The Corporation of the Township of Springwater

By-law 2025-074

Being a by-law to amend By-law 2024-046 establishing Fees and/or Charges for services or activities provided by the Township of Springwater

(Amend Fees & Charges By-law)

Whereas pursuant to section 391 of the Municipal Act, 2001, it provides that a municipality may pass by-laws imposing fees and/or charges for services; and,

Whereas Council of the Corporation of the Township of Springwater passed By-law 2024-046, as amended, establishing a general fees by-law for the Corporation; and,

Whereas Council at its meeting held on September 3, 2025, passed resolution C309-2025 to approve the introduction of a fee for non-essential water service line flushes; and,

Whereas Council at its meeting held on September 3, 2025, passed resolution C310-2025 to adopt a new development engineering review fee policy and approve a development engineering review fee; and,

Whereas Council at its meeting held on September 3, 2025 passed resolution C312-2025 to update the parkland dedication fees; and,

Whereas Council of the Corporation of the Township of Springwater deems it necessary to amend By-law 2024-046, as amended, to update Schedule D – Finance to include a fee for non-essential water service line flushes; Schedule G & I – Planning & Public Works Services to include a development engineering review fee; Schedule H – Cash in Lieu of Parkland for consents and severances only.

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

1. That Schedule “D” of By-law 2024-046, as amended, outlining the fees for Finance is hereby deleted and replaced with Schedule “D” attached hereto.

2. That Schedule “G” of By-law 2024-046, as amended, outlining the fees and charges for Planning is hereby deleted and replaced with Schedule “G” attached hereto.

3. That Schedule “I” of By-law 2024-046, as amended, outlining the fees and charges for Public Works Services is hereby deleted and replaced with Schedule “I” attached hereto.

4. That Schedule “H” of By-law 2024-046, as amended, outlining the fees and charges for Cash in Lieu of Parkland for consents and severances only is hereby deleted and replaced with Schedule “H” attached hereto.

5. That in all other respects By-law 2024-046, as amended, shall remain in force and effect.

6. That this by-law shall take force and effect upon the passage hereof.

Passed in Open Council this 17th day of September, 2025.

_____
Jennifer Coughlin, Mayor

_____
Jennifer Marshall, Clerk

TOWNSHIP OF SPRINGWATER
FEES AND CHARGES
SCHEDULE "D" - FINANCE

Service or Item	2025 Fees
Administration Fees	
Additional copy of Bill (Property Tax and/or Water & Wastewater)	15.00
Additional copy of Receipt	10.00
Add unpaid balance to property tax roll (Utility and/or AIR)	15.00
Mortgage Company Account Administration Fee	10.00
Returned Item - Cheque or Pre-authorized withdrawal	20.00
Statement of Account	15.00
Tax Billing	
New Account Set-up (per property)	30.00
Overdue Notices	7.00
Ownership Change	10.00
Property Tax Sale Fees	Actual Cost
Tax Certificate	50.00
- Rush Fee	105.00
Water/Wastewater Billing	
WAMCO Appointment Fee (No Show)	18.00
New Property Account Setup Fee (One-time)	20.00
Vendor - Final Meter Reading Fee	25.00
Purchaser - New Account Fee	25.00
Residential and Commercial Meter Prices:	
5/8 x ¾ inch Residential Meter	185.00
1 inch Commercial Meter	252.00
1.5 inch Commercial Meter	579.00
2 inch Commercial Meter	782.00
Water Meter Connection Fees:	
5/8 - 1 inch Water Meter Installation	161.00
1.5 - 2 inch Water Meter Installation	310.00

Water Meter Change-Out Fees:	
5/8 - 1 inch Water Meter Change-Out	58.00
1.5 - 2 inch Water Meter Change-Out	163.00
Water Meter Test Services and Fees:	
Water Meter Test (Third-Party Testing)	250.00
Water Meter Change-Out Fee: Applicable based on water meter size.	
New Water Meter Fee: Applicable based on water meter size.	
Water Meter Connection Fee: Applicable based on water meter size.	
Bulk Water – Hydrant Extended Use Permit	
Permit Set-Up Fee (one-time charge)	250.00
Permit Deposit Fee (refundable deposit)	5000.00
Monthly Fee: Meter charges per m^3 of water used, plus a $75.00 monthly rental fee for the meter and backflow device.	m3/used + 75.00
Water Service Line	
Water Service Line Flush (Flow ≥ 3.0 GPM)	100.00 + all billable time and expenses from third-party vendors
Miscellaneous	
Administration Fees on Subdivider accounts	20.00

NOTE: CREDIT CARD PAYMENTS

Township general fees which exceed $500.00

The above-noted credit card limit excludes payments for any Parks and Recreation programs.

TOWNSHIP OF SPRINGWATER
FEES AND CHARGES
SCHEDULE "G" - PLANNING

Service or Item	Current Fee	Recommended Fee	Change ($)	Change (%)	2025 Fees
Official Plan Amendment and Zoning By-Law Amendment					
Major Official Plan Amendment	7,000	n/a	n/a	n/a	n/a
Minor Official Plan Amendment	3,000	n/a	n/a	n/a	n/a
Official Plan Amendment	-	5,768	5,768	100%	5,768.00
Zoning By-law Amendment - Major	3,000	5,768	2,768	92%	5,768.00
Zoning By-law Amendment - Minor [1]	1,500	2,575	1,075	72%	2,575.00
Zoning By-law Amendment - Lifting of Holding Provision	500	1,545	1,045	209%	1,545.00
Zoning By-law Amendment - Temporary Use By-Law	1,500	2,575	1,075	72%	2,575.00
Zoning By-law Amendment - Extension of Temporary Use	500	515	15	3%	515.00
Zoning By-law Amendment - Temporary Second Dwelling Units (Replacement Dwellings)	500	515	15	3%	515.00
Site Plan					
Site Plan Agreement - Major (Over 10,000 sq.m.)	5,000	n/a	n/a	n/a	n/a
Site Plan Agreement - Minor	2,500	n/a	n/a	n/a	n/a
Site Plan Agreement - Application Fee. Base fee, plus:	n/a	2,575	n/a	n/a	2,575.00
fee per sq.m. of Gross Floor Area	n/a	0.21	n/a	n/a	0.21
Site Plan - Amendment to Existing Agreement	1,000	1,030	30	3%	1,030.00
Site Plan - Amendment to Existing Agreement - Minor (Ownership Change or Schedule Update)	500	515	15	3%	515.00
Subdivision					
Subdivision - Application Fee. Base fee, plus:	5,000	7,210	2,210	44%	7,210.00
fee per unit (above 20)	150	155	5	3%	155.00
Maximum fee	30,000	36,050	6,050	20%	36,050.00
Agreement/Clearance of Draft Plan Conditions Fee. Base fee, plus:	5,000	7,210	2,210	44%	7,210.00
fee per unit (above 20)	150	155	5	3%	154.50
Maximum fee	30,000	36,050	6,050	20%	36,050.00
Subdivision - Redline Revision	2,000	4,120	2,120	106%	4,120.00
Subdivision - Extension of Draft Plan Approval	1,000	2,060	1,060	106%	2,060.00
Model Home Agreement, Pre-Servicing Agreement, Tree Clearing Agreement		2,575	n/a	n/a	2,575.00
Committtee of Adjustments					
Consent	1,100	2,575	1,475	134%	2,575.00
Minor Variance	1,000	1,030	30	3%	1,030.00
Committtee of Adjustments - Deferral Request	250	515	265	106%	515.00
Validation of Title	500	1,030	530	106%	1,030.00
Consent Agreement	n/a	5,150	n/a	n/a	5,150.00
Other Applications					
Part Lot Control	2,500	2,575	75	3%	2,575.00
Plan of Condominium	4,000	4,635	635	16%	4,635.00
Condominium Exemption	-	1,803	n/a	n/a	1,803.00
Preliminary Development Application	400	2,112	1,712	428%	2,112.00
Telecommunications Tower Application	1,500	2,575	1,075	72%	2,575.00
Compliance letters (Zoning, Subdivision, Commercial)	50	155	105	209%	155.00
-Rush Fee	100	309	209	209%	309.00
Preliminary Zoning Letter - NVCA	-	155	n/a	n/a	155.00

Private MZO Support Request	-	2,678	n/a	n/a	2,678.00
Deeming By-law	-	2,112	n/a	n/a	2,112.00
Preconsultation	250	927	677	271%	2,500.00
Foreclosure or Exercise of Power of Sale in a Mortgage	400	412	12	3%	412.00
Septic Review (Tech. Review for Planning Application)	100	103	3	3%	103.00
Miscellaneous					
Official Plan (Hardcopy)					50.00
-Rush Fee					100.00
Zoning By-law (Hardcopy)					50.00
-Rush Fee					100.00

1. Minor Zoning By-law Amendment applications required as a condition of a consent. All other applciations are major

NOTE: CREDIT CARD PAYMENTS

The use of credit cards for payment of large amounts relating to Development Charges, Deposits, Planning Applications, and Building Permits is not permitted, nor will credit card payment be accepted for any Township general fees which exceed $500.00.

The above-noted credit card limit excludes payments for any Parks and Recreation programs.

TOWNSHIP OF SPRINGWATER
FEES AND CHARGES
SCHEDULE "H" - CASH IN LIEU OF PARKLAND FOR CONSENTS AND SEVERANCES ONLY

Lot Location	Unit of Measure	Current Fee	Comments
Anten Mills	per lot	$ 21,000.00 or 5% of appraised value	Resolution No. C310-2025
Centre Vespra	per lot	$ 21,250.00 or 5% of appraised value	
Elmvale	per lot	$ 9,000.00 or 5% of appraised value	
Hillsdale	per lot	$ 19,000.00 or 5% of appraised value	
Midhurst	per lot	$ 26,250.00 or 5% of appraised value	
Minesing	per lot	$ 14,750.00 or 5% of appraised value	
Phelpston	per lot	$ 15,500.00 or 5% of appraised value	
Snow Valley	per lot	$ 22,500.00 or 5% of appraised value	
Rural Lots Under 1.0 Acres	per lot	$ 14,000.00 or 5% of the appraised value	
Rural Lots Over 1.0 Acres	per lot	$ 19,500.00 or 5% of the appraised value	
Commercial/Industrial/Other Lot Creation (Consent)			
Township-wide	per lot	2% of appraised value	Resolution dated Sept 5, 2025
Development/Redevelopment (Site Plan)*			
Residential	per lot	5% of appraised value	Resolution No. C263-2019
Commercial/Industrial/Other	per lot	2% of appraised value	

* Where no previous parkland contribution has been made.

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TOWNSHIP OF SPRINGWATER
FEES AND CHARGES
SCHEDULE "I" - PUBLIC WORKS SERVICES

Service or Item	2025 Fees
Entrance Permit - New	144.00
Entrance Permit - Revision	no charge
Excess Load Permit	
a)Single Move Permit	103.00
b)Annual Permit	427.00
c)Special Annual Permit	427.00
Cut & Fill Permit	
* Permitted Works less than 1000 m3	$150 + $0.80/m3
* Permitted Works between 1000 m3 and 5000m3	$250 + $0.70/m3
* Permitted Works between 5000 m3 and 10,000m3	$750 + $0.60/m3
* Permitted Works greater than 10,000 m3	$1750 + $0.50/m3
Expired permit renewal	283.00
Engineering Site Inspection	515.00
Any legal, engineering, hydrology, hydrogeology, environmental, and landscape consultants required to be retained by the Township	Actual cost plus a 25% administrative charge
Right of Way	
Temporary Road Occupancy	144.00
Temporary Road Occupancy Permit - with Road Cut	711.00
Utility Installation (Permit still required)	no charge
Social, recreation, community or athletic events (Permit still required)	no charge
Equipment	
Equipment time to be billed for Non Township work	Current MTO Rental Rates (OPSS 127)
Set fines per Sec. 61, Provincial Offences Act 1990	
Permit or cause the temporary occupancy or closure of a highway without a permit	258.00
Move or deface barricade, device, detour sign or notice	258.00
Use or permit the use of a Highway closed to vehicular traffic	258.00
Water & Wastewater	
Connection from private services to municipal services	Actual cost plus a 25% administrative charge

Disconnection for Non-Compliance	757.00
Connection Fee	77.00
Disconnection Fee	52.00
Reconnection Fee	52.00
Water Meter - Residential	845.00
Water Meter - Multi Res/ Commercial	Actual cost plus a 25% administrative charge
Pressure Reducing Valve	170.00
Engineering	
Development Engineering Review for Planning Approvals	25,000.00
Development Engineering Review Inspection and Administration	5% of value of services works

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