having a roof supported by columns or walls and used for the shelter, accommodation or enclosure of persons, goods, animals, or chattels;
- 1.11. **Building Code Act:** means the Building Code Act, S.O. 1992; Chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended or any successor legislation thereof;
- 1.12. **Capital Cost:** means costs incurred or proposed to be incurred by the Township or a local board thereof directly or under an agreement,
- 1.12.1. To acquire land or an interest in land, including a leasehold interest,
- 1.12.2. To improve land,
- 1.12.3. To acquire, lease, construct or improve buildings and structures,
- 1.12.4. To acquire, construct or improve facilities including,
- 1.12.4.1. Furniture and equipment other than computer equipment,
- 1.12.4.2. Materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c.P.44, and
- 1.12.4.3. Rolling stock with an estimated useful life of seven years or more; and
- 1.12.5. Interest on borrowing for those expenditures under clauses 1.12.1 to 1.12.4 above that are growth related;
- 1.13. **Class:** means a grouping of services combined to create a single service for the purposes of this by-law and as provided in Section 7 of the Development Charges Act. Also referred to as class of service or classes of services;
- 1.14. **Council:** means the Council of The Corporation of the Township of Springwater;
- 1.15. **Development:** means the construction, erection or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of increasing the gross floor area, or the making of an addition or alteration of a building or structure which has the effect of creating a new dwelling unit by the addition of sleeping, culinary and/or sanitary facilities where all such facilities did not exist at the time of the passage of this By-law, and includes re-development;



- 1.16. **Development Charge:** means a charge imposed with respect to growth- related net capital costs against land in the Township under this By-law pursuant to the Act;
- 1.17. **Dwelling, apartment building:** means a building containing more than four (4) dwelling units, each unit having access only from an internal corridor system, and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants;
- 1.18. **Dwelling, attached accessory:** means a dwelling unit, accessory to the main use of the property and contained within or attached to a main building;
- 1.19. **Dwelling unit, bachelor:** means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms and providing therein living, dining, sleeping and cooking facilities;
- 1.20. **Dwelling, detached accessory:** means a dwelling unit, accessory to the main use of the property and in the form of a Dwelling, Single Detached;
- 1.21. **Dwelling, duplex:** means a building of more than one (1) storey containing not more than two (2) dwelling units separated horizontally and each of which has an independent entrance;
- 1.22. **Dwelling, fourplex:** means a building which is divided horizontally and vertically so as to create four (4) dwelling units each of which has an independent entrance;
- 1.23. **Dwelling, semi-detached:** means one of a pair of two (2) dwelling units attached vertically along a common wall, each of which has an independent entrance;
- 1.24. **Dwelling, single detached:** means a building occupied or capable of being occupied as a dwelling unit;
- 1.25. **Dwelling, street townhouse:** means a townhouse building, as described in Section 28.58 of Zoning By-law 5000 in which each dwelling unit abuts a public street and where each unit is located on a separate lot;
- 1.26. **Dwelling, townhouse:** means a separate building divided vertically into three (3) or more dwelling units, each of which has direct access from the outside ground level and shares above ground party walls with abutting dwelling units;
- 1.27. **Dwelling unit:** means one or more rooms in a building, designed as, or intended as, or capable of being used or occupied by one persons or persons living together, in which living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment are provided for the exclusive use of such person or persons and has an independent entrance;



- 1.28. **Farm building:** means a farm building as defined in the Building Code Act;
- 1.29. **Floor:** includes a paved, concrete, wooden, gravel, or dirt floor;
- 1.30. **Front-ending Agreement:** means an agreement made under Section 44 of the Act between the Township and any or all owners within the benefiting area providing for front-end payments by an owner or owners or any combination thereof;
- 1.31. **Front-end Payment:** means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this By-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- 1.32. **Gross Floor Area:** means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls. O.Reg. 82/98, s. 1 (1);

In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for any of the following:

- 1.32.1. A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
- 1.32.2. Loading facilities above or below grade;
- 1.32.3. A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
- 1.33. **Growth-related Net Capital Cost:** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in all or a defined part of the Township;
- 1.34. **Hospice:** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.



- 1.35. **Institutional Development:** means development of a building or structure intended for use:
- 1.35.1. As a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - 1.35.2. As a retirement home within the meaning of Subsection 2 (1) of the Retirement Homes Act, 2010;
 - 1.35.3. By any one of the following post-secondary institutions for the objects of the institution:
 - 1.35.3.1. A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - 1.35.3.2. A college or university federated or affiliated with a university described in subclause (1), or
 - 1.35.3.3. An Indigenous Institute prescribed for the purposes of Section 6 of the Indigenous Institutes Act, 2017;
 - 1.35.4. As a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - 1.35.5. As a hospice to provide end of life care.
- 1.36. **Local Board:** means a municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any Act with respect to the affairs or purposes of one or more municipalities, excluding a school board and a conservation authority;
- 1.37. **Local Services:** means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41,51 or 53 of the Planning Act R.S.O. 1990, as amended or any successor thereto;
- 1.38. **Mezzanine:** means a mezzanine as defined in the Building Code Act;
- 1.39. **Mixed-Use:** means lands, buildings or structures used, designed or intended to be used for both residential and non-residential uses;
- 1.40. **Mobile Home or Park Model Trailer:** means a dwelling unit that is designed to be made mobile and meets the following criteria:
- a) built on a single chassis, mounted on wheels;



- b) designed to facilitate relocation from time to time;
- c) designed to provide a permanent or seasonal residence for one or more persons, but not include a trailer;
- d) designed as living quarters and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- e) has a gross floor area, including lofts, not exceeding 50 sq.m (538.21 sq.ft.) when in the setup mode and having a width greater than 2.6 m (8.53 ft.) in the transit mode. 28.153

For the purposes of this by-law a mobile home or park model trailer which meets the definition of a dwelling unit in section 1.27 will be charged as an Apartment Unit, Small as defined by this by-law, otherwise the non-residential rate shall apply;

- 1.41. **Municipality:** means The Corporation of the Township of Springwater;
- 1.42. **Non-Profit Housing Development:** means development of a building or structure intended for use as residential premises by,
 - 1.42.1. a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - 1.42.2. a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - 1.42.3. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation;
- 1.43. **Non-residential:** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a dwelling unit;
- 1.44. **Other Multiple:** means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- 1.45. **Owner:** means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 1.46. **Place of Worship:** means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, as amended or any successor thereto;



- 1.47. **Protracted:** means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or, of an addition to it, for a continuous period exceeding the time provided in the Temporary Use Agreement or By-law;
- 1.48. **Rate:** means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 1.49. **Redevelopment:** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;
- 1.50. **Regulation:** means any regulation made pursuant to the Act;
- 1.51. **Rental Housing:** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- 1.52. **Residential:** means the use of lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- 1.53. **Services:** means services designated in this By-law including Schedule A to this By-law or in agreement under section 44 of the Act, or both;
- 1.54. **Site:** means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership;
- 1.55. **Special Care/Special Dwelling:** means a residence
- a) containing two or more dwelling rooms, which rooms have common entrance from street level; and
 - b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
 - c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and



includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices.

- 1.56. **Structure:** means anything constructed or erected, the use of which requires location on the ground, or which is attached to something having location on or in the ground;
- 1.57. **Temporary Building or Structure:** means a building or structure constructed or erected or placed on land for a continuous period not exceeding the time period provided in the Temporary Use Agreement, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding the time provided in the Temporary Use Agreement of By-law;
- 1.58. **Township:** means The Corporation of the Township of Springwater;
- 1.59. **Trailer:** means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. Trailers include tent trailers or similar transportable accommodation, except a mobile home or park model trailer;
- 1.60. **Zoning By-Law:** means the Zoning By-law or By-laws passed under Section 34 of the Planning Act and in force and effect in the Township, or part thereof;

2. Rules

For the purpose of complying with Section 6 of the Act:

- 2.1. The area to which this By-law applies shall be the area described in Section 3 of this By-law;
 - 2.1.1. The rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in Sections 4 through 11, inclusive and Section 17 of this By-law;
 - 2.1.2. The exemptions provided for by such rules shall be the exemptions set forth in Sections 12 through 16, inclusive of this By-law, the indexing of charges shall be in accordance with Section 9 of this By-law and the phasing in of charges shall be in accordance with Section 10 of this By-law.
 - 2.1.3. The redevelopment of land shall be in accordance with the rules set forth in Section 17 of this By-law.



3. Lands Affected

3.1. This By-law applies to all lands in the geographic area of the Township.

4. Designation of Services/Classes of Services

4.1. The categories of services/classes of services for which development charges are imposed under this by-law are as follows:

4.1.1. Services related to a highway;

4.1.2. Fire protection services;

4.1.3. Parks and recreation services;

4.1.4. Library services;

4.1.5. Water services; and

4.1.6. Wastewater services.

4.2. Components of the services designated in subsection 4.1 are described in Schedule A.

5. Approvals for Development

5.1. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:

5.1.1. The passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act;

5.1.2. The approval of a minor variance under section 45 of the Planning Act;

5.1.3. A conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;

5.1.4. The approval of a plan of subdivision under section 51 of the Planning Act;

5.1.5. A consent under section 53 of the Planning Act;

5.1.6. The approval of a description under section 50 of the Condominium Act, or;



- 5.1.7. The issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.
- 5.2. No more than one development charge for each service designated in Subsection 4.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Subsection 5.1 are required before the lands, buildings or structure can be developed.
- 5.3. Notwithstanding Subsection 5.2, if two or more of the actions described in Subsection 5.1 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
- 5.4. Where a development requires an approval described in Subsection 5.1 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under Subsection 5.1.
- 5.5. If a development does not require a building permit but does require one or more of the approvals described in Subsection 5.1, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.
- 5.6. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the Planning Act, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan or consent relates, as Council may require.

6. Calculation of Development Charges

- 6.1. The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- 6.1.1. In the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
- 6.1.2. In the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development.

7. Amount of Charge – Residential



- 7.1. The development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential component of the mixed-use building or structure, according to the type of residential use.

8. Amount of Charge – Non-Residential

- 8.1 The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings or structures, including a non-residential use accessory to a dwelling unit and, in the case of a mixed-use building or structure, on the non-residential component of the mixed-use building or structure, according to the type of non-residential use.

9. Indexing of Development Charges

- 9.1. The development charges set out in Schedule B shall be adjusted without amendment to this By-law annually on January 1st in each year, commencing January 1, 2024, in accordance with the most recent twelve month change in Statistics Canada Quarterly, Non-residential Building Construction Price Index.

10. Phasing, Timing of Calculation and Payment

- 10.1. The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore, the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per Section 9 of this by-law):

- a) Year 1 - 80 per cent;
- b) Year 2 – 85 per cent;
- c) Year 3 – 90 per cent;
- d) Year 4 – 95 per cent;
- e) Year 5 through 10 – 100 per cent.

- 10.2. Subject to Section 17 (with respect to redevelopment) and Subsections 10.3 to 10.5 below, the development charges set out in Schedule B shall be calculated as of, and shall be payable as follows:

10.2.1. For fire protection services, parks and recreation services, and library services; on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.

10.2.2. For services related to a highway, water, and wastewater services; the development charges are payable, with respect to an approval of a plan of subdivision or a severance under section 51 or 53 of the Planning Act,



immediately upon entering into the subdivision/consent agreement, based upon the number and type of residential lots created, and in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the Township's Zoning By-law.

- 10.3. Notwithstanding Subsection 10.2 above, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to Section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provision of this By-law.
- 10.4. Notwithstanding Section 10.2, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in accordance with Section 26.3 of the Act.
- 10.5. Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 7 and 8 shall be calculated on the rates set out in Schedule B on the date of the planning application, including interest in accordance with Section 26.3 of the Act. Where both planning applications apply development charges under Sections 7 and 8 shall be calculated on the rates, including interest at the interest rate as provided in accordance with Section 26.3 of the Act, as may be revised from time to time, as set out in Schedules B on the date of the later planning application, including interest.

11. Payment by Money or the Provision of Services

- 11.1. Payment of development charges shall be by cash or by cheque.
- 11.2. In the alternative to payment by the means provided in Subsection 11.1 above, the Township may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
 - 11.2.1. If the credit exceeds the amount of the charge for the service to which the work relates,
 - 11.2.1.1. The excess amount shall not be credited against the charge for any other service, unless the Township has so agreed in an agreement under Section 38 of the Act; and



11.2.1.2. In no event shall the Township be required to make a cash payment to the credit holder.

11.3. If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes pursuant to Section 32 of the Act.

12. Rules with Respect to Exemptions for Intensification of Existing Housing

12.1. No Development Charge shall be imposed where the only effect of an action referred to in Section 5 of this By-law is to:

12.1.1. permit an enlargement to an existing residential Dwelling Unit;

12.1.2. permit the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;

12.1.3. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:

12.1.3.1. A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.

12.1.3.2. A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

12.1.3.3. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.



- 12.1.4. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:
- 12.1.4.1. A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.
 - 12.1.4.2. A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
 - 12.1.4.3. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units
- 12.2. Notwithstanding 12.1 above, Development Charges shall be imposed if the additional Dwelling Unit(s) has a Gross Floor Area greater than:
- 12.2.1. in the case of a Semi-detached Dwelling Unit or Townhouse Dwelling Unit, the Gross Floor Area of the existing Dwelling Unit; and
 - 12.2.2. in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the said residential Building.
- 12.3. The exemption to Development Charges in 12.1 above shall only apply to the first instance of intensification in an existing or new dwelling.
- 12.4. Subject to 12.2, 12.3, and 12.4 above, any exemption under 12.1 above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.

13. Rules with Respect to Credits for Services or Lot Levies

- 13.1. Section 17 of Ontario Regulation 82/98 as amended under the Development Charges Act applies only to those owners who applied for and received credits from the Township in 1999.



- 13.2. If an owner or a former owner has, before the coming into force of a development charge by-law passed prior to the enactment of the Act, paid all or any portion of a charge related to development pursuant to an agreement under Section 51 or 53 of the Planning Act, or a predecessor thereof with respect to land within which this By-law applies, the Treasurer may give credit in the amount of a development-related levy if and when the owner provides written proof of payment prior to the payment of a development charge under this By-law.
- 13.3. In the event that the charge or levy related to the development in respect of which a credit is available pursuant to the provisions of Subsection 13.1 or 13.2 was paid in connection with a particular service, the credit available shall not exceed the amount of the component of the development charge for the particular service payable under this By-law and no refunds shall apply.
- 13.4. A credit given under Subsection 13.1 or 13.2 shall not exceed the total development charge payable by the owner.
- 13.5. The provisions of Section 40 of the Act shall apply to any credit given under Subsection 13.1 of this By-law.

14. Categories of Exempt Development

- 14.1. The following categories of development are hereby designated as being exempt from the payment of development charges:
 - 14.1.1. buildings or structures owned by and used for the purposes of the Township or other municipality, or their local boards;
 - 14.1.2. buildings or structures owned by a board of education and used for school purposes pursuant to the Education Act, R.S.O. 1990, as amended;
 - 14.1.3. buildings or structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19;
 - 14.1.4. buildings or structures owned by a religious organization and used for the purposes of a place of worship;
 - 14.1.5. buildings or structures owned by and used for the purposes of a public hospital; and
 - 14.1.6. buildings or structures used for and devoted solely for accommodation of temporary or seasonal agricultural labourers which may contain their



own culinary facilities and sanitary facilities, and which do not receive municipal sanitary sewer or water supply services.

14.1.7. Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

14.1.8. Non-profit Housing development.

14.1.9. Affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).

14.1.10. Discounts for Rental Housing (for profit)

14.1.10.1. The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

14.1.10.1.1. Three or more bedrooms – 25% reduction

14.1.10.1.2. Two bedrooms – 20% reduction

14.1.10.1.3. All other bedroom quantities – 15% reduction

14.1.10.2. Other Exemptions (upon proclamation)

14.1.10.2.1. Once proclamation is received by the Lieutenant Governor, the following shall be exempt from development charges:

14.1.10.2.1.1. Affordable residential units; and

14.1.10.2.1.2. Attainable residential units.

14.1.11. Exemption for Industrial Expansion

14.1.11.1. If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:

(a) Subject to Section 8, if the gross floor area is enlarged by 50 per cent or less of the lesser of:



- i. the gross floor area of the existing industrial building, or
 - ii. the gross floor area of the existing industrial building before the first enlargement for which:
 - a) an exemption from the payment of development charges was granted, or
 - b) a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is zero;
- (b) Subject to Section 8, if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:
- i. the gross floor area of the existing industrial building, or
 - ii. the gross floor area of the existing industrial building before the first enlargement for which:
 - a) an exemption from the payment of development charges was granted, or
 - b) a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - i. determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 - ii. divide the amount determined under subsection (i) by the amount of the enlargement.
- c) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 14.1.11 (b), the cumulative gross floor area of any previous enlargements for which:
- i. An exemption from the payment of development charges was granted, or



- ii. A lesser development charge than would otherwise be payable under this by- law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.

14.1.12. For the purpose of section 14.1.11, "existing industrial building" is used as defined in the Regulation made pursuant to the Act.

15. Agricultural Uses

15.1. Agricultural uses as well as farm buildings and other ancillary development to an agricultural use, excluding any residential uses, shall be exempt from the provisions of this By-law.

16. Temporary Buildings or Structures

16.1. Temporary buildings or structures shall be exempt from the provisions of this By-law.

16.2. In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been, a temporary building or structure, and the development charges required to be paid under this By- law shall become payable on the date the temporary building or structure becomes protracted.

16.3. Prior to the Township issuing a building permit for a temporary building or structure, the Township shall require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the development charge required by Subsection 16.2 to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.



17. Rules with Respect to the Redevelopment of Land

- 17.1. Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished or removed, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished or removed, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or removed, or the non- residential gross floor area being converted or demolished or removed, by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. In the case of the conversion, demolition or removal of non- residential space and redevelopment as a residential or mixed use, the credit shall be calculated based on the non- residential development charges in Schedule B of this By- law.
- 17.2. A credit in respect of any demolition or removal under this Section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the Township for the development within 5 years from the date the demolition permit was issued.
- 17.3. The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

18. Interest

- 18.1. The Township shall pay interest on a refund under Subsection 18(3) and 25(2) of the Development Charges Act, 1997 at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

19. Front Ending Agreements

- 19.1. The Township may enter into agreement under Section 44 of the Act.

20. Schedules

- 20.1. The following Schedules to this By-law form an integral part of this By-law.

Schedule 'A' Designated Services

Schedule 'B' Schedule of Residential and Non-residential Development Charges

Schedule 'C' Elmvale Water and Wastewater Service Area Charges Map



21. By-law Registration

21.1. A certified copy of this By-law may be registered on title to any land to which this By-law applies.

22. Date By-law Effective

22.1. This By-law comes into force and takes effect on June 22, 2023.

23. Date By-law Expires

23.1. This By-law expires December 31, 2031, unless rescinded earlier.

24. Repeal

24.1. That Development Charge By-law 2018-075, as amended by By-law 2021-117 is hereby repealed on the date this by-law comes into force.

25. Headings for Reference Only

25.1. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

26. Severability

26.1. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

Read a First, Second and Third time and finally passed this 21st day of June, 2023.

(Original Signed By)

Mayor

(Original Signed By)

Clerk



Schedule “A” to By-Law 2023-____ Designated Services

General Services:

- Services Related to a Highway
 - Services Related to a Highway – Roads (complete streets)
 - Services Related to a Highway – Traffic Signals and Streetlights
 - Services Related to a Highway – Public Works
- Fire Protection Services
 - Facilities
 - Vehicles
 - Small Equipment and Gear
- Parks and Recreation Services
 - Parkland Development, Amenities, and Trails
 - Recreation Facilities
- Library Services
 - Facilities and Materials

Urban Services:

- Elmvale
 - Water Services
 - Wastewater Services



Schedule “B” to By-Law 2023-____ Schedule of Residential and Non-residential Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Township Wide Services/Class of Service:							
Services Related to a Highway	7,610	5,508	4,237	2,762	2,527	3.43	36.92
Fire Protection Services	2,016	1,459	1,122	732	670	0.90	9.69
Parks and Recreation Services	10,078	7,294	5,611	3,658	3,347	1.59	17.11
Library Services	1,484	1,074	826	539	493	0.23	2.48
Total Township Wide Services/Class of Services	21,188	15,335	11,796	7,691	7,037	6.15	66.20
Urban Services							
Elmvale							
Water Services	1,245	901	693	452	413	0.60	6.46
Wastewater Services	12,125	8,775	6,751	4,400	4,027	5.80	62.43
Total Urban Services Elmvale	13,370	9,676	7,444	4,852	4,440	6.40	68.89
Total Township-wide	21,188	15,335	11,796	7,691	7,037	6.15	66.20
Total Elmvale	34,558	25,011	19,240	12,543	11,477	12.55	135.09



Schedule "C" To By-Law 2023-__

Elmvale Water and Wastewater Service Area Charges Map

