



Development Charges Background Study

Township of Springwater

April 21, 2023

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM (Statistics Canada)	Canadian Socio-Economic Information Management System
C.B.C.	Community Benefits Charge
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
O.L.T.	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



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Springwater required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Township;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C.A. have occurred since the passage of the Township's 2018 D.C. By-law. These changes were introduced through four (4) bills passed in the Ontario legislature; Bill 108, Bill 138, Bill 197, and Bill 213, and were detailed in the Township's 2021 D.C. Update Study, dated, October 15, 2021. Those changes included the following:
- Instalment payments for rental housing, institutional developments, and non-profit housing;
 - Rate freeze on D.C.s for applications proceeding through Site Plan or Zoning By-law Amendment applications;
 - Removal of the 10% mandatory deduction on all D.C. eligible services;
 - Introduction of a new authority under the Planning Act to implement Community Benefit Charges (C.B.C.);
 - Eligible Services: The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Township of Springwater, this means that services currently provided in the D.C. by-law would remain eligible; and
 - New exemption for universities that receive operating funds from the Government.
4. Since the completion of the D.C. Update Study in 2021, further legislative changes have been made to the D.C.A. On November 28, 2022 *Bill 23, More Homes Built Faster Act, 2022* received Royal Assent. The Bill provides the following changes (further details are provided in Section 1.4 of this report):
- Additional Residential Unit Exemption: Allowance of a third unit as-of-right;
 - Removal of Housing as an Eligible D.C. Service;
 - New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units (currently not in force);
 - New Statutory Exemption: Non-Profit Housing;
 - Historical Level of Service extended to previous 15-year period instead of the previous 10-year period;



- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (nothing prescribed to date);
 - Mandatory Phase-in of a D.C. passed after January 1, 2022, 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.
 - D.C. By-law Expiry will be a maximum of 10 years after the date the by-law comes into force;
 - D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
 - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
 - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
5. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 8-year (2023 to 2031) and urban buildout periods.



Table ES-1
Summary of Growth Forecast by Planning Period
Township of Springwater

Measure	2023 to 2031	Anten Mills 2023 to Buildout	Elmvale 2023 to Buildout	Hillsdale 2023 to Buildout	Centre Vespra 2023 to Buildout	Midhurst 2023 to Buildout	Snow Valley 2023 to Buildout
(Net) Population Increase	13,260	145	1,044	1,538	542	16,312	220
Residential Unit Increase	4,865	76	470	559	171	5,594	90
Non-Residential Gross Floor Area Increase (sq.ft.)	1,516,800	0	418,500	623,900	0	1,456,500	0

Source Watson & Associates Economists Ltd. Forecast 2023



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 \$24,717. The non-residential charge is \$83.21 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



- Centre Vespra - \$10,260 per single detached unit
- Snow Valley - \$9,670 per single detached unit

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, and Midhurst. With respect to Anten Mills, the project identified in the previous study was 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.

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 next ten years	\$217,784,309
Less: Benefit to existing development	\$36,278,778
Less: Post planning period benefit	\$42,630,158
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$3,383,000
Net costs to be recovered from development charges	\$135,492,373

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$39.66 million (or an annual amount of \$3.97 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$42.63 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 \$217.78 million over the life of the by-law, of which \$135.49 million (62%) is recoverable from D.C.s. Of



this net amount, \$122.02 million is recoverable from residential development and \$13.47 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.

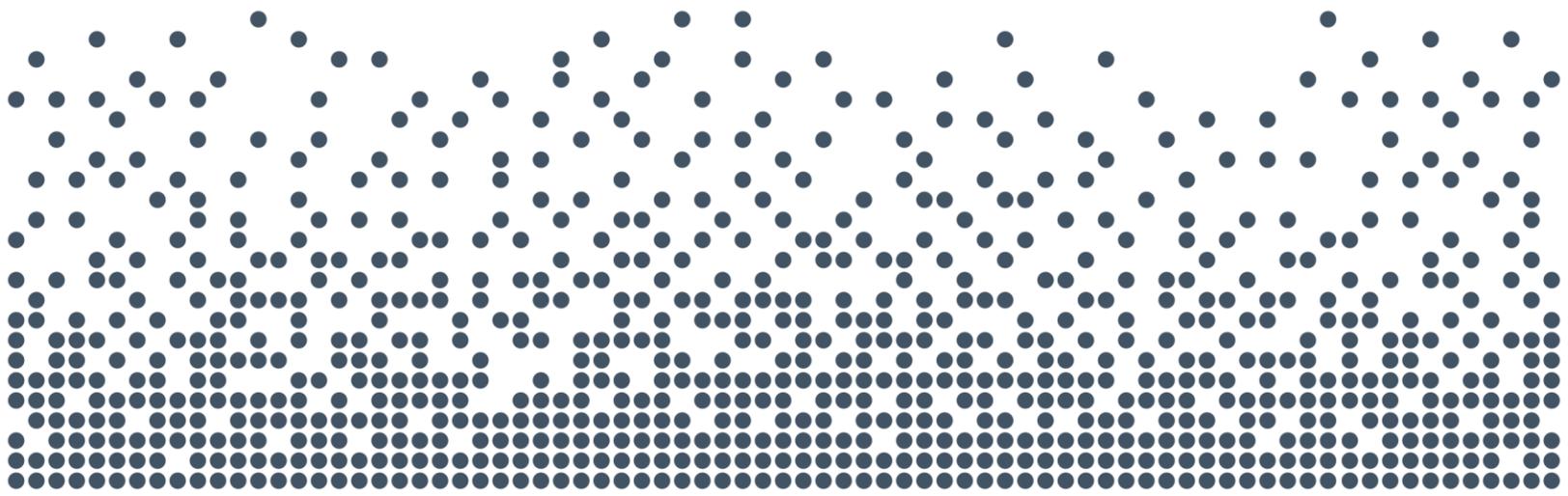
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- 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	10,911	7,897	6,075	3,960	3,624	4.90	52.74
Fire Protection Services	2,244	1,624	1,249	814	745	1.01	10.87
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	24,717	17,889	13,761	8,971	8,209	7.73	83.21
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
Centre Vespra and Snow Valley							
Water Services	5,502	3,982	3,063	1,997	1,827	0	0
Centre Vespra							
Wastewater Services	4,758	3,444	2,649	1,727	1,580	0	0
Snow Valley							
Wastewater Services	4,168	3,017	2,321	1,513	1,384	0	0
Total Township-wide	24,717	17,889	13,761	8,971	8,209	7.73	83.21
Total Elmvale	38,087	27,565	21,205	13,823	12,649	14.13	152.09
Total Centre Vespra	34,977	25,315	19,473	12,695	11,616	7.73	83.21
Total Snow Valley	34,387	24,888	19,145	12,481	11,420	7.73	83.21



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A., as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Township of Springwater.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process beginning mid-2022 with anticipated completion mid-2023. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Springwater's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



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	TBD
4. Public meeting advertisement placed in newspaper(s)	May 11, 2023
5. Public meeting of Council	May 31, 2023
6. Council considers adoption of background study and passage of by-law	June 21, 2023
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. 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.



Chapter 2

Current Township of Springwater Policy



2. Current Township of Springwater Policy

2.1 Schedule of Charges

On June 20, 2018, the Township of Springwater passed By-law, 2018-045 under the D.C.A. This by-law was amended on December 15, 2021 via By-law 2021-117.

These by-laws impose D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at January 1, 2023.

Table 2-1
Township of Springwater
Current D.C. Rates
January 1, 2023

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.m.
Township-wide Development Charges						
Services Related to a Highway	6,010	4,634	3,403	2,379	2,089	27.48
Fire Protection Services	3,200	2,467	1,813	1,266	1,112	14.67
Parks and Recreation Services	8,001	6,171	4,530	3,166	2,781	12.34
Library Services	1,283	990	727	508	446	2.01
Growth Studies	288	222	164	114	101	1.39
Sub-total Township-wide	18,782	14,484	10,637	7,433	6,529	57.89
Area Specific Development Charges						
Anten Mills	2,387	1,839	1,353	943	828	0.00
Elmvale	12,928	9,968	7,321	5,115	4,495	56.32
Hillsdale	90	71	52	36	32	0.32
Centre Vespra (per unit)	4,209	4,209	4,209	4,209	4,209	0.00
Midhurst Secondary Plan Area (per unit)	27	27	27	27	27	0.15

2.2 Services Covered

The following services are covered under By-laws 2018-045, and 2021-117 (as amended):

- Services Related to a Highway;
- Fire Protection Services;
- Growth Studies;
- Parks and Recreation Services;
- Library Services;
- Water Services; and
- Wastewater services.



2.3 Timing of D.C. Calculation and Payment

For fire protection services, parks and recreation services, library services, and growth studies (no longer eligible as per Bill 23); D.C.s are payable on the date the first building permit is issued in relation to a building or structure on land to which the D.C. applies.

For services related to a highway, water, and wastewater services; D.C.s are payable with respect to an approval of a site 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' Zoning By-law.

2.4 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on January 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)¹.

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of D.C.s in regard to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure,

¹ O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-laws 2018-045 and 2021-117.

- 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;
- Buildings or structures owned by a religious organization and used for the purposes of a place of worship;
- Buildings or structures owned by and used for the purposes of a public hospital; and
- 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.



Chapter 3

Anticipated Development in the Township of Springwater



3. Anticipated Development in the Township of Springwater

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 2023 to 2031 and a longer-term (2023 to buildout/urban buildout) time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- Township of Springwater Growth Management Strategy (Draft), in Association with MetroEconomics, August 2018;
- Township of Springwater 2018 Development Charges Background Study, April 19, 2018, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2012 to August 2022 year-to-date period;
- Residential and non-residential supply opportunities as identified by Township of Springwater staff; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Springwater.

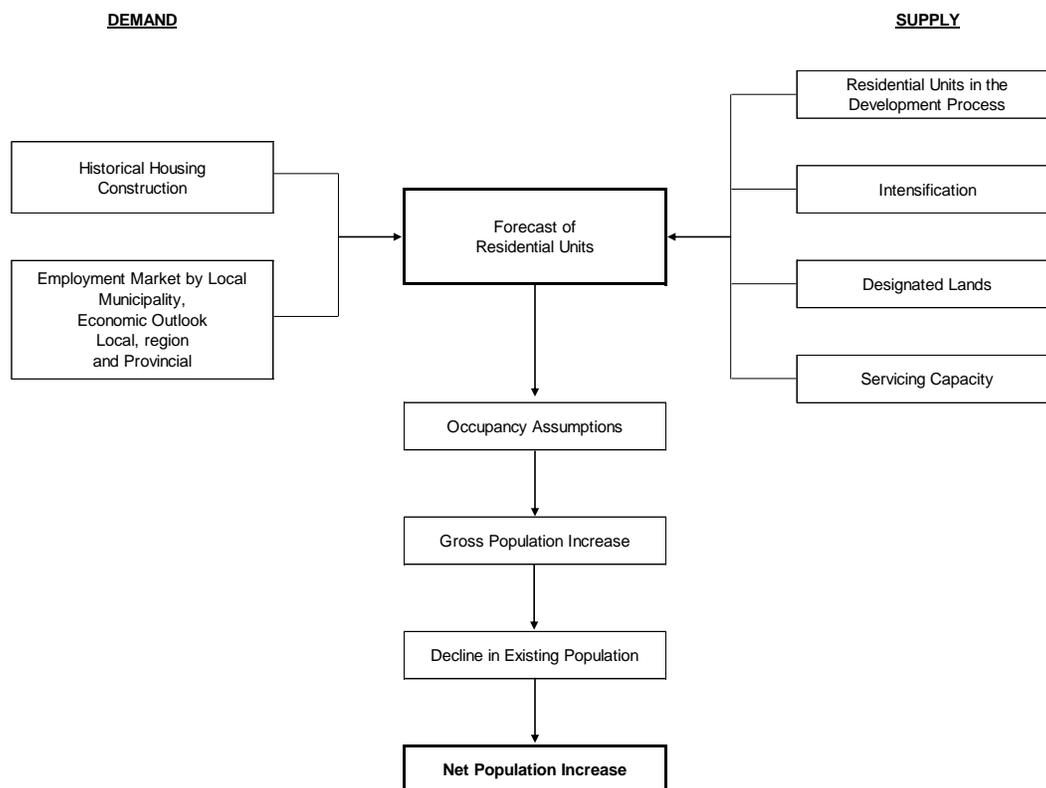


3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of Springwater (excluding census undercount) is anticipated to reach approximately 36,680 by mid-2031 and 44,840 by urban buildout, resulting in an increase of approximately 13,260 and 21,420 persons, respectively. ^[1]

Figure 3-1
Population and Household Forecast Model



^[1] The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%.



**Table 3-1
Township of Springwater
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2011</i>	18,780	18,223	98	18,125	5,909	105	205	39	6,258	89	2.912
	<i>Mid 2016</i>	19,640	19,059	109	18,950	6,290	140	225	45	6,700	99	2.845
	<i>Mid 2021</i>	22,360	21,701	135	21,566	7,010	155	270	70	7,505	123	2.892
Forecast	<i>Mid 2023</i>	24,140	23,423	148	23,275	7,635	155	270	70	8,130	135	2.881
	<i>Mid 2031</i>	37,800	36,683	231	36,452	11,549	956	345	70	12,920	210	2.839
	<i>Buildout</i>	46,200	44,838	283	44,554	13,590	1,890	390	70	15,940	258	2.813
Incremental	Mid 2011 - Mid 2016	860	836	11	825	381	35	20	6	442	10	
	Mid 2016 - Mid 2021	2,720	2,642	26	2,616	720	15	45	25	805	24	
	Mid 2021 - Mid 2023	1,780	1,722	13	1,709	625	0	0	0	625	12	
	Mid 2023 - Mid 2031	13,660	13,260	83	13,177	3,914	801	75	0	4,790	75	
	Mid 2023 - Buildout	22,060	21,415	135	21,279	5,955	1,735	120	0	7,810	123	

[1] Population includes the Census undercount estimated at approximately 3.0% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Township of Springwater D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township of Springwater.
- Based on the above indicators, the 2023 to urban buildout household growth forecast for the Township is comprised of a unit mix of 77% low density units (single detached and semi-detached), 21% medium density (multiples except apartments) and 2% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of Springwater.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and urban buildout by development location is summarized below.

Table 3-2
Township of Springwater
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to Buildout	Percentage of Housing Growth, 2023 to Buildout
Midhurst	5,500	70%
Elmvale	460	6%
Hillsdale	550	7%



Development Location	Amount of Housing Growth, 2023 to Buildout	Percentage of Housing Growth, 2023 to Buildout
Phelpston	0	0%
Anten Mills	70	1%
Minesing	0	0%
Snow Valley	90	1%
Centre Vespra	170	2%
Rural	970	12%
Township of Springwater	7,810	100%

Note: Figures may not sum precisely due to rounding.

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a unique planning period if the municipality has identified the growth-related capital infrastructure needs associated with the various growth planning periods.

4. Population in New Units (Appendix A – Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2031 in the Township of Springwater over the forecast period is presented in Table 3-1. Over the 2023 to 2031 and urban buildout forecast period, the Township is anticipated to average approximately 600 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 135 people between 2023 to urban buildout.

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Springwater. Due to data limitations, medium and high density P.P.U. data was derived from the Simcoe County Census Division. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.312
 - Medium density: 2.397
 - High density: 1.636

5. Existing Units and Population Change (Appendix A – Schedules 3, 4, and 5)

- Existing households for mid-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2023 to urban buildout forecast period is forecast to decline by approximately 2,780.

6. Employment (Appendix A – Schedules 9a, 9b and 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

- 2016 employment data ^{[1],[2]} (place of work) for the Township of Springwater is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 195 primary (3%);
 - 1,010 work at home employment (20%);
 - 723 industrial (14%);
 - 1,763 commercial/population-related (32%); and
 - 1,700 institutional (31%).
- The 2016 employment by usual place of work, including work at home, is 5,390. An additional 1,430 employees have been identified for the Township of Springwater in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Township of Springwater is anticipated to reach approximately 12,000 by mid-2031 and 14,570 by urban buildout. This represents an employment increase of approximately 3,650 for the 2023 to 2031 forecast period and 6,220 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore,

^[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[2] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the Township of Springwater (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 7,220 by mid-2031 and 8,740 by urban buildout. This represents an employment increase of approximately 1,920 for the 2023 to 2031 forecast period and 3,430 for the longer-term forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,200 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 1,516,800 sq.ft. over the 2023 to 2031 forecast period and 2,652,300 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2023 to urban buildout incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 40%;
 - commercial/population-related – 28%; and
 - institutional – 32%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Springwater by area.
- The amount and percentage of forecast total non-residential growth between 2023 and urban buildout by development location is summarized below.



Table 3-3
Township of Springwater
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to Buildout	Percentage of Non-Residential G.F.A., 2023 to Buildout
Midhurst	1,456,500	55%
Elmvale	518,500	16%
Hillsdale	623,900	23%
Phelpston	0	0%
Anten Mills	0	0%
Minesing	0	0%
Snow Valley	0	0%
Centre Vespra	0	0%
Rural	153,400	6%
Township of Springwater	2,652,300	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Township.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Township Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1
The Process of Calculating a Development Charge under the Act that Must be Followed

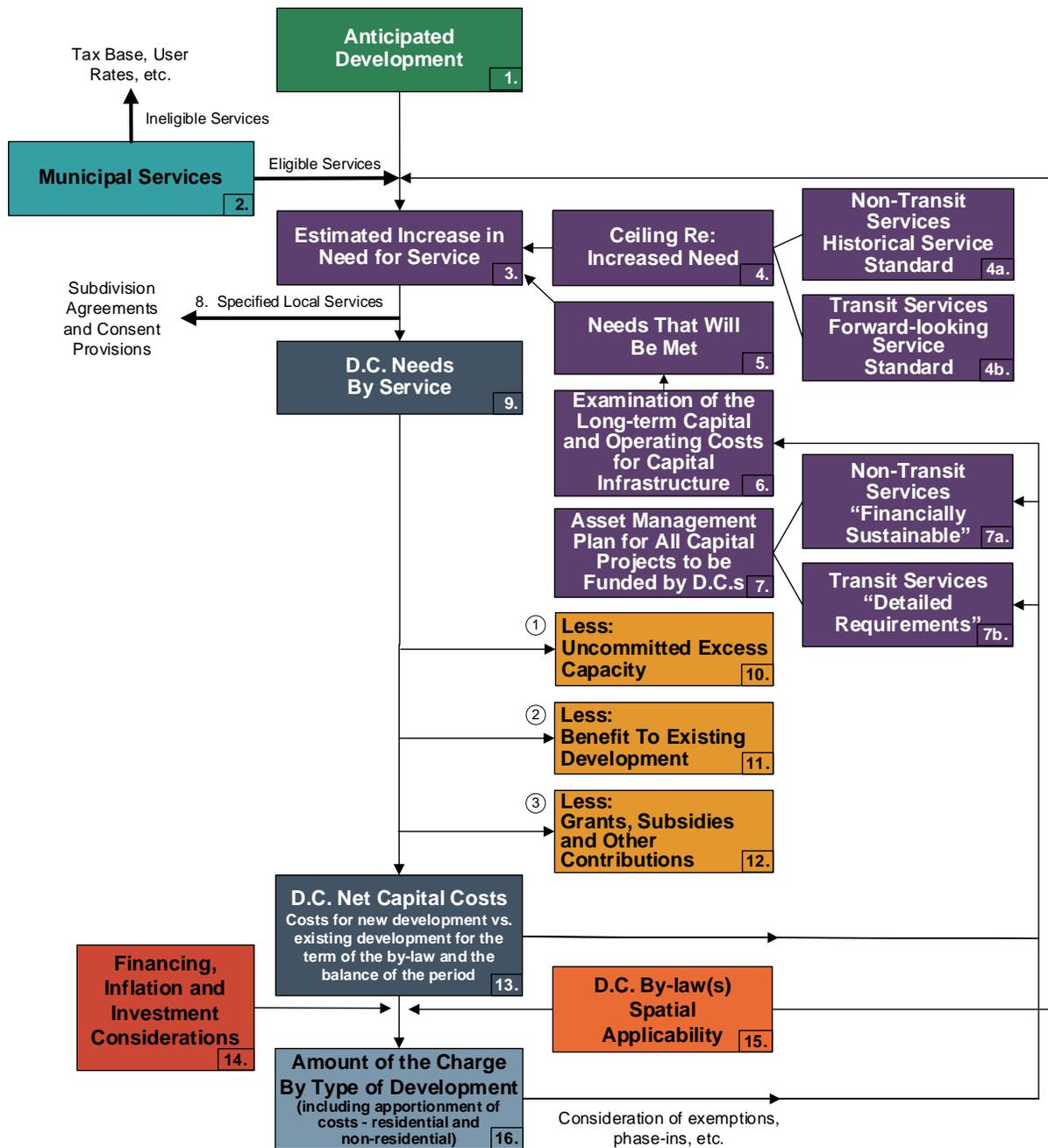




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport (Waterloo Region only)	100
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	n/a	3.3 Retention/detention ponds	100

¹ with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e., Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	No	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ¹	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles ¹	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

¹ with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g., art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Water Supply Services	Yes	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment ¹	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment ¹	100
14. Policing Services	No	14.1 Policing detachments	100
	No	14.2 Policing rolling stock ¹	100
	No	14.3 Small equipment and gear	100
15. Homes for the Aged	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles ¹	100
16. Child Care	n/a	16.1 Child-care space	100
	n/a	16.2 Vehicles ¹	100
17. Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles ¹	100
18. Social Housing	n/a	18.1 Social housing space	0
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
20. Social Services	Ineligible	20.1 Social service space	0

¹ with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles ¹	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
24. Other Services	Ineligible	23.3 Computer equipment	0
	Ineligible	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

¹ with a 7+ year lifetime

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Township’s detailed Local Service Policy is provided in Appendix E.

4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two



potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes; and
- e) interest on money borrowed to pay for the above-referenced costs;

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Township’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no current outstanding credits for inclusion in the D.C. calculations.



4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein do not include a class of service.

4.8 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, section 35 does restrict the way in which the funds are used in the future.

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).



The Township's D.C. Reserve Fund balances by service at December 31, 2022 are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2022

Service	Reserve Fund Balance at December 31, 2022	Reserve Fund Commitments	Reserve Fund Balance at December 31, 2022 - Adjusted for Commitments
Services Related to a Highway	\$0	\$29,292	(\$29,292)
Fire Protection Services	\$286,610	\$0	\$286,610
Parks and Recreation Services	\$5,872,454	\$0	\$5,872,454
Library Services	\$988,437	\$0	\$988,437
Growth Studies	\$0	\$172,399	(\$172,399)
Elmvale Area Specific	\$0	\$1,816,307	(\$1,816,307)
Hillsdale Area Specific	\$3,539	\$0	\$3,539
Midhurst Area Specific	\$0	\$83,891	(\$83,891)
Anten Mills Area Specific	\$83,200	\$0	\$83,200
Minesing Area Specific	\$237,055	\$0	\$237,055
Centre Vespra Area Specific	\$533,019	\$0	\$533,019
Total	\$8,004,313	\$2,101,889	\$5,902,424

Note: Amounts in brackets are deficit balances.

4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.



The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area, or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards, or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Township’s “excess capacity,” other than excess capacity which is “committed.”

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work



associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

4.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. Alternatively, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating), and different time availability for the



same service (i.e. leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4 of this report.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.



4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

The Township currently utilizes Simcoe County's LINX and LINX+ transit services which connects the City of Barrie with Penetanguishene, Midland, Orillia, and Wasaga Beach with stops in Elmvale, Midhurst, Essa, Clearview and Oro-Medonte. However, the transit services are provided by the County. The Township does not currently have local transit services, and in the near future does not intend to consider the implementation of local transit services. Therefore, the above calculation and reporting requirements are not required.



4.14 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is 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.



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

The nature of the capital projects and timing identified in the Chapter reflect Council's current intention. Over time, however, Township projects and Council priorities change; accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and Capital Costs to Service Growth to 2031 for Springwater's D.C. Calculation

This section evaluates the development-related capital requirements for services related to a highway, fire protection services, parks and recreation services, and library services over 2023 to 2031 planning period. The service component is evaluated on two format sheets; the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts, and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Services Related to a Highway*

Roads & Related

The Township of Springwater currently owns and maintains:

- 324.78 km of rural roads;
- 94.93 km of semi-urban roads;
- 20.73 km of urban roads;
- 22 bridges;
- 8 culverts; and
- 7 traffic signals.



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 \$78.96 million, of which approximately \$6.57 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 \$15.45 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 \$55.48 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	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	Non-Residential Share
	2023-2031									87%	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	Albert Street - Highway #93 to end (phase 1) - Growth-Related Principal	2023-2041	806,876	-		806,876	-		806,876	701,982	104,894
5	Albert Street - Highway #93 to end (phase 1) - Discounted Growth-Related Interest	2023-2041	155,454	-		155,454	-		155,454	135,245	20,209
6	Albert Street - Highway #93 to Agnes (phase 2)- Growth-Related Principal	2023-2041	996,784	-		996,784	-		996,784	867,203	129,582
7	Albert Street - Highway #93 to Agnes (phase 2)- Discounted Growth-Related Interest	2023-2041	215,940	-		215,940	-		215,940	187,868	28,072
8	Flos Road 4E - County #27 to Highway #93	2028-2031	1,004,000	-		1,004,000	512,000		492,000	428,040	63,960
9	Rainbow Valley Road - Coughlin to County Road 29	2024	236,000	-		236,000	122,700		113,300	98,571	14,729
10	Ronald Road - East of George Johnson - Growth-Related Principal	2023-2041	993,259	-		993,259	149,000		844,259	734,506	109,754
11	Ronald Road - East of George Johnson - Discounted Growth-Related Interest	2023-2041	117,537	-		117,537	-		117,537	102,258	15,280
12	Nursery Road - South of Horseshoe Valley Rd.	2028	1,660,000	-		1,660,000	564,400		1,095,600	953,172	142,428
13	Nursery Road - North of Highway 26	2028	830,000	-		830,000	282,200		547,800	476,586	71,214



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	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	Non-Residential Share
2023-2031									87%	13%	
14	Scarlett Line (boundary road with Oro-Medonte)	2027	2,970,000	-		2,970,000	1,485,000	1,485,000	-	-	-
15	Allocation for New Growth-Related Sidewalk Construction	2023-2027	2,121,000	-		2,121,000	-		2,121,000	1,845,270	275,730
16	Anne Street North - Snow Valley Road to Highway #26	2028	237,000	-		237,000	-		237,000	206,190	30,810
17	Russell Road - Story Road to Forbes	2025	498,000	-		498,000	-		498,000	433,260	64,740
18	Story Road - Russell Road to Old 2nd South	2026	249,000	-		249,000	-		249,000	216,630	32,370
19	Old Second South - Forbes to 1km North of Story Road	2024	676,000	-		676,000	-		676,000	588,120	87,880
20	Craig Road from County Road 27 to Gill Road	2023-2027	32,000,000	8,000,000		24,000,000	1,600,000		22,400,000	19,488,000	2,912,000
21	Craig Road from Gill Road to west of Russell Road	2023-2027	15,000,000	3,750,000		11,250,000	750,000		10,500,000	9,135,000	1,365,000
22	Craig Road Utilities, Box Culvert & Property Acquisition	2023-2027	2,800,000	700,000		2,100,000	140,000		1,960,000	1,705,200	254,800
23	Yonge Street at Train East Crosswalk	2024-2025	110,000	-		110,000	-		110,000	95,700	14,300
24	Craig Road Growth-related Financing Costs	2023-2042	12,009,032	3,002,300		9,006,732	-		9,006,732	7,835,857	1,170,875
	Reserve Fund Adjustment		29,292			29,292			29,292	25,484	3,808
	Total		78,993,176	15,452,300	-	63,540,876	6,574,500	1,485,000	55,481,376	48,268,797	7,212,579



Public Works Facilities, Vehicles and Equipment

The Township provides approximately 13,300 sq.ft. of facility space, and 58 vehicles and equipment. The average level of investment provided over the historic 15-year period was \$772 which results in a D.C. eligible amount of approximately \$10.23 million.

Based on the anticipated growth in the Township over the forecast period, approximately \$2.31 million in facility space and vehicles and equipment have been identified. A deduction for the amount that benefits the existing development of \$653,500 has been included. After the deduction of the benefit to existing, the net growth-related D.C. recoverable amount of approximately \$1.65 million has been included in the D.C. calculations.

The residential/non-residential capital cost allocation for services related to a highway – public works facilities, vehicles and equipment 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 5-2
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works Facilities, Vehicles, and Equipment

Prj .No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2023-2031									87%	13%
1	Additional Facility Space (approximately 2,000 sq.ft. to replace 1,200 sq.ft.)	2023-2031	660,000	-		660,000	396,000		264,000	229,680	34,320
2	Outfit second mechanics bay at Yard I	2023-2024	275,000	-		275,000	137,500		137,500	119,625	17,875
3	Roadside Tractor	2024	138,000	-		138,000	-		138,000	120,060	17,940
4	Upgrade from 1 Ton Truck to 5 Ton Truck	2024	115,000	-		115,000	60,000		55,000	47,850	7,150
5	Upgrade from 1 Ton Truck to 5 Ton Truck	2024	115,000	-		115,000	60,000		55,000	47,850	7,150
6	Enclosed Utility Vehicle	2024	154,000	-		154,000	-		154,000	133,980	20,020
7	Brine Maker & Storage	2024	104,000	-		104,000	-		104,000	90,480	13,520
8	Anti-icing Unit	2023	31,000	-		31,000	-		31,000	26,970	4,030
9	Plow Truck	2023	306,000	-		306,000	-		306,000	266,220	39,780
10	Loader	2023	332,000	-		332,000	-		332,000	288,840	43,160
11	Sidewalk Plow (Combination tractor/mower)	2024-2025	75,000	-		75,000	-		75,000	65,250	9,750
	Total		2,305,000	-	-	2,305,000	653,500	-	1,651,500	1,436,805	214,695



Midhurst Local Service

The Township, with assistance from Ainley Group, previously identified the capital works required for Midhurst that are the responsibility of the developers based on the Township's Local Service Policy and current/anticipated agreements. The estimated total capital costs were estimated to be \$137.32 million (2018 dollars) and are for various road works throughout the Midhurst Secondary Plan Area. Works have been identified over two phases, with five (5) stages in Phase 1 and three (3) stages in Phase 2. The details provided in the table below include the existing and proposed right-of-way widths, inclusion of active transportation, inclusion of sidewalks or multi-use trails, and provides any additional comments. These works will be provided through the current agreements with developers.

Utilizing the D.C. index, these 2018 cost estimates would be approximately 38.34% higher in 2023 dollars. This equates to an indexed amount of approximately \$190 million. Note that recent construction costs have increased higher than the D.C. index, so the actual cost of the works may vary from the initial estimates.



Midhurst Local Service Works – Phase 3 & 4 Class EA Transportation Costs (2018 \$)

Phase	Stage	Street Name	From	To	Intersections	Approx. Length (km)	No. of Proposed Lanes	Urban or Rural	Active Transportation Lanes	Existing R.O.W. Width	Proposed R.O.W. Width	Required Property Acquisition (Sq.m.)	Cost for Property Acquisition	Asphalt Platform Width	Total Boulevard Width	Sidewalk or Multi Use Trail	Comments	Cost Per Metre for Construction	Feature Comments	Cost for Feature	Total Estimated Construction Cost (2018\$)		
Phase 1	1	Finlay Mill Road	Hwy 26	Wattie Road		0.85	3	Urban	NO	20	20	0		10.5	4.25	2 - 1.5m each side	No room for Active Transportation lanes	\$3,900	Bridge at Finlay Mills and Wattie and Retaining Walls	\$2,109,300	\$5,424,300		
		Finlay Mill Road	Wattie Road	Doran Road		0.60	2	Urban	NO	20	20	0		11	4	2 - 1.5m each side	No room for Active Transportation lanes	\$3,800		\$0	\$2,280,000		
		Snow Valley Road	Wilson Drive	Hwy 26		2.80	2	Rural	2 - 2.0m each	20	26	16800		12.5	3.75	Paved Shoulder	County Road	\$2,800		\$1,560,000	\$9,400,000		
		Doran Road	Finlay Mill Road	West limit of Draft Plans		0.75	2	Urban	2 - 1.5m each	varies	varies	Given by Dev		11		2 - 1.5m each side	Need various widenings	\$3,900	Hydro Relocation for Overhead Transformers on Snowvalley Road	\$136,500	\$3,061,500		
		Gill Road	Doran Road	North limit of Draft Plan		0.85	2	Urban	2 - 1.5m each	20 - 21.5	23	2550		11	min. 4.0	2 - 1.5m each side	1.5m widening from Alliance	\$3,900	Retaining Walls	\$0	\$3,315,000		
		Gill Road	North Limit of Draft Plan	Craig Road		0.40	2	Rural	2 - 2.0m each	20	23	1200		11	4.5	NO	Ganaraska Trail	\$2,700		\$0	\$1,080,000		
		Carson Road	Anne Street	West of Glenbrook Drive	2 Subdivision Entrances	0.70	2	Urban	2 - 1.5m each	20 - 28	28	Given by Dev		11		1.5m on South side	Carson Trail Sub. on North side	\$3,900		\$0	\$2,730,000		
		Carson Road	West of Glenbrook Drive	Hwy 26		0.70	2 - 5	Urban	2 - 1.5m each	20 - 27	40	14000			11.0 - 20.5		1.5m on South side	Open ditch on North side	\$3,800		\$0	\$2,660,000	
					Carson Road - Wilson Drive															\$500,000		\$500,000	
					Carson Road - Hwy 26															\$2,000,000		\$2,000,000	
					Finlay Mill - Wattie Road															\$250,000		\$250,000	
					Finlay Mill - HWY 26/27															\$400,000		\$400,000	
					Gill Road - Doran Road															\$250,000		\$250,000	
					HWY 26 - HWY 27															\$750,000		\$750,000	
								7.65															\$34,100,800
	2	St. Vincent Street	Doran Road	Belmont Crescent link		0.50	2	Urban	2 - 1.5m each	20 - 30	20	0		11	min. 4.0	2 - 1.5m each side	Opening of unopened road allowance	\$4,000	Retaining Walls	\$201,500	\$2,201,500		
		St. Vincent Street	Belmont Crescent	Willow Creek Bridge		1.70	2	Urban	2 - 1.5m each	20	20	0		11	4.0	2 - 1.5m each side		\$4,000		\$0	\$6,800,000		
		Carson Road	Wilson Drive	Black Creek		0.60	2	Rural	2 - 1.5m each	20	20	0		11	4.5	Paved Shoulder		\$4,200	Culvert For Carson Road at Black Creek	\$1,560,000	\$4,080,000		
		Carson Road	Black Creek	Anne Street	4 Subdivision Entrances	0.80	2 - 3	Urban	2 - 1.5m each	36	36	Given by Dev		11 - 13.5	min. 4.0	2 - 1.5m each side		\$2,400		\$0	\$1,920,000		
					HWY 400 - Forbes Rd.														\$1,000,000		\$0	\$1,000,000	
								3.60															\$16,001,500
		Forbes Road	Russell Road	Old Second Road South		1.10	2	Rural	2 - 2.0m each	20 - 30	30	0		12.5	3.75	Paved Shoulder	Interim scenario	\$3,400		\$0	\$3,740,000		
		St. Vincent Street	Willow Creek bridge	City of Barrie Limits		1.70	2	Rural	2 - 2.0m each	20	20	0		11	4.5	?	Possible MUT on East side	\$2,700		\$0	\$4,590,000		
		Anne Street	Carson Road	South limit of Draft Plans		0.65	2	Urban	2 - 1.5m each	26	26	Given by Dev		11	7.0	2 - 1.5m each side		\$2,700	Retaining Walls	\$380,000	\$2,145,000		
		Anne Street	South limit of Draft Plans	City of Barrie Limits		1.25	2	Rural	2 - 2.0m each	20	20	0		11	4.5	Paved Shoulder		\$2,700		\$0	\$3,375,000		
		Wilson Drive	City of Barrie limits	Snow Valley Road		3.80	4	Rural	2 - 2.0m each	26	40	53200		17			County Road	\$3,000		\$0	\$11,400,000		
		Russell Road (Interim)	Pooles Road	Forbes Road		1.00	2	Rural	2 - 2.0m each	20	20	0		11				\$300		\$0	\$300,000		
					Craig Rd. - County Rd 27														\$1,500,000		\$0	\$1,500,000	
								9.50															\$27,050,000
		4	Doran Road	West limit of Draft Plans	Russell Road		1.40	2 - 3	Urban	2 - 1.5m each	29.5	30	Given by Dev		11 - 13.5	min. 4.0	2 - 1.5m each side		\$3,800		\$0	\$5,320,000	
					4 Subdivision Entrances																\$0	\$0	
								1.40														\$5,320,000	
	5	Forbes Road (interim)	Old Second Road South	Hwy 400		1.20	2	Rural	NO	20	40	24000		12.5	3.75			\$200		\$0	\$240,000		
		Pooles Road	St. Vincent Street	Silverwood Crescent		0.75	2	Urban	2 - 1.5m each	17 - 20	20	2250		11	max. 4.0	2 - 1.5m each side	Need various widenings	\$3,800		\$0	\$2,850,000		
		Pooles Road	Silverwood Crescent	Russell Road		0.75	2	Rural	2 - 1.5m each	10	23	9750		11				\$2,500	Retaining Walls	\$91,000	\$1,966,000		
		Russell Road	Pooles Road	Walt Road	3 Subdivision Entrances	0.60	2	Urban	2 - 1.5m each	20 - 28	28	4800		11	min. 4.0	1.5m on West side	8m widening on Geranium Draft Plan	\$3,700		\$0	\$2,220,000		
		Russell Road	Walt Road	Forbes Road		0.50	4	Urban	2 - 1.5m each	26	26	0		18				\$3,900		\$0	\$1,950,000		
					Russell Rd. - Walt Rd.																\$0	\$0	
					Pooles Rd. - St. Vincent																\$0	\$0	
							3.8															\$9,226,000	
	PHASE 1 LENGTH						25.95															\$91,698,300	
	Phase 2	1	Forbes Road	Russell Road	Hwy 400		2.3	4	Rural	2-2.0m each	40				19			Ultimate scenario	\$2,500		\$0	\$5,750,000	
						Russell Road - Forbes Road															\$800,000	\$800,000	
						Russell Road - Doran Road																\$0	\$350,000
		2	Walt Road	Old Second Rd.	Russell Rd		1.1	2	Urban	2-2.0m each	20				11				\$3,700		\$0	\$4,070,000	
					Pooles Road - Russell Road																\$300,000	\$300,000	
3		Old 2nd Road South	Walt Rd.	Pooles Rd.		1.2	2	Rural	2-2.0m each	20				11.5				\$2,500		\$0	\$3,000,000		
		Pooles Road	Old Second Rd	Russell Rd.		1.1	2	Rural	2-2.0m each	20				11.5				\$2,500		\$0	\$2,750,000		
			HWY 400 - Forbes Road																\$6,000,000	\$6,000,000			
PHASE 2 LENGTH						5.7															\$22,720,000		
SUB-Total Phase 1 & 2																					\$114,418,300		
Contingency Allowance (5%)																					\$5,700,000		
Engineering (15%)																					\$17,200,000		
TOTAL PHASE 1 & 2 (Excl HST)																					\$137,318,300		

Note: This excludes the costs associated Craig Road Extension (Russell Rd to Cty Rd 27), as these costs are within the Township Wide Development Charges



5.2.2 Fire Protection Services

Over the past 15 years, Springwater has operated its fire services from 16,447 sq.ft. of facility space, providing for a 15-year historical average level of service of 0.85 sq.ft. per capita, or a level of investment of \$511 per capita. This level of service provides the Township with a maximum D.C.-eligible amount of approximately \$6.78 million for recovery over the forecast period.

The fire department has a current inventory of 22 vehicles and equipment. The inventory provided over the previous 15-year period results in a calculated average level of service of 1.00 vehicle per 1,000 population, and an average level of investment of \$639 per capita. This level of service provides for a D.C. eligible amount of approximately \$8.48 million over the forecast period.

In addition to the vehicles, the Township also provides 126 items of small equipment and gear for use in fire services, with a total value of approximately \$1.99 million. This results in a calculated average level of service for the historical 15-year period of \$104 per capita, providing for a D.C.-eligible amount over the forecast period of approximately \$1.37 million for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 2023 to 2031 forecast period for fire services is approximately \$16.63 million.

The Township has identified future capital needs totaling approximately \$21.85 million, including the need for new fire stations, seven (7) additional vehicles, training props, additional air compressors, and equipment for new hires. Of this amount, deductions of approximately \$7.65 million and \$2.16 million have been made for the share of the project that benefits growth outside of the forecast period and for the amount that benefits the existing development, respectively. Additionally, the existing reserve fund balance of \$286,610 has been deducted from the calculations. In total, the net D.C. recoverable amount included in the D.C. calculation is approximately \$11.75 million.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 87% being allocated to residential development and 13% being allocated to non-residential development.



**Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development	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%
	2023-2031										
1	Station #2 - Midhurst	2023	10,500,000	1,443,000		9,057,000	1,193,000		7,864,000	6,841,680	1,022,320
2	Station #4 - Hillsdale	2026	1,500,000	536,000		964,000	964,000		-	-	-
3	Station #6 - Midhurst Sub-station (new re Midhurst Secondary Plan)	2032	2,075,000	2,075,000		-	-		-	-	-
4	Aerial Platform Ladder Truck (L1)	2023	1,500,000	-		1,500,000	-		1,500,000	1,305,000	195,000
5	Pumper/Rescue Truck (Centre Vespra)	2024	899,000	-		899,000	-		899,000	782,130	116,870
6	Pumper/Tanker (Centre Vespra)	2024	899,000	-		899,000	-		899,000	782,130	116,870
7	Pumper/Rescue - Midhurst Secondary Sub-Station	2031	899,000	899,000		-	-		-	-	-
8	Pumper/Tanker Midhurst Secondary Sub-Station	2031	899,000	899,000		-	-		-	-	-
9	Pumper/Rescue Truck (Elmvale)	2036	899,000	899,000		-	-		-	-	-
10	Pumper/Tanker (Elmvale)	2037	899,000	899,000		-	-		-	-	-
11	Training Props	2024	210,000	-		210,000	-		210,000	182,700	27,300
12	Equipment for New Hires	2023-2031	590,000	-		590,000	-		590,000	513,300	76,700
13	Additional Breathing Air Compressor, Cascade and Fill Station - Midhurst	2024	77,000	-		77,000	-		77,000	66,990	10,010
	Reserve Fund Adjustment			-		-	286,610		(286,610)	(249,351)	(37,259)
	Total		21,846,000	7,650,000	-	14,196,000	2,443,610	-	11,752,390	10,224,579	1,527,811



5.2.3 Parks and Recreation Services

The Township currently has 129.47 acres of parkland within its jurisdiction. This parkland consists of various sized neighbourhood, community, and municipal parks. The Township has increased the level of service over the historical 15-year period (2008 to 2022), with an average of 6.10 acres of parkland per 1,000 population. The Township also currently provides 121 parkland amenities including various types of sports courts and fields, outdoor ice facilities, playgrounds, outdoor fitness equipment, a skateboard park, and various special facilities. Over the historical 15-year period the Township provided an average of 5.30 amenities per 1,000 population. In addition to parkland development and amenities, the Township has 39.76 linear kilometers of trails which has provided an average of 1.90 linear kilometers per 1,000 population, over the 15-year period. Including parkland development, amenities, and trails, the average level of service provided equates to \$1,178 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$15.62 million.

With respect to recreation facilities, there are currently 8 facilities provided by the Township including the Elmvale Community Hall and Arena, Hillsdale Hall, Midhurst Community Centre, Minesing Community Centre, Grenfel Hall, Anten Mills Community Centre, and an Administration Centre. In total, these facilities provide the Township with 59,707 sq.ft. of recreation facility space. Based on the inventory of space over the historical 15-year period (2008 to 2022), the Township has provided an average of approximately 3.10 sq.ft. of space per capita or an investment of \$2,389 per capita. Based on this service standard, the Township would be eligible to collect approximately \$31.68 million from D.C.s for facility space.

The Township utilizes 23 vehicles and related equipment to service the above-mentioned parks and recreation facilities. Over the historical 15-year period, the Township has provided an average level of service of 1.60 vehicles per 1,000 population. This level of service translates to an average investment of \$80 per capita. Over the forecast period, the Township would be eligible to collect approximately \$1.06 million from D.C.s for vehicles and equipment.

In total the Township is eligible to collect approximately \$48.36 million for parks and recreation services.



Based on the projected growth over the 2023 to 2031 forecast period, the Township has identified future capital needs totaling approximately \$87.50 million. These capital needs include a splash pad, rink pavilion, curling rink, development of neighbourhood and community parks, and five (5) vehicles and equipment, including a sidewalk plow, 2-ton truck, and trailer. Additionally, the Township identified the need for facility space including a community hub, two (2) community centres, and a washroom facility at Homer Barrett Park. Of the total estimated capital cost, a deduction of approximately \$10.10 million has been made for the share of the community hub anticipated to benefit growth outside of the forecast period. A deduction of \$21.30 million has been applied to the community hub for the share of the costs that benefit existing development. Further, the park-related capital costs for the Midhurst Secondary Plan are anticipated to be recovered through local services. Additionally, approximately \$5.87 million has been deducted from the calculations to reflect the balance in the D.C. reserve fund. This results in a net growth-related amount of approximately \$48.33 million being included in the D.C. calculations.

As the predominant users of parks and recreation tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential development and 5% to non-residential development.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
2023-2031									95%	5%	
1	Parkland Amenities (Outside of MSP)	2023-2027	2,900,000	-		2,900,000	-		2,900,000	2,755,000	145,000
2	Splash Pad - South Service Area	2026-2030	496,000	-		496,000	-		496,000	471,200	24,800
3	Trail Development	2023-2027	415,000	-		415,000	-		415,000	394,250	20,750
4	Elmvale Community Park Development	2026	1,383,000	-		1,383,000	-		1,383,000	1,313,850	69,150
5	Phelpston Rink Pavilion (Valender Park)	2025	500,000	-		500,000	-		500,000	475,000	25,000
6	Sidewalk Plow (Combination tractor/mower)	2024-2025	150,000	-		150,000	-		150,000	142,500	7,500
7	2 Ton Truck	2023	97,000	-		97,000	-		97,000	92,150	4,850
8	Trailer	2023	35,000	-		35,000	-		35,000	33,250	1,750
9	Zero Turn Mower	2023	35,000	-		35,000	-		35,000	33,250	1,750
10	Utility Vehicle	2025	28,000	-		28,000	-		28,000	26,600	1,400
11	Community Hub	2026-2030	76,000,000	10,100,000		65,900,000	21,300,000		44,600,000	42,370,000	2,230,000
12	Curling Rink	2025	1,383,400	-		1,383,400	-		1,383,400	1,314,230	69,170
13	Community Centre	2024	1,000,000	-		1,000,000	-		1,000,000	950,000	50,000
14	Hillsdale Community Centre	2027-2027	976,700	-		976,700	-		976,700	927,865	48,835
15	Midhurst S.P. - Neighbourhood Parks	2023-2035	1,898,000	-		1,898,000	-	1,898,000	-	-	-
16	Homer Barrett Washroom Facility	2024	200,000	-		200,000	-		200,000	190,000	10,000
	Reserve Fund Adjustment			-		-	5,872,454		(5,872,454)	(5,578,831)	(293,623)
	Total		87,497,100	10,100,000	-	77,397,100	27,172,454	1,898,000	48,326,646	45,910,314	2,416,332



5.2.4 Library Services

The Township provides library services out of three (3) branches; Elmvale, Midhurst, and Minesing. The total floor area of library facility space provided in the Township is 9,521 sq.ft. Over the previous 15 years, the average level of service was 0.48 sq.ft. of space per capita, or an investment of \$352 per capita. Over the forecast period, the D.C. eligible amount for recovery is approximately \$4.67 million.

The Township has a current inventory of 79,717 library collection items. These collection items include various materials including books and e-resources, all of which have a total value of approximately \$6.12 million. Over the past 15 years, the average level of service was 3.04 collection items per capita, or an investment of \$188 per capita. Based on this service standard, the Township would be eligible to collect approximately \$2.49 million from D.C.s for library collection items.

In total, the Township would be eligible to collect \$7.15 million from D.C.s for library services.

With respect to capital needs to accommodate growth over the forecast period, the Township has identified a provision for additional facility space as part of the Midhurst Community Hub as well as a provision for additional materials. In total, the gross capital cost estimate is \$8.30 million. Of this amount, \$195,000 has been deducted to reflect the share of the costs that benefit growth post-2031. A further deduction of \$988,437 has been provided to account for the balance in the D.C. reserve fund. As a result of the above, the total amount included in the D.C. calculations is approximately \$7.12 million.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. The forecast growth-related costs have been allocated 95% to residential development and 5% to non-residential development.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Library Services

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 95%	Non-Residential Share 5%
1	Provision for Additional Library Materials	2023-2031	500,000	-		500,000	-		500,000	475,000	25,000
2	Library Space in Midhurst Community Hub	2024-2028	7,800,000	195,000		7,605,000	-		7,605,000	7,224,750	380,250
	Reserve Fund Adjustment			-		-	988,437		(988,437)	(939,015)	(49,422)
	Total		8,300,000	195,000	-	8,105,000	988,437	-	7,116,563	6,760,735	355,828



5.3 Service Levels and Urban Buildout Capital Costs for Springwater's D.C. Calculation

This section evaluates the development-related capital requirements for those services with urban buildout capital costs.

5.3.1 *Elmvale Water and Wastewater Services*

Water Services

Based on the anticipated growth in Elmvale, an additional water storage reservoir is required. This project is 100% growth-related, therefore the growth-related capital cost included in the D.C. is \$780,000.

Wastewater Services

Several capital projects are required for wastewater services to service the forecasted growth. These projects include an expansion to the Main Pumping Station, a wastewater treatment plant expansion, upsizing the sanitary sewer on Amelia Street, etc. In total, the gross capital cost is estimated to be \$15.34 million. A deduction has been made in the amount of \$8.60 million to reflect the share of the treatment plant expansion that will benefit growth outside of the forecast period. Further deductions totaling \$960,000 were made to account for the share of the projects that benefit existing development. The reserve fund deficit of \$1.82 million has been included in the calculations, resulting in a net growth-related amount of approximately \$7.60 million for inclusion in the D.C. calculations.

For water and wastewater services, the growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Elmvale over the forecast period. This results in a 68% allocation to residential development and a 32% allocation to non-residential development.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Water Services - Elmvale

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2023-Urban Buildout									68%	32%
1	Additional Water Storage Reservoir	2025	780,000	-		780,000	-		780,000	530,400	249,600
	Total		780,000	-	-	780,000	-	-	780,000	530,400	249,600



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services – Elmvale

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
2023-Urban Buildout									68%	32%	
1	Pavement Works	2023	14,100	-		14,100	9,900		4,200	2,856	1,344
2	Electrical Study - Explosion Proof	2023	20,800	-		20,800	-		20,800	14,144	6,656
3	Main Pumping Station	2024-2026	1,900,000	-		1,900,000	-		1,900,000	1,292,000	608,000
4	Upsize Sanitary Sewer on Amelia Street	2026	910,000	-		910,000	444,100		465,900	316,812	149,088
5	Expand Wastewater Treatment Plant	2027	11,000,000	8,600,000		2,400,000	-		2,400,000	1,632,000	768,000
6	Filter Upgrades	2024-2027	1,495,000	-		1,495,000	506,000		989,000	672,520	316,480
	Reserve Fund Adjustment		1,816,307			1,816,307			1,816,307	1,235,089	581,218
	Total		17,156,207	8,600,000	-	8,556,207	960,000	-	7,596,207	5,165,421	2,430,786



5.3.2 Centre Vespra and Snow Valley Water Services

Centre Vespra and Snow Valley utilize a combined water system. To accommodate growth within these settlement areas, an expansion to the drinking water wells would be required. In total, the capital cost estimated for the expansion identified in the Capacity Assessment Report is approximately \$9.30 million. Deductions of \$2.90 million and \$4.70 million have been made to account for the share of the costs that would benefit growth outside of the forecast period and existing development, respectively. A further deduction of \$286,206 has been applied to account for the balance in the reserve fund. As a result, the net growth-related costs included in the D.C. calculation total approximately \$1.41 million.

As these cost estimates are based on anticipated residential capacity needs and no non-residential development is included in these settlement areas in the D.C. forecast, these costs have been attributed 100% to residential development.



Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Water Services – Centre Vespra and Snow Valley

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2023-Urban Buildout									100%	0%
1	Expansion for Centre Vespra and Snow Valley Drinking Water System Wells	2023-2024	9,300,000	2,900,000		6,400,000	4,700,000		1,700,000	1,700,000	-
	Reserve Fund Adjustment						286,206		(286,206)	(286,206)	-
	Total		9,300,000	2,900,000	-	6,400,000	4,986,206	-	1,413,794	1,413,794	-



5.3.3 Centre Vespra Wastewater Services

Based on anticipated growth over the forecast period, the Township has identified the need for additional wastewater capacity for Centre Vespra. The total capital cost identified for this additional capacity is approximately \$2.00 million. Of this amount, a deduction of \$953,000 has been made for the share of the project that benefits growth outside of the forecast period. Additionally, \$246,813 has been deducted from the calculations to reflect the balance in the D.C. reserve fund. As a result, the net growth-related amount of \$800,187 has been included in the D.C. calculations.

As these cost estimates are based on anticipated residential capacity needs and no non-residential development is included in the D.C. forecast for this settlement area, these costs have been attributed 100% to residential development.



Table 5-9
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services – Centre Vespra

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2023-Urban Buildout									100%	0%
1	Additional Capacity	2024	2,000,000	953,000		1,047,000	-		1,047,000	1,047,000	-
	Reserve Fund Adjustment			-		-	246,813		(246,813)	(246,813)	-
	Total		2,000,000	953,000	-	1,047,000	246,813	-	800,187	800,187	-



5.3.4 Snow Valley Wastewater Services

Based on anticipated growth over the forecast period, the Township has identified the need for flow equalization expansion for Snow Valley. As this project is solely to accommodate growth, the net D.C. recoverable amount of \$370,000 has been included in the D.C. calculation.

As these cost estimates are based on anticipated residential capacity needs and no non-residential development is included in the D.C. forecast for this settlement area, these costs have been attributed 100% to residential development.



Table 5-10
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services – Snow Valley

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2023-Urban Buildout									100%	0%
1	Flow Equalization Expansion	2024	370,000	-		370,000	-		370,000	370,000	-
	Total		370,000	-	-	370,000	-	-	370,000	370,000	-



5.3.5 Midhurst Water and Wastewater Services – Local Service

The Township and Ainley Group have identified capital works in Midhurst that will be the responsibility of the developers as per the Township’s Local Service Policy and current agreements. For water services, the works include an estimated total of approximately \$53.71 million (2018 dollars) and for wastewater services the works include a total of approximately \$130.81 million (2018 dollars). The works provided include water supply, storage, and trunk distribution costs as well as wastewater collection and treatment costs required for the Midhurst Secondary Plan Area. The works identified are based on the current agreements with the developers in Midhurst for phases 3 and 4 of the Class Environmental Assessment. Included in the tables below is the status of the projects (i.e. if the works have been constructed to date).

Utilizing the D.C. index, the 2018 cost estimates above would be approximately 38.34% higher in 2023 dollars. This equates to an indexed amount of approximately \$74.30 million for water and \$180.96 million for wastewater. Note that recent construction costs have increased higher than the D.C. index, so the actual cost of the works may vary from the initial estimates.



Midhurst Local Service Works – Phase 3 & 4 Class EA Water Costs

ITEM DESCRIPTION	Status	Quantity	Unit	Unit Price	Amount (2018\$)
Production well OW24 (see Drawing 113027 - OP2 for all well locations) See Note 1	Not Built	20	L/s	\$30,000	\$600,000
Production well TW21	Not Built	20	L/s	\$30,000	\$600,000
Reserve well R2	Not Built	20	L/s	\$30,000	\$600,000
Raw water supply pipe (250 mm) from Neighbourhood 3 to Neighbourhood 2 (See Note 2)	Not Built	3200	m	\$500	\$1,600,000
Production well PW1	Not Built	55	L/s	\$40,000	\$2,200,000
Production well TW35	Not Built	45	L/s	\$40,000	\$1,800,000
Reserve well R1	Not Built	55	L/s	\$40,000	\$2,200,000
Raw water supply pipe (250 mm) within Neighbourhood 2) (See Note 2)	Not Built	600	m	\$500	\$300,000
Raw water supply pipe (300 mm) from Neighbourhood 2 to treatment plant (See Note 2)	Not Built	1000	m	\$600	\$600,000
Production well OW19	Built	36.5	L/s	\$35,000	\$1,277,500
Production well TW22	Built	36.5	L/s	\$35,000	\$1,277,500
Reserve well R3	Not Built	36.5	L/s	\$35,000	\$1,277,500
Raw water supply pipe (200 mm) from TW22 and OW19 to treatment plant (See Note 2)	Built	100	m	\$400	\$40,000
Production well OW29	Not Built	8	L/s	\$25,000	\$200,000
Land cost for OW29	Not Built	0.5	ha.	\$75,000	\$37,500
Production well TW34	Not Built	8	L/s	\$25,000	\$200,000
Land Cost for TW34	Not Built	0.5	ha.	\$75,000	\$37,500
Raw water supply pipe (250 mm) from OW29 and TW34 to treatment plant (See Note 3)	Not Built	4800	m	\$1,000	\$4,800,000
Doran Road - Phase 1 Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Not Built	1	ea.	\$8,055,906	\$8,055,906
Doran Road - Ultimate Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Not Built	1	ea.	\$3,888,976	\$3,888,976
Treated water distribution main (400 mm) to Doran Road development (See Note 2)	Not Built	300	m	\$800	\$240,000
Carson Road - Phase 1 Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Built	1	ea.	\$7,872,441	\$7,872,441
Carson Road - Ultimate - Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Not Built	1	ea.	\$2,203,937	\$2,203,937
Treated water distribution main (400 mm) to Carson Road development (See Note 3)	Built	400	m	\$1,000	\$400,000
SUBTOTAL					\$42,310,000
Contingency Allowance (10%)					\$4,200,000
Engineering (17%)					\$7,200,000
TOTAL ESTIMATED CAPITAL COST					\$53,710,000

NOTES

1. Production wells were priced on 40 L/s capacity in Master Plan at \$30,000/L of capacity = \$1,200,000/well.
2. Pipe will be installed in green field therefore, reduced estimated unit cost
3. Pipe will be installed within existing roadway therefore, increased estimated unit cost
4. Estimated capital costs of WWTP taken from Black & Veatch Report contained within an Appendix of the Draft ESR



Midhurst Local Service Works – Phase 3 & 4 Class EA Wastewater Costs

ITEM DESCRIPTION	Status	Quantity	Unit	Unit Price	Amount (2018\$)
Sewage pump station - Drainage area # 1 (see Drawing 113027 - OP5 for location of all Drainage Areas) (approx. 100 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Initial sewage forcemain (150 mm) from PS # 1 to WWTP	Not Built	4,900	m	\$1,000	\$4,900,000
Ultimate sewage forcemain (250 mm) from PS # 1 to junction with FM#2 (See Note 3)	Not Built	1,900	m	\$1,200	\$2,280,000
Manifold forcemain (350 mm) from junction with FM2 to WWTP (see Drawing 113027-OP5) (See Note 3)	Not Built	3,000	m	\$1,500	\$4,500,000
Sewage pump station - Drainage area # 2 (approx. 130 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Sewage forcemain (250 mm) from PS # 2 to forcemain from PS #1 (manifold connection) (See Note 3)	Not Built	2,300	m	\$1,200	\$2,760,000
Sewage pump station - Drainage area # 7 (less than 100 L/s PF)	Not Built	1	ea.	\$1,500,000	\$1,500,000
Sewage forcemain (200 mm) from PS # 7 to Drainage area # 8 (See Note 3)	Not Built	1,700	m	\$1,000	\$1,700,000
Sewage pump station - Drainage area # 8 (approx. 100 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Sewage forcemain (250 mm) from PS # 8 to WWTP (See Note 2)	Not Built	700	m	\$500	\$350,000
Sewage pump station - Drainage area # 9 (26.5 L/s PF)	Not Built	1	ea.	\$750,000	\$750,000
Sewage forcemain (125 mm) from PS #9 to Drainage area # 10 (See Note 2)	Not Built	300	m	\$300	\$90,000
Sewage pump station - Drainage area # 10 (118 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Sewage forcemain (250 mm) from PS # 10 to Wastewater Treatment Plant (See Note 2)	Not Built	400	m	\$500	\$200,000
Wastewater Treatment Plant - Phase 1 ADF = 6,450m ³ /day (See Note 1)	Not Built	1	ea.	\$40,605,000	\$40,605,000
Wastewater Treatment Plant - Ultimate ADF = 12,314 m ³ /day (See Note 1)	Not Built	1	ea.	\$30,672,000	\$30,672,000
Effluent forcemain(s) (500 mm) from WWTP to Willow Creek at Hwy 26 (See Note 3)	Built	4,700	m	\$1,000	\$4,700,000
SUBTOTAL					\$103,010,000
Contingency Allowance (10%)					\$10,300,000
Engineering (17%)					\$17,500,000
TOTAL ESTIMATED CAPITAL COST					\$130,810,000

NOTES

1. Estimated capital costs of WWTP taken from Black & Veatch Report contained within Appendix S of the Draft ESR
2. Pipe will be installed in green field, therefore reduced estimated unit cost
3. Pipe will be installed along existing roadways.



5.3.6 Hillsdale Water Services – Local Service

The Township has identified a list of capital works that are required to be constructed by the developers through the Local Service Policy and current agreements. In total, these works are estimated to be \$11.00 million and include three new wells, a water treatment plant, decommissioning of the existing municipal wells, a new watermain, and additional water storage. The following table provides for these items:

Item Description	Gross Capital Cost Estimate (2023\$)
Develop 3 new municipal wells on Cassell Drive	\$1,260,000
Construction of a new water treatment plant (at location of municipal wells on Cassell Drive)	\$2,530,000
Decommission Existing Municipal Wells	\$200,000
New 300mm diameter watermain from Cassell Drive to Existing Community	\$5,660,000
Additional Water Storage Standpipe Adjacent to Existing Standpipe	\$1,350,000
Total	\$11,000,000



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 to 6-4 calculate the proposed urban area D.C.s to be imposed for infrastructure services based upon an urban buildout forecast period (wastewater and water). Table 6-5 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Township for Township-wide services over the 2023 to 2031 forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional). The rates are also provided on a per sq.m basis in the Executive Summary and the proposed by-law.

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charge in Tables 6-1 to 6-5.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-6 summarizes the total D.C. that is applicable for Township-wide and urban area services and Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the life of the by-law.



Table 6-1
Township of Springwater
Development Charge Calculation
Elmvale Service Area
2023 to Urban Buildout

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq. ft.
	\$	\$	\$	\$
1. <u>Water Services</u>				
1.1 Water Services	530,400	249,600	1,245	0.60
	530,400	249,600	1,245	0.60
2. <u>Wastewater Services</u>				
2.1 Wastewater Services	5,165,421	2,430,786	12,125	5.80
	5,165,421	2,430,786	12,125	5.80
TOTAL	\$5,695,821	\$2,680,386	\$13,370	\$6.40
DC ELIGIBLE CAPITAL COST	\$5,695,821	\$2,680,386		
Urban Buildout Gross Population / GFA Growth (sq.ft.)	1,411	418,500		
Cost Per Capita / Non-Residential GFA (sq.ft.)	\$4,037	\$6.40		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.312	\$13,370		
Other Multiples	2.397	\$9,676		
Apartments - 2 Bedrooms +	1.844	\$7,444		
Apartments - Bachelor and 1 Bedroom	1.202	\$4,852		
Special Care/Special Dwelling Units	1.100	\$4,440		



Table 6-2
Township of Springwater
Development Charge Calculation
Centre Vespra and Snow Valley Water Service Area
2023 to Urban Buildout

SERVICE	2023\$ D.C.-Eligible Cost	2023\$ D.C.-Eligible Cost
	Residential	SDU
	\$	\$
3. <u>Water Services</u>		
3.1 Water Services	1,413,794	5,502
	1,413,794	5,502
TOTAL	\$1,413,794	\$5,502
DC ELIGIBLE CAPITAL COST	\$1,413,794	
Urban Buildout Gross Population / GFA Growth (sq.ft.)	851	
Cost Per Capita	\$1,661	
<u>By Residential Unit Type</u>	<u>p.p.u</u>	
Single and Semi-Detached Dwelling	3.312	\$5,502
Other Multiples	2.397	\$3,982
Apartments - 2 Bedrooms +	1.844	\$3,063
Apartments - Bachelor and 1 Bedroom	1.202	\$1,997
Special Care/Special Dwelling Units	1.100	\$1,827



Table 6-3
Township of Springwater
Development Charge Calculation
Centre Vespra Wastewater Service Area
2023 to Urban Buildout

SERVICE	2023\$ D.C.-Eligible Cost	
	Residential	SDU
	\$	\$
4. <u>Wastewater Services</u>		
4.1 Wastewater Services	800,187	4,758
	800,187	4,758
TOTAL	\$800,187	\$4,758
DC ELIGIBLE CAPITAL COST	\$800,187	
Urban Buildout Gross Population / GFA Growth (sq.ft.)	557	
Cost Per Capita	\$1,437	
<u>By Residential Unit Type</u>	<u>p.p.u</u>	
Single and Semi-Detached Dwelling	3.312	\$4,758
Other Multiples	2.397	\$3,444
Apartments - 2 Bedrooms +	1.844	\$2,649
Apartments - Bachelor and 1 Bedroom	1.202	\$1,727
Special Care/Special Dwelling Units	1.100	\$1,580



Table 6-4
Township of Springwater
Development Charge Calculation
Snow Valley Wastewater Service Area
2023 to Urban Buildout

SERVICE	2023\$ D.C.-Eligible Cost	
	Residential	SDU
	\$	\$
5. <u>Wastewater Services</u>		
5.1 Wastewater Services	370,000	4,168
	370,000	4,168
TOTAL	\$370,000	\$4,168
DC ELIGIBLE CAPITAL COST	\$370,000	
Urban Buildout Gross Population / GFA Growth (sq.ft.)	294	
Cost Per Capita	\$1,259	
<u>By Residential Unit Type</u>	<u>p.p.u</u>	
Single and Semi-Detached Dwelling	3.312	\$4,168
Other Multiples	2.397	\$3,017
Apartments - 2 Bedrooms +	1.844	\$2,321
Apartments - Bachelor and 1 Bedroom	1.202	\$1,513
Special Care/Special Dwelling Units	1.100	\$1,384



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. <u>Services Related to a Highway</u>				
6.1 Roads and Related	48,268,797	7,212,579	10,596	4.76
6.2 Public Works	1,436,805	214,695	315	0.14
	49,705,602	7,427,274	10,911	4.90
7. <u>Fire Protection Services</u>				
7.1 Fire facilities, vehicles and equipment	10,224,579	1,527,811	2,244	1.01
	10,224,579	1,527,811	2,244	1.01
8. <u>Parks and Recreation Services</u>				
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. <u>Library Services</u>				
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	\$112,601,230	\$11,727,245	\$24,717	\$7.73
DC ELIGIBLE CAPITAL COST	\$112,601,230	\$11,727,245		
2023 to 2031 Gross Population / GFA Growth (sq.ft.)	15,088	1,516,800		
Cost Per Capita / Non-Residential GFA (sq.ft.)	\$7,462.97	\$7.73		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.312	\$24,717		
Other Multiples	2.397	\$17,889		
Apartments - 2 Bedrooms +	1.844	\$13,762		
Apartments - Bachelor and 1 Bedroom	1.202	\$8,970		
Special Care/Special Dwelling Units	1.100	\$8,209		



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	2,213,981	-	10,260	-
Snow Valley	1,783,794	-	9,670	-
Township-wide Services 2023 to 2031	112,601,230	11,727,245	24,717	7.73
Total Township-wide	112,601,230	11,727,245	24,717	7.73
Total Elmvale	118,297,051	14,407,631	38,087	14.13
Total Centre Vespra	114,815,211	11,727,245	34,977	7.73
Total Snow Valley	114,385,024	11,727,245	34,387	7.73



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	9,300,000	0	4,700,000	0	2,900,000	1,700,000	0
Centre Vespra							
4. Wastewater Services							
4.1 Wastewater Services	2,000,000	0	0	0	953,000	1,047,000	0
Snow Valley							
5. Wastewater Services							
5.1 Wastewater Services	370,000	0	0	0	0	370,000	0
Municipal Wide							
6. Services Related to a Highway							
6.1 Roads and Related	71,844,309	0	6,508,278	1,485,000	14,030,158	43,344,159	6,476,713
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	20,048,000	0	2,157,000	0	5,852,000	10,473,930	1,565,070
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	\$217,784,309	\$0	\$36,278,778	\$3,383,000	\$42,630,158	\$122,021,521	\$13,470,851



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

Subsection 5 (1) 9 states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6).”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Township’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213 and 23.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal-wide services;
- D.C.s for water and wastewater services be imposed on the urban service areas of the Township; and
- one Municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with section 6 of the D.C.A.

It is recommended that the following sections provide the basis for the D.C.s.:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway (including public works) and fire protection services an 87% residential/13% non-residential attribution has been made based on a population vs. employment growth ratio over the 2023 to 2031 forecast period; and
 - for water and wastewater services the following residential and non-residential allocations were made based on the anticipated population and employment growth in each settlement area:
 - Elmvale: 68% residential and 32% non-residential;
 - Centre Vespra and Snow Valley: 100% residential.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site (within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part), or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or



- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- add one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, and affordable inclusionary zoning units (to be in force at a later date);
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- 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;
- Buildings or structures owned by a religious organization and used for the purposes of a place of worship;



- Buildings or structures owned by and used for the purposes of a public hospital; and
- 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.

7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period 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.

7.3.6 Timing of Collection

The D.C.s for water, wastewater, and services related to a highway are payable at the time of the applicable development agreement. All other services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1%.



7.3.7 The Applicable Areas

The charges developed herein provide for varying charges within the Township, as follows:

- All Township-wide services – the full residential and non-residential charge will be imposed on all lands within the Township; and
- Water and Wastewater – the full residential and non-residential charge will be imposed on the urban service areas of the Township, as applicable (i.e. Elmvale, Centre Vespra, and Snow Valley).

7.3.8 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2024, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)¹ for the most recent year-over-year period.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently reserved in 11 separate reserve funds: Services Related to a Highway, Fire Protection, Parks and Recreation Services, Elmvale Area Specific, Anten Mills Area Specific, Centre Vespra Area Specific, Hillsdale Area Specific, Midhurst Area Specific, Minesing Area Specific, Administration, Library, and Indoor & Outdoor Recreation.

¹ O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



It is recommended that the Township separate the Elmvale area specific reserve fund into water and wastewater reserve funds and establish a new reserve fund for Centre Vespra and Snow Valley water services.

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

The D.C.A. required that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

Currently the Township’s by-law provides for water and wastewater services on an urban area basis. All other services are recovered on a uniform, Township-wide basis.



There have been several reasons why area-rating has not been imposed on these services, including:

1. All Township services, with the exception of water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks and recreation facilities, etc.) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council calculate the charges on a uniform Township-wide basis for all services/classes of services other than water and wastewater, which are recommended to be imposed on an urban area basis.



7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“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 (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



8.3 Implementation Requirements

8.3.1 Introduction

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Township Clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 By-law Pamphlet

In addition to the "notice" information, the Township must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the OLT, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Township must give one copy of the most recent pamphlet without charge, to any person who requests one.

8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Township Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Township is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Township Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Township Council to the OLT.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the Township to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act*, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 or section 53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”



It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the Township is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices

Appendix A

Background Information on Residential and Non- Residential Growth Forecast

**Schedule 1
Township of Springwater
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2011</i>	18,780	18,223	98	18,125	5,909	105	205	39	6,258	89	2.912
	<i>Mid 2016</i>	19,640	19,059	109	18,950	6,290	140	225	45	6,700	99	2.845
	<i>Mid 2021</i>	22,360	21,701	135	21,566	7,010	155	270	70	7,505	123	2.892
Forecast	<i>Mid 2023</i>	24,140	23,423	148	23,275	7,635	155	270	70	8,130	135	2.881
	<i>Mid 2031</i>	37,800	36,683	231	36,452	11,549	956	345	70	12,920	210	2.839
	<i>Buildout</i>	46,200	44,838	283	44,554	13,590	1,890	390	70	15,940	258	2.813
Incremental	Mid 2011 - Mid 2016	860	836	11	825	381	35	20	6	442	10	
	Mid 2016 - Mid 2021	2,720	2,642	26	2,616	720	15	45	25	805	24	
	Mid 2021 - Mid 2023	1,780	1,722	13	1,709	625	0	0	0	625	12	
	Mid 2023 - Mid 2031	13,660	13,260	83	13,177	3,914	801	75	0	4,790	75	
	Mid 2023 - Buildout	22,060	21,415	135	21,279	5,955	1,735	120	0	7,810	123	

^[1] Population includes the Census undercount estimated at approximately 3.0% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 2
Township of Springwater
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Midhurst	2023 - 2031	2,683	583	75	3,341	10,405	(307)	10,098	61	10,159
	2023 - Buildout	3,925	1,451	120	5,496	16,674	(470)	16,204	108	16,312
Elmvale	2023 - 2031	296	94	0	390	1,207	(240)	967	7	974
	2023 - Buildout	322	140	0	462	1,402	(367)	1,035	9	1,044
Hillsdale	2023 - 2031	364	124	0	489	1,505	(106)	1,399	9	1,408
	2023 - Buildout	405	144	0	550	1,688	(161)	1,527	11	1,538
Phelpston	2023 - 2031	0	0	0	0	0	(38)	(38)	0	(38)
	2023 - Buildout	0	0	0	0	0	(59)	(59)	0	(59)
Anten Mills	2023 - 2031	74	0	0	74	244	(67)	177	1	178
	2023 - Buildout	74	0	0	74	246	(103)	143	2	145
Minesing	2023 - 2031	0	0	0	0	0	(67)	(67)	0	(67)
	2023 - Buildout	0	0	0	0	0	(103)	(103)	0	(103)
Snow Valley	2023 - 2031	88	0	0	88	292	(48)	244	2	246
	2023 - Buildout	88	0	0	88	292	(73)	218	2	220
Centre Vespra	2023 - 2031	167	0	0	167	553	(10)	543	3	546
	2023 - Buildout	167	0	0	167	553	(15)	538	4	542
Rural	2023 - 2031	241	0	0	241	800	(946)	(146)	0	(146)
	2023 - Buildout	973	0	0	973	3,223	(1,447)	1,776	0	1,776
Township of Springwater	2023 - 2031	3,914	801	75	4,790	15,005	(1,828)	13,177	83	13,260
	2023 - Buildout	5,955	1,735	120	7,810	24,077	(2,797)	21,280	135	21,415

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3
Township of Springwater
Current Year Growth Forecast
Mid-2021 to Mid-2023

			Population
Mid 2021 Population			21,701
Occupants of New Housing Units, Mid 2021 to Mid 2023	<i>Units (2)</i>	625	
	<i>multiplied by P.P.U. (3)</i>	3,329	
	<i>gross population increase</i>	2,081	2,081
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2023	<i>Units</i>	12	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	13	13
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2023	<i>Units (4)</i>	7,505	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.050	
	<i>total decline in population</i>	-372	-372
Population Estimate to Mid 2023			23,423
<i>Net Population Increase, Mid 2021 to Mid 2023</i>			1,722

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.329	100%	3.329
<i>Multiples (6)</i>	2.328	0%	0.000
<i>Apartments (7)</i>	1.730	0%	0.000
Total		100%	3.329

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4
Township of Springwater
10-Year Growth Forecast
Mid-2023 to Mid-2031**

		Population
Mid 2023 Population		23,423
Occupants of New Housing Units, Mid 2023 to Mid 2031	<i>Units (2)</i>	4,790
	<i>multiplied by P.P.U. (3)</i>	3,133
	<i>gross population increase</i>	15,005
Occupants of New Equivalent Institutional Units, Mid 2023 to Mid 2031	<i>Units</i>	75
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	83
Decline in Housing Unit Occupancy, Mid 2023 to Mid 2031	<i>Units (4)</i>	8,130
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.225
	<i>total decline in population</i>	-1,828
Population Estimate to Mid 2031		36,683
<i>Net Population Increase, Mid 2023 to Mid 2031</i>		13,260

(1) Mid 2023 Population based on:

2021 Population (21,701) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (625 x 3.329 = 2,081) + (12 x 1.1 = 13) + (7,505 x -0.05 = -372) = 23,423

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.312	82%	2.706
<i>Multiples (6)</i>	2.397	17%	0.401
<i>Apartments (7)</i>	1.636	2%	0.026
<i>one bedroom or less</i>	1.202		
<i>two bedrooms or more</i>	1.844		
Total		100%	3.133

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2023 households based upon 2021 Census (7,505 units) + Mid 2021 to Mid 2023 unit estimate (625 units) = 8,130 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 5
Township of Springwater
Long-Term Growth Forecast
Mid-2023 to Urban Buildout**

		Population
Mid 2023 Population		23,423
Occupants of New Housing Units, Mid 2023 to Buildout	<i>Units (2)</i>	7,810
	<i>multiplied by P.P.U. (3)</i>	3,083
	<i>gross population increase</i>	24,077
Occupants of New Equivalent Institutional Units, Mid 2023 to Buildout	<i>Units</i>	123
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	135
Decline in Housing Unit Occupancy, Mid 2023 to Buildout	<i>Units (4)</i>	8,130
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.344
	<i>total decline in population</i>	-2,797
Population Estimate to Buildout		44,838
<i>Net Population Increase, Mid 2023 to Buildout</i>		21,415

(1) Mid 2023 Population based on:

2021 Population (21,701) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (625 x 3.329 = 2,081) + (12 x 1.1 = 13) + (7,505 x -0.05 = -372) = 23,423

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.312	76%	2.525
<i>Multiples (6)</i>	2.397	22%	0.533
<i>Apartments (7)</i>	1.636	2%	0.025
<i>one bedroom or less</i>	1.202		
<i>two bedrooms or more</i>	1.844		
Total		100%	3.083

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2023 households based upon 2021 Census (7,505 units) + Mid 2021 to Mid 2023 unit estimate (625 units) = 8,130 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6
Township of Springwater
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2011	68	0	24	92
2012	53	0	0	53
2013	70	0	0	70
2014	78	0	0	78
2015	227	0	0	227
Sub-total	496	0	24	520
Average (2011 - 2015)	99	0	5	104
% Breakdown	95.4%	0.0%	4.6%	100.0%
2017	201	0	0	201
2018	97	0	0	97
2019	71	0	0	71
2020	159	0	16	175
2021	174	0	0	174
Sub-total	702	0	16	718
Average (2017 - 2021)	140	0	3	144
% Breakdown	97.8%	0.0%	2.2%	100.0%
2011 - 2021				
Total	1,198	0	40	1,238
Average	120	0	4	124
% Breakdown	96.8%	0.0%	3.2%	100.0%

[1] Includes townhouses and apartments in duplexes.

[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Township of Springwater data, by Watson & Associates Economists Ltd.



Schedule 7a
Township of Springwater
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2,364	3,225	4,063	3,329		
6-10	-	-	-	3,340	3,533	3,181		
11-15	-	-	-	2,800	4,172	3,178	3,229	3,312
16-20	-	-	-	2,962	3,880	3,072		
20-25	-	-	-	2,983	4,118	3,193		
25-35	-	-	-	2,731	3,815	3,031		
35+	-	1,500	1,873	2,785	3,484	2,743		
Total	-	1,643	1,901	2,889	3,775	2,941		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2,267	3,237	4,061	3,311
6-10	-	-	1,364	3,308	3,533	3,063
11-15	-	-	-	2,800	4,172	3,133
16-20	-	-	-	2,962	3,880	3,072
20-25	-	-	-	2,937	4,118	3,101
25-35	-	-	-	2,694	3,963	3,050
35+	-	1,200	1,775	2,772	3,394	2,648
Total	-	1,209	1,771	2,876	3,747	2,868

^[1] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population



Schedule 7b
 Simcoe County Census Division
 Person Per Unit by Age and Type of Dwelling
 (2021 Census)

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.319	1.836	2.755	3.000	2.328		
6-10	-	1.421	1.724	2.733	-	2.447		
11-15	-	2.071	1.634	2.625	-	2.442	2.406	2.397
16-20	-	1.333	1.974	2.719	3.333	2.509		
20-25	-	1.344	1.853	2.645	4.150	2.419		
25-35	-	1.269	1.691	2.699	3.118	2.385		
35+	0.789	1.310	1.887	2.637	3.369	2.297		
Total	1.250	1.344	1.833	2.673	3.478	2.370		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.238	1.749	2.587	-	1.730		
6-10	-	1.186	1.597	2.270	-	1.617		
11-15	-	1.236	1.596	2.414	-	1.625	1.657	1.636
16-20	-	1.219	1.621	2.172	-	1.568		
20-25	-	1.227	1.770	2.417	-	1.710		
25-35	-	1.152	1.681	2.410	-	1.616		
35+	0.981	1.185	1.738	2.640	2.958	1.600		
Total	1.014	1.193	1.711	2.527	3.129	1.620		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	3.308	1.367	1.861	3.070	4.262	2.831
6-10	2.417	1.403	1.738	3.038	4.484	2.896
11-15	-	1.514	1.761	2.958	4.132	2.837
16-20	-	1.452	1.831	2.914	3.899	2.836
20-25	-	1.419	1.815	2.819	3.935	2.714
25-35	-	1.248	1.760	2.795	3.964	2.651
35+	1.580	1.262	1.815	2.630	3.637	2.396
Total	1.977	1.305	1.808	2.785	3.894	2.589

[1] Includes townhomes and apartments in duplexes.

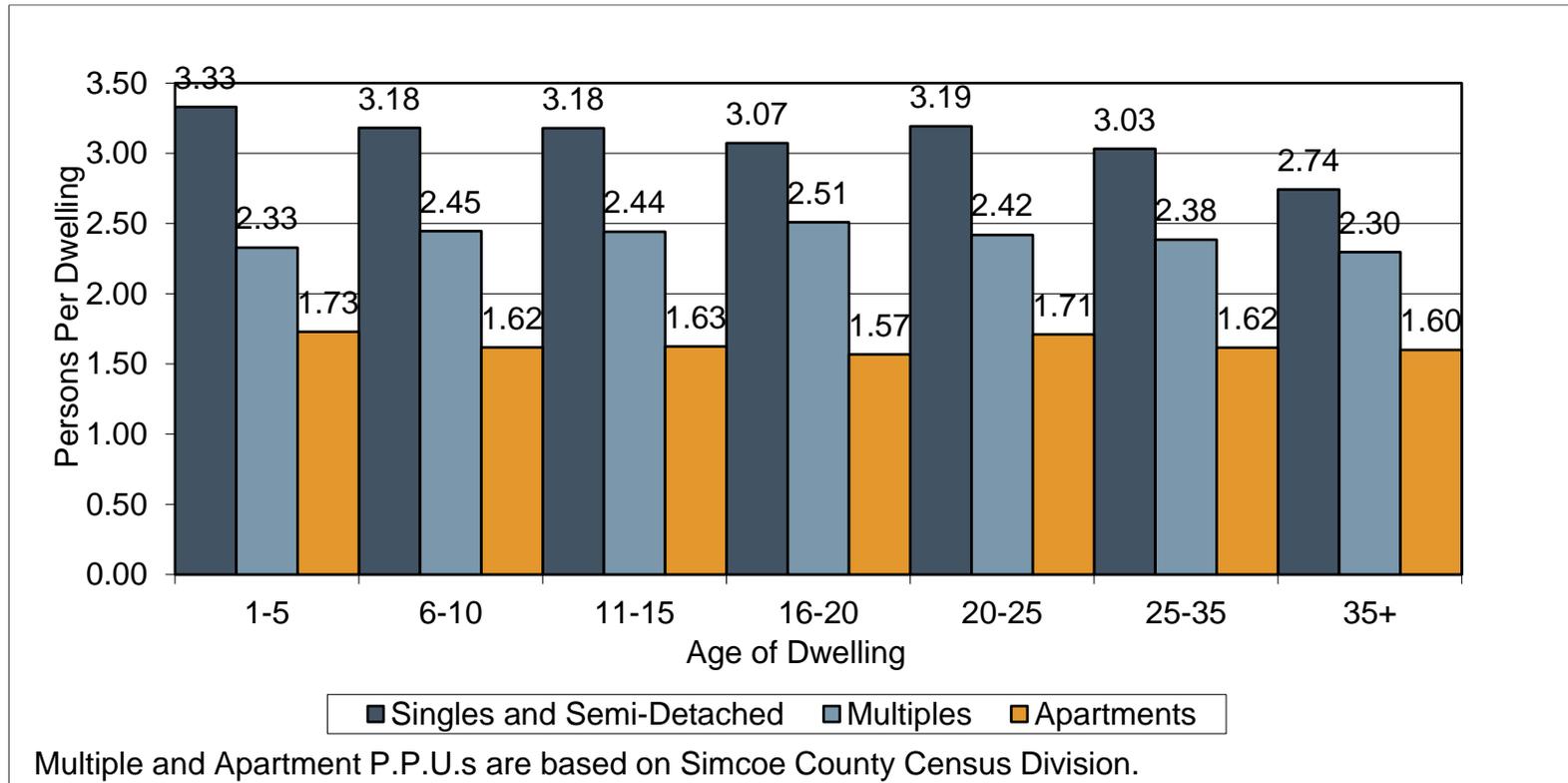
[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population

Schedule 8
Township of Springwater
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a Township of Springwater Employment Forecast, 2023 to Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	18,223	0.013	0.044	0.045	0.060	0.091	0.252	0.075	0.327	230	800	823	1,093	1,650	4,595	1,370	5,965	3,795
Mid 2016	19,059	0.010	0.053	0.038	0.092	0.089	0.283	0.075	0.358	195	1,010	723	1,763	1,700	5,390	1,433	6,823	4,380
Mid 2023	23,423	0.008	0.055	0.039	0.090	0.089	0.281	0.075	0.357	195	1,291	924	2,104	2,078	6,592	1,761	8,353	5,301
Mid 2031	36,683	0.005	0.055	0.040	0.077	0.074	0.252	0.075	0.327	195	2,022	1,481	2,818	2,729	9,245	2,755	12,000	7,223
Buildout	44,838	0.004	0.055	0.041	0.077	0.073	0.250	0.075	0.325	195	2,472	1,823	3,444	3,273	11,207	3,363	14,570	8,735
Incremental Change																		
Mid 2011 - Mid 2016	836	-0.0024	0.0091	-0.0072	0.0325	-0.0013	0.0307	0.0000	0.0307	-35	210	-100	670	50	795	63	858	585
Mid 2016 - Mid 2023	4,364	-0.0019	0.0021	0.0015	-0.0026	-0.0005	-0.0014	0.0000	-0.0014	0	281	202	342	378	1,202	328	1,530	921
Mid 2023 - Mid 2031	13,260	-0.0030	0.0000	0.0009	-0.0130	-0.0143	-0.0294	-0.0001	-0.0295	0	731	557	714	651	2,653	994	3,647	1,922
Mid 2023 - Buildout	21,415	-0.0040	0.0000	0.0012	-0.0130	-0.0157	-0.0315	-0.0002	-0.0317	0	1,181	899	1,340	1,195	4,615	1,602	6,217	3,434
Annual Average																		
Mid 2011 - Mid 2016	167	-0.0005	0.0018	-0.0014	0.0065	-0.0003	0.0061	0.0000	0.0061	-7	42	-20	134	10	159	13	172	117
Mid 2016 - Mid 2023	623	-0.0003	0.0003	0.0002	-0.0004	-0.0001	-0.0002	0.0000	-0.0002	0	40	29	49	54	172	47	219	132
Mid 2023 - Mid 2031	1,658	-0.0004	0.0000	0.0001	-0.0016	-0.0018	-0.0037	0.0000	-0.0037	0	91	70	89	81	332	124	456	240

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Watson & Associates Economists Ltd.



Schedule 9b
Township of Springwater
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	18,223	230	823	1,093	1,650	3,795				
Mid 2016	19,059	195	723	1,763	1,700	4,380				
Mid 2023	23,423	195	924	2,104	2,078	5,301				
Mid 2031	36,683	195	1,481	2,818	2,729	7,223				
Buildout	44,838	195	1,823	3,444	3,273	8,735				
Incremental Change										
Mid 2011 - Mid 2016	836	-35	-100	670	50	585				
Mid 2016 - Mid 2023	4,364	0	202	342	378	921				
Mid 2023 - Mid 2031	13,260	0	557	714	651	1,922	668,400	392,700	455,700	1,516,800
Mid 2023 - Buildout	21,415	0	899	1,340	1,195	3,434	1,078,800	737,000	836,500	2,652,300
Annual Average										
Mid 2011 - Mid 2016	167	-7	-20	134	10	117				
Mid 2016 - Mid 2023	623	0	29	49	54	132				
Mid 2023 - Mid 2031	1,658	0	70	89	81	240	83,550	49,088	56,963	189,600

^[1] Square Foot Per Employee Assumptions

Industrial	1,200
Commercial/Population-Related	550
Institutional	700

*Reflects Mid-2023 to urban buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.

Schedule 9c
Township of Springwater
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Midhurst	2023 - 2031	247,200	252,900	279,300	779,400	1,065
	2023 - Buildout	392,400	492,200	571,900	1,456,500	2,039
Elmvale	2023 - 2031	148,800	47,900	52,500	249,200	286
	2023 - Buildout	238,800	90,800	88,900	418,500	491
Hillsdale	2023 - 2031	223,200	67,700	84,700	375,600	430
	2023 - Buildout	370,800	124,300	128,800	623,900	719
Phelpston	2023 - 2031	-	-	-	-	-
	2023 - Buildout	-	-	-	-	-
Anten Mills	2023 - 2031	-	-	-	-	-
	2023 - Buildout	-	-	-	-	-
Minesing	2023 - 2031	-	-	-	-	-
	2023 - Buildout	-	-	-	-	-
Snow Valley	2023 - 2031	-	-	-	-	-
	2023 - Buildout	-	-	-	-	-
Centre Vespra	2023 - 2031	-	-	-	-	-
	2023 - Buildout	-	-	-	-	-
Rural	2023 - 2031	49,200	24,200	39,200	112,600	141
	2023 - Buildout	76,800	29,700	46,900	153,400	185
Township of Springwater	2023 - 2031	668,400	392,700	455,700	1,516,800	1,922
	2023 - Buildout	1,078,800	737,000	836,500	2,652,300	3,434

^[1] Square Foot Per Employee Assumptions

Industrial	1,200
Commercial/Population-Related	550
Institutional	700

^[2] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2023 to urban buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.

Appendix B

Level of Service

Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$41,416.80	0.0224	km of roadways	1,848,964	per km	549,186,768
	Services Related to a Highway - Bridges, Culverts & Structures	\$1,115.20	0.0016	Number of Bridges, Culverts & Structures	697,000	per item	14,787,552
	Services Related to a Highway - Traffic Signals & Streetlights	\$81.13	0.0003	No. of Traffic Signals	270,433	per signal	1,075,784
	Public Works - Facilities	\$294.48	0.6907	sq.ft. of building area	426	per sq.ft.	3,904,805
	Public Works - Vehicles & Equipment	\$477.12	0.0021	No. of vehicles and equipment	227,200	per vehicle	6,326,611
Fire Protection	Fire Protection Services - Facilities	\$511.01	0.8541	sq.ft. of building area	598	per sq.ft.	6,775,993
	Fire Protection Services - Vehicles & Equipment	\$639.38	0.0010	No. of vehicles	639,380	per vehicle	8,478,179
	Fire Protection Services - Small Equipment and Gear	\$103.55	0.0066	No. of equipment and gear	15,689	per item	1,373,073
Parks & Recreation	Parkland Development	\$281.56	0.0061	Acres of Parkland	46,157	per acre	3,733,486
	Parkland Amenities	\$709.61	0.0053	No. of parkland amenities	133,889	per amenity	9,409,429
	Parkland Trails	\$186.85	0.0019	Linear km of Paths and Trails	98,342	per linear m	2,477,631
	Recreation Facilities	\$2,388.93	3.0992	sq.ft. of building area	771	per sq.ft.	31,677,212
	Parks & Recreation Vehicles and Equipment	\$80.15	0.0016	No. of vehicles and equipment	50,094	per vehicle	1,062,789
Library	Library Services - Facilities	\$351.97	0.4808	sq.ft. of building area	732	per sq.ft.	4,667,122
	Library Services - Collection Materials	\$187.57	3.0391	No. of library collection items	62	per collection item	2,487,178



**Township of Springwater
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Rural	330.48	332.38	334.28	336.18	338.08	324.11	324.11	324.11	325.12	325.12	324.78	324.78	324.78	324.78	324.78	\$1,530,000
Semi-Urban	84.22	85.42	86.72	88.02	89.32	89.55	89.55	89.67	89.67	90.94	94.93	94.93	94.93	94.93	94.93	\$2,780,000
Urban	8.20	9.00	9.80	10.60	11.40	13.08	13.08	13.08	13.90	14.23	16.56	16.56	16.56	16.91	20.73	\$3,340,000
Total	422.90	426.80	430.80	434.80	438.80	426.74	426.74	426.86	428.69	430.29	436.27	436.27	436.27	436.62	440.44	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0239	0.0237	0.0238	0.0239	0.0239	0.0233	0.0232	0.0230	0.0225	0.0219	0.0214	0.0210	0.0207	0.0201	0.0199

15 Year Average	2008-2022
Quantity Standard	0.0224
Quality Standard	\$1,848,964
Service Standard	\$41,417

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$41,417
Eligible Amount	\$549,186,768



**Township of Springwater
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Bridges	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	\$757,000
Culverts	9	9	9	9	9	8	8	8	8	8	8	8	8	8	8	\$577,000
Total	31	31	31	31	31	30										

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0018	0.0017	0.0017	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016	0.0015	0.0015	0.0014	0.0014	0.0014	0.0014

15 Year Average	2008-2022
Quantity Standard	0.0016
Quality Standard	\$697,000
Service Standard	\$1,115

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$1,115
Eligible Amount	\$14,787,552



**Township of Springwater
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals
Unit Measure: No. of Traffic Signals

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/signal)
Queen Street at Maria Street, Elmvale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Queen Street at Yonge Street, Elmvale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Queen Street at Shaw Street, Elmvale	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Yonge Street at John Street, Elmvale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Simcoe Street at Public School, Elmvale	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Finlay Mill Road at Belmont Crescent, Midhurst	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Yonge Street at George Street, Elmvale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$277,000
Total	3	4	5	6	7											

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0002	0.0002	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

15 Year Average	2008-2022
Quantity Standard	0.0003
Quality Standard	\$270,433
Service Standard	\$81

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$81
Eligible Amount	\$1,075,784



**Township of Springwater
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Yard I - 1453 Snow Valley Road	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$250	\$330
Yard II - 1941 Flos Rd. Seven West	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$250	\$563
Total	13,300																

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.7515	0.7399	0.7354	0.7298	0.7256	0.7247	0.7219	0.7181	0.6978	0.6772	0.6530	0.6405	0.6309	0.6129	0.6013

15 Year Average	2008-2022
Quantity Standard	0.6907
Quality Standard	\$426
Service Standard	\$294

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$294
Eligible Amount	\$3,904,805



**Township of Springwater
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2001 Hometrailer 12 Ton Float	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	\$42,000
1996 Ford One Ton	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$68,000
2001 Ford Half Ton Pickup	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	\$51,000
2001 Ford Half Ton Pickup (50% shared with water department)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	\$51,000
2000 Int Sander	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$337,000
2003 Ford One Ton	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	\$68,000
2001 FRT Snowplow Sander	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	\$337,000
1993 Autocar Snowplow & Two Way Sander	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$337,000
1991 JD Grader Snowplow Equipment	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$470,000
1996 928F Cat Loader	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$378,000
1995 924 Cat Loader	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$378,000
2001 Ford New Holland Backhoe	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	\$168,000
1999 Cat Backhoe (50% shared with water dept)	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$168,000
1988 JD 550G Dozer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$168,000
1994 Case Int Tractor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	\$151,000
1995 Ford Snowplow Sander	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$337,000
1996 Ford Snowplow Sander	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	\$337,000
2004 Chev 4x4 1/2 ton Silverado Supervisor vehicle	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	\$68,000
2005 Dodge 4x4 1/2 ton 1500 Supervisors vehicle	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	\$68,000
2005 Dodge 4x4 1/2 ton 1500 Supervisors vehicle	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$68,000
2005 Int'l Tandem plow with sander/dump body	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$337,000
2006 Frt Tandem plow with sander/dump/prewet	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$370,000
2006 Frt Tandem plow with sander/dump/controls	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$353,000
2007 Frt Tandem plow with auto sander/dump/prewet	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	\$374,000
2007 Cargo Max Tandem Emergency Trailer/Equipped	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$20,000
2004 Frt Tandem plow/sander/dump body	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	\$337,000



**Township of Springwater
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
1992 Johnston 3000 mechanical sweeper	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$218,000
2008 Ford 150 4x4 1/2 ton Superintendants vehicle	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$68,000
2005 Ford Ranger 4x4 compact pickup	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$51,000
1996 GMC 1 Ton	-	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	\$74,000
2006 Honda CRV	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	\$61,000
2005 Sterling Tandem Plow with sander/dump/prewet	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	\$338,000
2010 Frt Single Axle Plow with sander/dump/prewet	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$307,000
2009 Sterling Tandem Plow with sander/dump/prewet	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$338,000
2011 Frt Single Axle Plow with sander/dump/prewet	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$307,000
2011 Cat 140M motor Grader with plow and wing	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$430,000
2012 John Deere 770GP motor Grader with plow/wing	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$430,000
2009 Cat 930H Loader	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$346,000
2009 Cat 930H Loader	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	\$346,000
2012 Cat 430IT Backhoe	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$200,000
2002 Volvo EW-170 Rubber tire excavator	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	\$484,000
2011 Ford 250 4x4 3/4 ton	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$61,000
2010 Elgin Vac Sweeper	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$400,000
1998 Hmde Trailer	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$48,000
2018 Western Star Tandem Plow with Duel Sander/dump/prewet	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$381,000
2018 Western Star Tandem Plow with Sander/Dump/Prewet	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$381,000
2017 Western Star Tandem Plow with Sander/Dump/Prewet	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$376,000
2013 Ford F450 One Ton 4x4 with dump	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$52,000
2015 Chev 1500 Extended Cab 4x4	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$93,000
2013 Ford F250 Crew Cab Long Box 4x4	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$61,000
2013 Freightliner Tandem Plow with Sander/Dump/Prewet	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$345,000
2016 Dodge 4500 4x4 with dump	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$92,000



**Township of Springwater
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2015 Freightliner Tandem Plow with Sander/ Dump/Prewet	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$361,000
2016 Freightliner Tandem Plow with Sander/ Dump/Prewet	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$354,000
2013 Cat 140M Motor Grader with Plow/ Wing and Scarifier	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$423,000
2016 John Deere 310 SLHL Backhoe	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$261,000
2009 Holder With Plow/ Dump/ Blower/ Broom (50% Parks and Rec)	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$235,000
2014 Freightliner Tandem Plow with Sander/Dump/Prewet	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$378,000
2017 Chev 1500 Extended Cab 4x4	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$56,000
2000 Johnson Mechanical Sweeper	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	\$34,000
Chev 1500 Extended Cab 4x4	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$7,000
2014 Ford Interceptor	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$7,000
2002 Bombardier 4 wheeler	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$42,000
2019 Caterpillar 315 Excavator	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	\$411,000
2020 Marathon Hot Box	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	\$47,000
2020 6120 John Deere Roadside Tractor with Boom Mower	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	\$307,000
2021 John Deere 524P Loader Unit#64	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$249,000
2022 Freight Liner Tandem Plow Sander/Dump/Prewet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	\$306,000
2022 Toyota Tacoma VIN#3TYDZ5BN4NT016627 Unit #66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	\$50,000
2007 Holder plow and sanding and 48"broom equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$47,600
2007 Holder turf tires and stensbol 12' mower deck	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$33,800
2009 Ford 450 Dump Box	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$83,000
2012 Ford 450 Dump Box	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$83,000
2011 Jacobsen Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$76,900
2012 Ford 250 4x4 Regular Box	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$61,400
2010 Holder Tractor	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$153,700
2013 Ford 450 Dump Box	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$108,600
2015 Chev 2500	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$53,800



**Township of Springwater
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2013 Tandem Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$12,800
2014 Holder Tractor	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	0.5	1.0	1.0	\$211,700
2012 Trackless Tractor	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0	1.0	\$215,800
2012 Trackless Mower Deck & turf tires	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$41,500
2013 ProCat Zero Turn Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$20,800
2016 McConnel Power Arm	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$24,200
2016 McConnel Flail Head Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$6,900
2016 McConnel Flail Head Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$6,900
2014 ATV (Gator)	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$16,900
Total	32.0	31.0	33.0	36.0	39.5	40.5	40.5	40.5	40.5	44.0	44.0	43.0	43.0	59.0	58.0	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0018	0.0017	0.0018	0.0020	0.0022	0.0022	0.0022	0.0022	0.0021	0.0022	0.0022	0.0021	0.0020	0.0027	0.0026

15 Year Average	2008-2022
Quantity Standard	0.0021
Quality Standard	\$227,200
Service Standard	\$477

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$477
Eligible Amount	\$6,326,611



**Township of Springwater
Service Standard Calculation Sheet**

Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station #2 - Snow Valley Works Yard	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$500	\$631
Station #3 - Minesing	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	\$500	\$602
Station #4 - Hillsdale	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	\$500	\$588
Station #5 - Elmvale	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	5,128	\$500	\$584
Total	16,447																

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.9294	0.9150	0.9094	0.9025	0.8973	0.8962	0.8927	0.8881	0.8630	0.8374	0.8075	0.7920	0.7802	0.7579	0.7435

15 Year Average	2008-2022
Quantity Standard	0.8541
Quality Standard	\$598
Service Standard	\$511

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$511
Eligible Amount	\$6,775,993



**Township of Springwater
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Staff Vehicle, Vans, Pick-Ups																
Car 1 (Old Utility 4)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$92,000
Car 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,000
Car 3	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$87,000
Utility 2	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$87,000
Utility 3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,000
Utility 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,000
Utility 5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$117,600
Car 22	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$138,300
Old Car 1 (moved to PW in 2017)	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$83,000
Tankers																
Tanker 35	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,123,000
Tanker 45	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,123,000
Tanker 55	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$1,123,000
Pumper/ Tanker (H/Duty Custom)																
Tanker 25 (old)	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$1,035,000
Tanker 25 (new)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,035,000
Tanker 55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,203,000
Pumpers (light duty commercial)																
Pumper 21	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,086,000
Pumper 22 (previously Pump 41)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,086,000
Pumper 31	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,086,000
Pumper 51	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$1,138,000
Pumper 52	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,192,000
Pumper /Rescue (heavy duty custom)																
Pumper 41 (previously Pump 21)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,138,000
Pumper 51	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,138,000
Rescue 59	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,190,000



**Township of Springwater
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Off-Road Rescue and Firefighting																
RTV 1 (replaced ATV1)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$47,000
ATV Trailer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$7,000
Command Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,000
Training Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,000
Total	17	18	20	22	22	22	22	22								

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009	0.0010	0.0011	0.0011	0.0010	0.0010	0.0010

15 Year Average	2008-2022
Quantity Standard	0.0010
Quality Standard	\$639,380
Service Standard	\$639

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$639
Eligible Amount	\$8,478,179



**Township of Springwater
Service Standard Calculation Sheet**

Service: Fire Protection Services - Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Personal Fire Fighter Equipment	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$6,900
Communications Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
Other Station Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$184,000
Breathing Air Compressor, Cascade and Fill Station	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Gear Extractor	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$21,000
Total	126															

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0070	0.0070	0.0070	0.0070	0.0070	0.0070	0.0068	0.0068	0.0066	0.0064	0.0062	0.0061	0.0060	0.0058	0.0057

15 Year Average	2008-2022
Quantity Standard	0.0066
Quality Standard	\$15,689
Service Standard	\$104

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$104
Eligible Amount	\$1,373,073



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Neighbourhood Parks																
Apto Glen Park	-	-	-	-	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	\$74,000
Bishop Park	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	\$36,100
Black Creek Estates	-	-	-	-	-	-	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$74,000
Cherry Park	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	\$49,800
Cowdray Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$49,800
Crystal Waters Park	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	\$120,100
Elmvale Meadows	-	-	-	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$171,000
Graham MacDonald Park (formally Forests of Hillsdale)	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$57,800
Foyston Park	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	\$59,100
Glenhuron Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$46,600
Green Pine Park	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$36,400
Harry Adams Memorial Park	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	1.98	\$43,600
Hendrie Ridge Park	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	\$77,700
Highlands of Hillsdale	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	\$143,000
Holloway Park	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	3.18	\$69,700
Homer Barrett Park	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	6.09	\$67,200
John Brown Memorial Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$18,700
Maple Ridge Park	-	-	-	-	-	-	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$51,600
Mami Lane Park	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	\$51,600
Minesing Station Park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$51,200
Paddy Dunn Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$37,900
Pinehill Estates	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	\$65,300
Ravines of Matheson Creek	-	-	-	-	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$34,200
Robinson Park	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	\$24,900
Snow Valley Park	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	\$34,200
Snow Valley Highlands	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	5.21	\$37,400
Spruce Grove Park	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	\$52,800
Stonegate Park	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	2.47	\$31,100
Vespra Downs	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$46,600
Wagner Park	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$18,700
Helen Coutts Park	-	-	-	-	-	-	-	-	-	-	-	-	0.44	0.44	0.44	\$34,200
Stonemanor Phase 1 Park	-	-	-	-	-	-	-	-	-	-	-	-	5.00	5.00	5.00	\$368,700
Stonemanor Phase 2 Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.90	\$48,000



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Community Parks																
Anten Mills Park	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	\$27,900
Doran Park	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	6.99	\$37,400
Edenvale Park	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	2.15	\$30,800
Grenfel Park	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	5.26	\$34,200
Hillsdale Park	6.97	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	7.63	\$34,200
Memorial Park-Minesing	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$43,600
Midhurst Community Park	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$34,200
O'Neill Park	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	\$31,100
Orr Lake Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$46,600
Valendar Park	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	\$34,200
Municipal Parks																
Heritage Park	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	7.46	\$40,400
Nursery Road - Midhurst	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	\$34,200
Total	111.98	112.64	112.64	112.84	116.09	116.09	119.13	119.13	119.13	119.13	119.13	119.13	124.57	124.57	129.47	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0063	0.0063	0.0062	0.0062	0.0063	0.0063	0.0065	0.0064	0.0063	0.0061	0.0058	0.0057	0.0059	0.0057	0.0059

15 Year Average	2008-2022
Quantity Standard	0.0061
Quality Standard	\$46,157
Service Standard	\$282

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$282
Eligible Amount	\$3,733,486



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Soccer Fields - Unlit																
Tree Nursery Sports Park	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$66,100
Major Diamonds - Unlit																
Midhurst Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Minesing (Adams) Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Grenfel Community Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$100,000
O'Neil Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Anten Mills Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Major Diamonds - Lit																
Doran Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$240,000
Hillsdale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$240,000
Tree Nursery Sports Park	-	-	-	2	2	2	2	2	2	2	2	2	2	4	4	\$380,000
T-Ball Fields																
Valender Park	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$35,000
Grenfel Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Snow Valley Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Edenvale Ball Diamond	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$35,000
Snow Valley Highlands Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Tennis Courts - Lit																
Doran Park	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$231,000
Elmvale	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	\$231,000
Tennis Courts - Unlit																
Snow Valley Highlands (Basketball/Tennis)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$95,000
Stonemanor Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$23,000
Basketball Courts																
Stonemanor Phase 2 (Half-Court)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$83,000
Pickleball Courts																
Stonemanor Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$19,000
Outdoor Ice Facilities																
Anten Mills	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,400
Glenhuron Park- Concrete Pad	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,400
Green Pine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,500
Grenfel- Rink Boards	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,900



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Grenfel	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$181,400
Hillsdale - Pavillion	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$255,900
Hillsdale - Rink Boards	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$89,900
Homer Barrett- Concrete Pad	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,100
Minesing - Pavillion and Rink Boards	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$239,700
Valender	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$123,000
Midhurst Pavilion and Concrete Pad	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$795,500
Midhurst Rink Boards	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$103,800
Stonemanor Phase 1 Pergola/Gazebo	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$8,600
Stonemanor Phase 1 Sports Pad	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$61,000
Stonemanor Phase 1 Park Sunshade	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$26,600
Doran Park Pavillion Shelter	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$59,500
Stonemanor Phase 2 Pergola/Gazebo	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$53,300
Playgrounds																
Anten Mills Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,800
Apto Glen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Bishop park	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$76,900
Black Creek Estates	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$55,300
Cherry Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,500
Cowdray Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,300
Crystalwaters	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Doran Park	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$177,100
Elmvale Meadows	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$30,700
Graham MacDonald Park (formerly Forests of Hillsdale)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$57,700
Foyston Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Green Pine Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$59,200
Glenbrook Subdivision	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,400
Grenfel Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,300
Harry Adams Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,800



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Hendrie Ridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$47,600
Heritage Park	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,200
Highlands of Hillsdale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Hillsdale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,400
Holloway Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$53,800
Homer Barrett Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,500
Mami Lane, Fegusonvale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,600
Memorial Park, Minesing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,700
Midhurst Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,700
Orr Lake Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Paddy Dunn Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,300
Pinehill Estates	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,500
Ravines of Matheson Creek	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$45,700
Robinson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,500
Snow Valley Highlands	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,500
Snow Valley Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,500
Stonegate Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,500
Valendar Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,500
Vespra Downs Subdivision	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,400
Wagner Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,500
Helen Coutts Park	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$82,300
Stonemanor Park - Phase 1	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$88,000
Stonemanor Park - Phase 2 (Jr/Sr)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$115,000
Outdoor Fitness Equipment																
Vespra Downs Park	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$15,100
Bishop Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$35,000
Doran Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$32,000
Skate Park																
Elmvale Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,200



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Special Facilities																
Doran Park Washroom Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,200
Edenvale Conservation Area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,200
Hunter Russel Nature Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$222,900
North Simcoe Rail Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$461,100
Nine Mile Portage Historic Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,600
Orr Lake Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,700
Anten Mills Community Park - change room building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$84,400
Anten Mills Community Park - Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,300
Edenvale Conservation Area - Picnic Pavilion and Picnic Area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,300
Grenfel Community Park - Storage Garage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,600
Heritage Park (Amphitheatre, Pavilion, Arboretum)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$345,800
Hillsdale Community Park - Storage Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,900
Hillsdale Community Park - Ball Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Homer Barrett Park - Pavilion and Service Buildings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,600
Minesing Station Park - Trans Canada Trail Kiosk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Minesing Community Centre - Change Room Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$99,900
O'Neill Park - Concession & Washroom Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$176,800
Snow Valley Highlands Park - Storage Building	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$18,700
Tree Nursery Sports Park - Amenities Building	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$653,200
Tree Nursery Sports Park - Pre-Servicing & Roadway Expansion for Next Two Diamonds	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$1,306,500



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Valendar Park Rink House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$345,800
Yard III - 11 William St.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,872,000
Splash Pad and Mechanical Building- Homer Barrett Park	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$496,100
Tree Nursery Sports Park - Equipment/ Storage Building	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$52,200
Hunter Russel Nature Trail Bridges	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$103,800
North Simcoe Rail Trail Bailey Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,400
Snow Valley Lowlands Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,200
Nine Mile Portage Trail Boardwalk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,600
Bishop Park Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,000
Total	89	92	92	97	97	100	103	104	104	105	107	112	115	115	121	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0050	0.0051	0.0051	0.0053	0.0053	0.0054	0.0056	0.0056	0.0055	0.0053	0.0053	0.0054	0.0055	0.0053	0.0055

15 Year Average	2008-2022
Quantity Standard	0.0053
Quality Standard	\$133,889
Service Standard	\$710

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$710
Eligible Amount	\$9,409,429



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Linear km of Paths and Trails

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/ Linear km)
Hunter Russell Nature Trail	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	1.71	\$23,500
North Simcoe Rail Trail	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	26.01	\$117,600
Snow Valley Lowlands (1)	1.69	1.69	1.69	1.69	1.69	1.69	2.57	2.57	2.57	3.37	3.37	3.37	3.37	3.37	3.37	\$70,600
Snow Valley Lowlands (2)	-	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$23,500
Snow Valley Highlands	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$47,000
Nine Mile Portage Trail (1)	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	2.79	2.79	2.79	2.79	2.79	2.79	\$47,000
Nine Mile Portage Trail (2)	-	-	-	-	-	-	-	-	-	1.41	1.41	1.41	1.41	1.41	1.41	\$70,600
Stone Manor Woods	-	-	-	-	-	-	-	-	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$70,600
Total	34.26	34.26	34.26	34.26	34.26	34.26	37.14	37.14	38.96	39.76	39.76	39.76	39.76	39.76	39.76	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	0.0020	0.0020	0.0020	0.0020	0.0020	0.0019	0.0019	0.0018	0.0018

15 Year Average	2008-2022
Quantity Standard	0.0019
Quality Standard	\$98,342
Service Standard	\$187

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$187
Eligible Amount	\$2,477,631



**Township of Springwater
Service Standard Calculation Sheet**

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Elmvale Community Arena	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	34,650	\$762	\$846
Elmvale Community Hall	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	5,110	\$600	\$664
Hillsdale Hall	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$600	\$667
Midhurst Community Centre	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	\$600	\$672
Minesing Community Centre	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	7,028	\$600	\$667
Grenfel Hall	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	2,946	\$600	\$665
Anten Mills Community Centre	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	2,975	\$600	\$665
Administration Centre (Recreation department)	-	398	398	398	398	398	398	398	398	398	398	398	398	398	398	\$600	\$669
Total	59,309	59,707															

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	3.3514	3.3217	3.3015	3.2765	3.2573	3.2534	3.2407	3.2239	3.1327	3.0399	2.9313	2.8752	2.8324	2.7513	2.6992

15 Year Average	2008-2022
Quantity Standard	3.0992
Quality Standard	\$771
Service Standard	\$2,389

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$2,389
Eligible Amount	\$31,677,212



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
1981 Home Trailer (little blue S/A)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	\$33,800
1990 Tandem Landscape Home Trailer (trench box-p)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$6,100
1996 Zamboni Ice Resurfacer	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$131,400
2003 Road Master Trailer (white portable skateboard)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	\$30,700
1970 Massey 35 Tractor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	\$64,600
1997 Ford 1620 Tractor/Loader	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$53,800
2003 Ford One Ton Flat Bed	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	\$67,600
1996 Chev One Ton Dump Truck	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$81,500
1999 Ransomes Mower	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$109,200
1999 CHEV 3/4 Ton Pickup	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	\$43,000
2004 Turf Tiger Top Dresser	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$36,900
2005 Smith co Groomer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$24,600
2006 Bandit Diesel Disc Wood chipper	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$75,300
2006 Overseeder	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$24,600
2005 Ford 3/4 ton 4x4 pick/up (used 5 mos by pwks)	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$75,300
2007 Holder Tractor (used 5 mos by pwks)	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$167,500
2007 Holder plow and sanding and 48"broom equipment	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$47,600
2007 Holder turf tires and stensbol 12' mower deck	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$33,800
2007 Tilt and Load tandem trailer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$13,800
2008 Tandem trailer (7500kg for Holder)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$7,700



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2009 Ford 450 Dump Box	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$83,000
2012 Ford 450 Dump Box	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$83,000
2012 Zamboni Ice Resurfacer	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$131,400
2011 Jacobsen Mower	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$76,900
2009 John Deere Zero Turn Mower	-	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	\$76,900
2012 Ford 250 4x4 Long box	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$61,400
2012 Ford 250 4x4 Regular Box	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$61,400
2004 GMC Canyon	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$46,100
2005 Dodge 1500	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$61,400
2010 Holder Tractor	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$153,700
2013 Ford 450 Dump Box	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$108,600
1988 F350 Cube Van	-	-	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	\$16,600
2014 Nissan Van	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$30,700
2015 Chev 2500	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$53,800
2016 Chev 1500	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$61,400
2006 Dodge 1500	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	-	-	\$61,400
2003 Ford 250 Flat Bed	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$108,600
2013 Tandem Trailer	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$12,800
2015 Single Axle Trailer	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$4,200
2016 Tandem Dump Trailer	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$11,100
2017 Kubota M7060 Tractor/Loader	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$83,000
2014 Holder Tractor (used 50% by PW)	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	0.5	-	-	\$211,700
2012 Trackless Tractor (used 50% by PW)	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-	-	\$215,800
2012 Trackless Mower Deck & turf tires	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$41,500
2013 ProCat Zero Turn Mower	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$20,800



**Township of Springwater
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2014 John Deere Zero Turn Mower	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$23,500
2016 McConnel Power Arm	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	-	-	\$24,200
2016 McConnel Flail Head Mower	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	-	-	\$6,900
2016 McConnel Flail Head Mower	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	-	-	\$6,900
2017 Lastec Wide area Flex Mower	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$33,200
2014 Smithco Groomer	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$33,800
2014 ATV (Gator)	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	\$16,900
2015 Leyland Spreader	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$11,100
2016 Reist Power Rake	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$20,100
2017 Big Tex Tandem Trailer	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$15,900
Total	21.0	22.0	23.0	24.0	27.5	27.5	30.5	32.5	38.5	44.0	43.0	43.0	41.0	23.0	23.0	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.0012	0.0012	0.0013	0.0013	0.0015	0.0015	0.0017	0.0018	0.0020	0.0022	0.0021	0.0021	0.0019	0.0011	0.0010

15 Year Average	2008-2022
Quantity Standard	0.0016
Quality Standard	\$50,094
Service Standard	\$80

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$80
Eligible Amount	\$1,062,789



**Township of Springwater
Service Standard Calculation Sheet**

Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Elmvale Branch	4,421	4,421	4,421	5,641	5,641	5,641	5,641	5,641	5,641	5,641	5,641	5,641	5,641	5,641	5,641	\$600	\$732
Midhurst Branch	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$600	\$732
Minesing Branch	280	280	280	280	280	280	280	280	280	280	280	280	280	280	280	\$600	\$732
Total	8,301	8,301	8,301	9,521													

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	0.4691	0.4618	0.4590	0.5225	0.5194	0.5188	0.5168	0.5141	0.4996	0.4848	0.4674	0.4585	0.4517	0.4387	0.4304

15 Year Average	2008-2022
Quantity Standard	0.4808
Quality Standard	\$732
Service Standard	\$352

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$352
Eligible Amount	\$4,667,122



**Township of Springwater
Service Standard Calculation Sheet**

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Books	44,931	43,375	75,842	46,402	42,225	45,831	41,927	42,024	36,157	38,636	33,129	33,149	35,435	35,031	37,512	\$50
Periodicals	65	68	72	84	82	55	47	49	45	49	41	50	43	37	32	\$46
Videos	1,386	978	680	520	329	329	-	-	-	-	-	-	-	-	-	\$30
DVDs	983	1,367	1,524	1,716	1,904	1,891	2,077	2,388	2,878	3,299	3,989	4,272	4,511	3,929	4,712	\$39
Talking Books	491	305	286	250	203	203	-	-	-	-	-	-	-	-	-	\$61
Books on CD	416	502	610	740	812	570	616	663	707	762	573	620	656	511	518	\$69
Compact Discs	351	414	421	435	467	273	276	278	282	279	36	36	36	35	37	\$28
E-Resources (Integrated Library System)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,961
Video games	-	-	42	56	123	106	106	120	110	110	228	268	304	293	294	\$54
Blu-rays	-	-	16	42	117	173	226	282	361	458	985	1,102	1,152	1,197	1,236	\$46
Overdrive Platform for E-books and E-audio books	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,341
E-books/E-audiobooks	-	-	-	-	6,578	8,433	10,267	11,896	13,413	13,600	13,600	14,042	17,164	35,559	35,193	\$111
E-Resources (Databases)	7	37	31	13	25	26	21	21	21	20	20	21	21	24	26	\$570
Playaways (Pre-loaded audio books)	-	-	-	-	-	69	75	80	80	77	63	63	63	62	62	\$138
CPENS	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$330
Curriculum Kits	-	-	-	-	-	-	-	-	-	-	11	16	21	58	74	\$100
Hotspots	-	-	-	-	-	-	-	-	-	-	-	6	16	16	16	\$200
Total	48,632	47,048	79,526	50,260	52,867	57,961	55,640	57,803	54,056	57,292	52,677	53,647	59,427	76,757	79,717	

Population	17,697	17,975	18,085	18,223	18,330	18,352	18,424	18,520	19,059	19,641	20,369	20,766	21,080	21,701	22,120
Per Capita Standard	2.75	2.62	4.40	2.76	2.88	3.16	3.02	3.12	2.84	2.92	2.59	2.58	2.82	3.54	3.60

15 Year Average	2008-2022
Quantity Standard	3.0391
Quality Standard	\$62
Service Standard	\$188

D.C. Amount (before deductions)	2023 to 2031
Forecast Population	13,260
\$ per Capita	\$188
Eligible Amount	\$2,487,178

Appendix C

Long-Term Capital and Operating Cost Examination

Appendix C: Long-Term Capital and Operating Cost Examination

Township of Springwater Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2021 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Table C-1
Township of Springwater
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-2
Township of Springwater
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Elmvale				
1. Water Services				
1.1 Water Services	780,000	18,098	106,667	124,765
2. Wastewater Services				
2.1 Wastewater Services	16,196,207	380,794	82,679	463,473
Centre Vespra and Snow valley				
3. Water Services				
3.1 Water Services	4,313,794	115,740	77,855	193,595
Centre Vespra				
4. Wastewater Services				
4.1 Wastewater Services	1,753,187	51,710	42,924	94,634
Snow Valley				
5. Wastewater Services				
5.1 Wastewater Services	370,000	9,566	17,423	26,989
Municipal Wide				
6. Services Related to a Highway				
6.1 Roads and Related	72,418,676	4,455,010	4,050,642	8,505,652
6.2 Public Works	1,651,500	183,410	1,671,413	1,854,823
7. Fire Protection Services				
7.1 Fire facilities, vehicles and equipment	19,402,390	1,694,975	1,106,472	2,801,447
8. Parks and Recreation Services				
8.1 Parkland development, amenities, trails, vehicles, and recreation facilities	60,324,646	2,491,979	1,181,909	3,673,888
9. Library Services				
9.1 Library facilities and materials	7,311,563	316,476	504,834	821,310
Total	\$184,521,963	\$9,717,758	\$8,842,817	\$18,560,575

Appendix D

D.C. Reserve Fund Policy

Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);



- transactions for the year (e.g. collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
 - if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35(3) of the D.C.A.:

35(3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

1. Include a schedule as part of the annual treasurer's statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.

Figure D-1
Township of Springwater
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates					Total
	Services Related to a Highway	Water Services	Wastewater Services	Fire Protection Services	Parks and Recreation Services	
Opening Balance, January 1, _____						0
<u>Plus:</u>						
Development Charge Collections						0
Accrued Interest						0
Repayment of Monies Borrowed from Fund and Associated Interest ¹						0
Sub-Total	0	0	0	0	0	0
<u>Less:</u>						
Amount Transferred to Capital (or Other) Funds ²						0
Amounts Refunded						0
Amounts Loaned to Other D.C. Service Category for Interim Financing						0
Credits ³						0
Sub-Total	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Figure D-2a
Township of Springwater
Attachment 1
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions					
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Figure D-2b
 Township of Springwater
 Attachment 1
 Annual Treasurer's Statement of Development Charge Reserve Funds
 Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Water Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Wastewater Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Figure D-3
Township of Springwater
Attachment 2
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					

Figure D-4
Township of Springwater
Attachment 3
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Appendix E

Local Service Policy



Appendix E: Local Service Policy

Township of Springwater Local Service Policy

This Local Service Policy document outlines the Township of Springwater's policy on Development Charges and Local Service Funding for services related to Roads; Traffic Control Systems, Signals, and Intersection Improvements; Transportation Infrastructure related to Pedestrian and Cycling Facilities; Streetlights; Noise Abatement Measures; Stormwater Management; Water and Wastewater Services; and Parkland Development. It provides guidelines about the size and nature of engineered infrastructure that is included in the Township of Springwater Development Charge Background Study as a development charge project versus infrastructure that is considered to be a Local Service. Local Service projects are the direct responsibility of developers pursuant to appropriate development agreements or applicable approvals.

The following guidelines are principles that will guide Township staff when they evaluate development applications. However, each application will be considered on its own merits (as per its Subdivision Agreement, Draft Plan Condition, and/or other Planning approvals) and in the context of the *Development Charges Act* and other relevant legislation. The nature, type and location of the development; existing and proposed development in the surrounding area; the location and type of services required; their relationship to the proposed development and to existing and proposed development in the area are examples of factors that will be considered in the context of applicable legislation.

The functions or services deemed to be local in nature are not to be included in the determination of the development charge rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the *Development Charges Act* and will (or may) be recovered under other agreement(s) with the landowner or developer.

A local service is defined as an infrastructure service that is:

- a) Internal to a development, or



- b) External to a development, however needed to support a specific development or required to link with the area to which the plan relates.

ROADS (Including Land & Associated Infrastructure)

Terms

The Township of Springwater's Roads are intended for the transportation of people and goods via different modes such as passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. For the discussion of Local Service Policy and Development Charges, 'roads' refers to all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A 'complete street' is the concept whereby a road is planned, designed, operated and maintained to enable pedestrians, cyclists, motorists and other users to safely and comfortably be moved, allowing for the efficient movement of persons and goods.

'Associated infrastructure' shall include but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

Arterial Roads:

New arterial roads and arterial road improvements are included in the Development Charge calculation as outlined in the Township of Springwater's Development Charge Background Study.



Collector Roads:

Some collector roads are included in the Development Charge calculation as outlined in the Township of Springwater's Development Charge Background Study. For those Collector roads that are not identified in the Development Charge Background Study, the following conditions apply:

Collector Roads – internal to a development and inclusive of all land and associated infrastructure – are a direct developer responsibility as a local service under s. 59 of the *Development Charges Act*.

Collector Roads - external to a development but deemed by the Township of Springwater as needed to support a development or to link with an area to which the plan relates, inclusive of all land and associated infrastructure, are also a direct developer responsibility as a local service. Otherwise, Collector Roads external to a development, inclusive of all land and associated infrastructure, may be included in the Development Charge calculation to the extent permitted under s.5(1) of the *Development Charges Act*.

All Local Roads are the developer's direct responsibility as a local service under s. 59 of the *Development Charges Act*.

Roads related specifically to the Midhurst Secondary Plan Area

In addition to the roads mentioned above, the table below identifies development related works in the Midhurst Secondary Plan area that are to be paid for by development in Midhurst as a "local service" under s. 59 of the *Development Charges Act*.



**TOWNSHIP OF SPRINGWATER
MIDHURST SECONDARY PLAN - PHASE 3 & 4 CLASS EA
TRANSPORTATION IMPROVEMENTS**

	Street Name	From	To	Intersections	Approx. Length (km)	No. of Proposed Lanes	Urban or Rural	Active Transportation Lanes	Existing R.O.W. Width	Proposed R.O.W. Width	Required Property Acquisition (Sq.m.)	Cost for Property Acquisition	Asphalt Platform Width	Total Boulevard Width	Sidewalk or Multi Use Trail	Comments	Cost Per Metre for Construction	Feature Comments	Cost for Feature	Total Estimated Construction Cost (2018\$)	
Phase 1	Finlay Mill Road	Hwy 26	Wattie Road		0.85	3	Urban	NO	20	20	0		10.5	4.25	2 - 1.5m each side	No room for Active Transportation lanes	\$3,900	Bridge at Finlay Mills and Wattie and Retaining Walls	\$2,109,300	\$5,424,300	
	Finlay Mill Road	Wattie Road	Doran Road		0.60	2	Urban	NO	20	20	0		11	4	2 - 1.5m each side	No room for Active Transportation lanes	\$3,800		\$0	\$2,280,000	
	Snow Valley Road	Wilson Drive	Hwy 26		2.80	2	Rural	2 - 2.0m each	20	26	16800		12.5	3.75	Paved Shoulder	County Road	\$2,800	Hydro Relocation for Overhead Transformers on Snowvalley Road	\$1,560,000	\$9,400,000	
	Doran Road	Finlay Mill Road	West limit of Draft Plans		0.75	2	Urban	2 - 1.5m each	varies	varies	Given by Dev		11		2 - 1.5m each side	Need various widenings	\$3,900	Retaining Walls	\$136,500	\$3,061,500	
	Gill Road	Doran Road	North limit of Draft Plan		0.85	2	Urban	2 - 1.5m each	20 - 21.5	23	2550		11	min. 4.0	2 - 1.5m each side	1.5m widening from Alliance	\$3,900		\$0	\$3,315,000	
	Gill Road	North Limit of Draft Plan	Craig Road		0.40	2	Rural	2 - 2.0m each	20	23	1200		11	4.5	NO	Ganaraska Trail	\$2,700		\$0	\$1,080,000	
	Carson Road	Anne Street	West of Glenbrook Drive	2 Subdivision Entrances	0.70	2	Urban	2 - 1.5m each	20 - 28	28	Given by Dev		11		1.5m on South side	Carson Trail Sub. on North side	\$3,900		\$0	\$2,730,000	
	Carson Road	West of Glenbrook Drive	Hwy 26		0.70	2 - 5	Urban	2 - 1.5m each	20 - 27	40	14000		11.0 - 20.5		1.5m on South side	Open ditch on North side	\$3,800		\$0	\$2,660,000	
				Carson Road - Wilson Drive														\$500,000			\$500,000
				Carson Road - Hwy 26														\$2,000,000			\$2,000,000
				Finlay Mill - Wattie Road														\$250,000			\$250,000
				Finlay Mill - HWY 26/27														\$400,000			\$400,000
				Gill Road - Doran Road														\$250,000			\$250,000
				HWY 26 - HWY 27														\$750,000			\$750,000
						7.65															\$34,100,800
	2	St. Vincent Street	Doran Road	Belmont Crescent link		0.50	2	Urban	2 - 1.5m each	20 - 30	20	0		11	min. 4.0	2 - 1.5m each side	Opening of unopened road allowance	\$4,000	Retaining Walls	\$201,500	\$2,201,500
		St. Vincent Street	Belmont Crescent	Willow Creek Bridge		1.70	2	Urban	2 - 1.5m each	20	20	0		11	4.0	2 - 1.5m each side		\$4,000		\$0	\$6,800,000
		Carson Road	Wilson Drive	Black Creek		0.60	2	Rural	2 - 1.5m each	20	20	0		11	4.5	Paved Shoulder		\$4,200	Culvert For Carson Road at Black Creek	\$1,560,000	\$4,080,000
		Carson Road	Black Creek	Anne Street	4 Subdivision Entrances	0.80	2 - 3	Urban	2 - 1.5m each	36	36	Given by Dev		11 - 13.5	min. 4.0	2 - 1.5m each side		\$2,400		\$0	\$1,920,000
					HWY 400 - Forbes Rd.													\$1,000,000			\$1,000,000
						3.60															\$16,001,500
	3	Forbes Road	Russell Road	Old Second Road South		1.10	2	Rural	2 - 2.0m each	20 - 30	30	0		12.5	3.75	Paved Shoulder	Interim scenario	\$3,400		\$0	\$3,740,000
		St. Vincent Street	Willow Creek bridge	City of Barrie Limits		1.70	2	Rural	2 - 2.0m each	20	20	0		11	4.5	?	Possible MUT on East side	\$2,700		\$0	\$4,590,000
		Anne Street	Carson Road	South limit of Draft Plans		0.65	2	Urban	2 - 1.5m each	26	26	Given by Dev		11	7.0	2 - 1.5m each side		\$2,700	Retaining Walls	\$390,000	\$2,145,000
		Anne Street	South limit of Draft Plans	City of Barrie Limits		1.25	2	Rural	2 - 2.0m each	20	20	0		11	4.5	Paved Shoulder		\$2,700		\$0	\$3,375,000
Wilson Drive		City of Barrie limits	Snow Valley Road		3.80	4	Rural	2 - 2.0m each	26	40	53200		17			County Road	\$3,000		\$0	\$11,400,000	
Russell Road (Interim)		Pooles Road	Forbes Road		1.00	2	Rural	2 - 2.0m each	20	20	0		11				\$300		\$0	\$300,000	
			Craig Rd. - County Rd 27														\$1,500,000			\$1,500,000	
					9.50															\$27,050,000	
4	Doran Road	West limit of Draft Plans	Russell Road		1.40	2 - 3	Urban	2 - 1.5m each	29.5	30	Given by Dev		11 - 13.5	min. 4.0	2 - 1.5m each side		\$3,800		\$0	\$5,320,000	
				4 Subdivision Entrances																\$0	
					1.40															\$5,320,000	
5	Forbes Road (interim)	Old Second Road South	Hwy 400		1.20	2	Rural	NO	20	40	24000		12.5	3.75			\$200		\$0	\$240,000	
	Pooles Road	St. Vincent Street	Silverwood Crescent		0.75	2	Urban	2 - 1.5m each	17 - 20	20	2250		11	max. 4.0	2 - 1.5m each side	Need various widenings	\$3,800		\$0	\$2,850,000	
	Pooles Road	Silverwood Crescent	Russell Road		0.75	2	Rural	2 - 1.5m each	10	23	9750		11				\$2,500	Retaining Walls	\$91,000	\$1,966,000	
	Russell Road	Pooles Road	Walt Road	3 Subdivision Entrances	0.60	2	Urban	2 - 1.5m each	20 - 28	28	4800		11	min. 4.0	1.5m on West side	8m widening on Geranium Draft Plan	\$3,700		\$0	\$2,220,000	
	Russell Road	Walt Road	Forbes Road		0.50	4	Urban	2 - 1.5m each	26	26	0		18				\$3,900		\$0	\$1,950,000	
				Russell Rd. - Walt Rd. Pooles Rd. - St. Vincent																\$0 \$0	\$0 \$0
					3.8															\$9,226,000	
PHASE 1 LENGTH					25.95																\$91,698,300
Phase 2	Forbes Road	Russell Road	Hwy 400		2.3	4	Rural	2-2.0m each	40				19			Ultimate scenario	\$2,500		\$0	\$5,750,000	
				Russell Road - Forbes Road															\$800,000	\$800,000	
				Russell Road - Doran Road																\$350,000	
	Walt Road	Old Second Rd.	Russell Rd		1.1	2	Urban	2-2.0m each	20				11				\$3,700		\$0	\$4,070,000	
				Pooles Road - Russell Road															\$300,000	\$300,000	
3	Old 2nd Road South	Walt Rd.	Pooles Rd.		1.2	2	Rural	2-2.0m each	20				11.5				\$2,500		\$0	\$3,000,000	
	Pooles Road	Old Second Rd	Russell Rd.		1.1	2	Rural	2-2.0m each	20				11.5				\$2,500		\$0	\$2,750,000	
				Hwy 400 - Forbes Road															\$6,000,000	\$6,000,000	
PHASE 2 LENGTH					5.7																\$22,720,000
SUB-Total Phase 1 & 2																				\$114,418,300	
Contingency Allowance (5%)																				\$5,700,000	
Engineering (15%)																				\$17,200,000	
TOTAL PHASE 1 & 2 (Excl HST)																				\$137,318,300	

Note: This excludes the costs associated Craig Road Extension (Russell Rd to Cty Rd 27), as these costs are within the Township Wide Development Charges



Traffic Control Systems, Signals and Intersection Improvements

All traffic control systems, signals, and intersection improvements internal to a development are the developer's direct responsibility as a local service.

Traffic control systems, signals, and intersection improvements external to a development but deemed by the Township of Springwater as needed to support a development or to link with an area to which the plan relates are also a direct developer responsibility as a local service. Otherwise, traffic control systems, signals, and intersection improvements external to a development may be included in the Development Charge calculation to the extent permitted under s.5(1) of the *Development Charges Act*.

Transportation Infrastructure Related to Pedestrian and Cycling Facilities

Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to local or collector road corridors internal to a development are a direct developer responsibility through local service provisions (s.59 of the *Development Charges Act*).

Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within road corridors external to a development and deemed by the Township to support a specific development or required to link with the area to which the plan relates are also a direct developer responsibility as a local service under s.59 of *Development Charges Act*.

Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that form part of the Township's Recreation Master Plan or Trails Master Plan are included as a calculation in the Development Charge Background Study.

Streetlights

Streetlights on local and collector roads are part of the 'complete street' concept and a direct developer responsibility through local service provisions as stipulated by s. 59 of the *Development Charges Act*. This applies to local or collector roads internal to a development and to local or collector roads external to a development that the



Township deems necessary to support a specific development or required to link with the area to which the plan relates.

In addition, where a street in a development connects to an existing Township road, the developer is directly responsible for installing a streetlight(s) in accordance with Township needs and specifications.

Streetlights on arterial roads may be included as part of the Development Charge calculation in the Development Charge Background Study.

Noise Abatement Measures

Developers are directly responsible – as a local service under s. 59 of the *Development Charges Act* – for noise abatement measures internal to a development and external to a development where the Township of Springwater deems the noise abatement is related to or a requirement of a specific development.

Noise abatement measures on new arterial roads or road improvements abutting an existing community and unrelated to a specific development may be included in the Development Charge calculation to the extent permitted under s.5(1) of the *Development Charges Act*.

Stormwater Management

Unless included as part of the Development Charge calculation in the Township of Springwater Development Charge Background Study, stormwater facilities are a direct developer responsibility as a local service under s. 59 of the *Development Charges Act*.

Examples of local services that developers are directly responsible for include: stormwater facilities for quality or quantity management; erosion works; storm sewer systems and drainage works required for a specific Development, either internal or external to the area to which the plan relates.

The over-sizing cost of stormwater facility capacity and monitoring works may be subject to cost-sharing agreements in accordance with Township requirements or included as part of the Development Charge calculation in the Township of Springwater Development Charge Background Study.



Developers are directly responsible for providing, as a local service:

New underground services or upgrading existing underground services external to the development if the Township deems that the services are required to service the development and if the pipe sizes do not exceed 1050 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into cost-sharing agreements with other developers independent of the Township.

Stormwater management ponds and other facilities required by the development, including all associated features such as landscaping and fencing.

The following items will be paid for through Development Charges or through cost-sharing agreements in accordance with Township requirements:

External underground services involving trunk infrastructure and pipe sizes exceeding 1050 mm for stormwater services.

Water and Wastewater Services

Developers are directly responsible for providing, as a local service:

All underground services internal to a development, including water and sanitary services;

Service connections from existing underground services to the development;

New underground services or upgrading existing underground services external to the development, if the services are required to service the development and if the pipe sizes do not exceed 450 mm for water and sanitary. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into cost-sharing agreements with other developers independent of the Township;

Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual or localized developments. If these works are required by two or more developments, the developer for the first development will be responsible



for the cost of the external services and may enter into cost-sharing agreements with other developers independent of the Township;

Water and/or wastewater treatment facilities that only provide service to an individual or localized development.

Water services related specifically to the Hillsdale Area

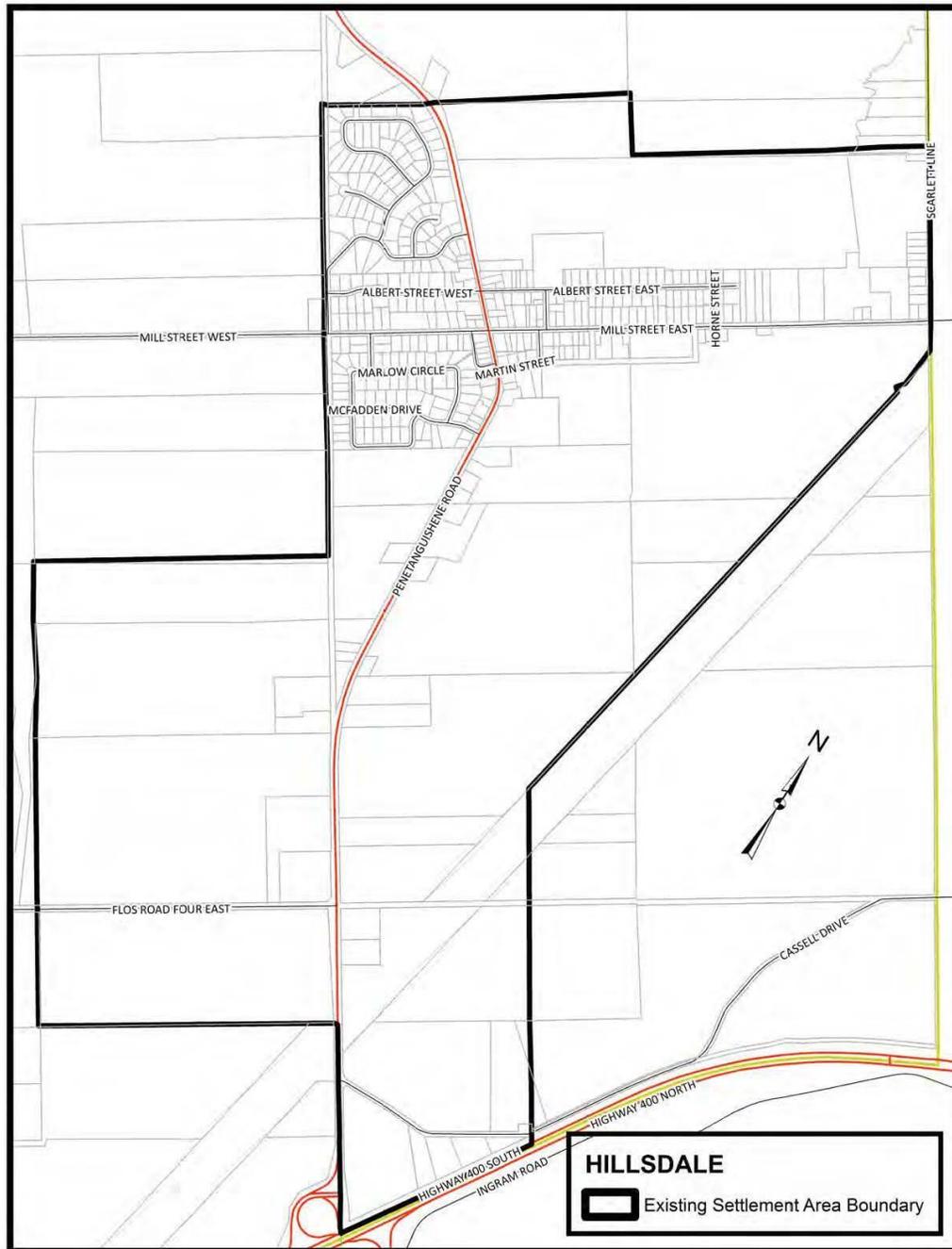
In addition to the water services mentioned above, the table below identifies development related works in the Hillsdale area that are to be paid for by development in Hillsdale as a “local service” under s. 59 of the *Development Charges Act*.

Item Description	Gross Capital Cost Estimate (2023\$)
Develop 3 new municipal wells on Cassell Drive	\$1,260,000
Construction of a new water treatment plant (at location of municipal wells on Cassell Drive)	\$2,530,000
Decommission Existing Municipal Wells	\$200,000
New 300mm diameter watermain from Cassell Drive to Existing Community	\$5,660,000
Additional Water Storage Standpipe Adjacent to Existing Standpipe	\$1,350,000
Total	\$11,000,000

Map E-1 below provides for the service area of Hillsdale to which the above applies:



Map E-1 Hillside Water and Secondary Plan Service Area



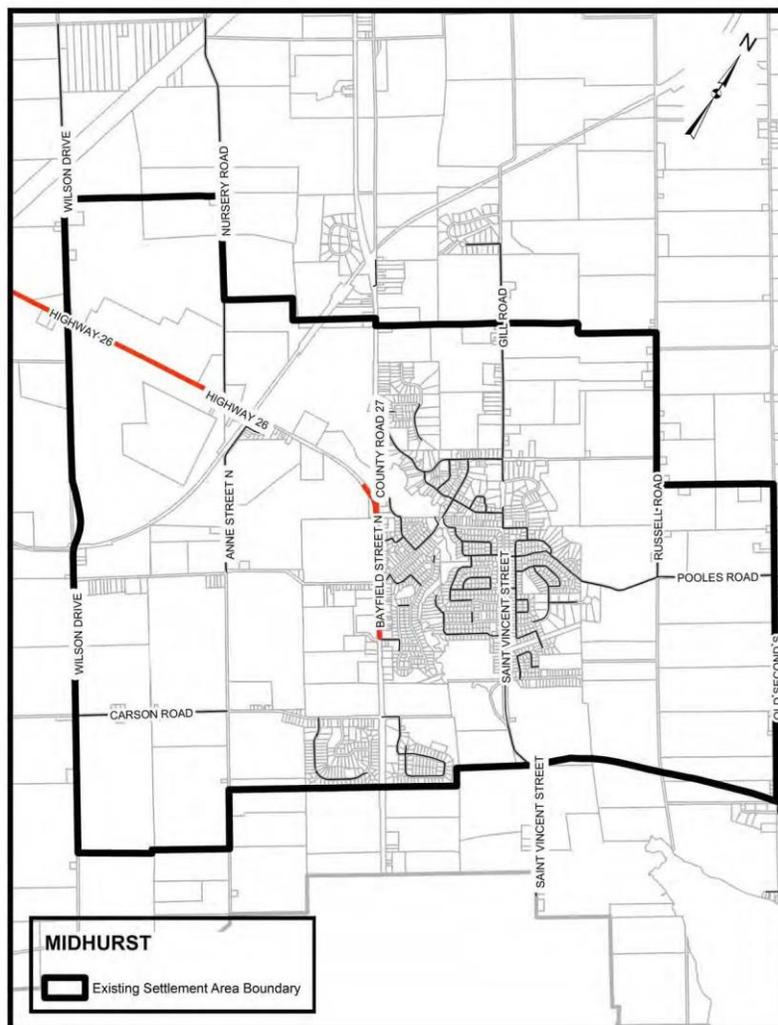


Water & Wastewater services related specifically to the Midhurst Secondary Plan Area

In addition to the water and wastewater services mentioned above, the table below identifies development related works in the Midhurst Secondary Plan area that are to be paid for by development in Midhurst as a “local service” under s. 59 of the *Development Charges Act*.

Map E-2 below provides for the service area of Midhurst to which the above applies:

Map E-2
Midhurst Secondary Plan Service Area





**TOWNSHIP OF SPRINGWATER
MIDHURST SECONDARY PLAN - PHASE 3 & 4 CLASS EA
WATER SUPPLY, STORAGE & TRUNK DISTRIBUTION COSTS**

ITEM DESCRIPTION	Status	Quantity	Unit	Unit Price	Amount (2018\$)
Production well OW24 (see Drawing 113027 - OP2 for all well locations) See Note 1	Not Built	20	L/s	\$30,000	\$600,000
Production well TW21	Not Built	20	L/s	\$30,000	\$600,000
Reserve well R2	Not Built	20	L/s	\$30,000	\$600,000
Raw water supply pipe (250 mm) from Neighbourhood 3 to Neighbourhood 2 (See Note 2)	Not Built	3200	m	\$500	\$1,600,000
Production well PW1	Not Built	55	L/s	\$40,000	\$2,200,000
Production well TW35	Not Built	45	L/s	\$40,000	\$1,800,000
Reserve well R1	Not Built	55	L/s	\$40,000	\$2,200,000
Raw water supply pipe (250 mm) within Neighbourhood 2 (See Note 2)	Not Built	600	m	\$500	\$300,000
Raw water supply pipe (300 mm) from Neighbourhood 2 to treatment plant (See Note 2)	Not Built	1000	m	\$600	\$600,000
Production well OW19	Built	36.5	L/s	\$35,000	\$1,277,500
Production well TW22	Built	36.5	L/s	\$35,000	\$1,277,500
Reserve well R3	Not Built	36.5	L/s	\$35,000	\$1,277,500
Raw water supply pipe (200 mm) from TW22 and OW19 to treatment plant (See Note 2)	Built	100	m	\$400	\$40,000
Production well OW29	Not Built	8	L/s	\$25,000	\$200,000
Land cost for OW29	Not Built	0.5	ha.	\$75,000	\$37,500
Production well TW34	Not Built	8	L/s	\$25,000	\$200,000
Land Cost for TW34	Not Built	0.5	ha.	\$75,000	\$37,500
Raw water supply pipe (250 mm) from OW29 and TW34 to treatment plant (See Note 3)	Not Built	4800	m	\$1,000	\$4,800,000
Doran Road - Phase 1 Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Not Built	1	ea.	\$8,055,906	\$8,055,906
Doran Road - Ultimate Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Not Built	1	ea.	\$3,888,976	\$3,888,976
Treated water distribution main (400 mm) to Doran Road development (See Note 2)	Not Built	300	m	\$800	\$240,000
Carson Road - Phase 1 Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Built	1	ea.	\$7,872,441	\$7,872,441
Carson Road - Ultimate - Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	Not Built	1	ea.	\$2,203,937	\$2,203,937
Treated water distribution main (400 mm) to Carson Road development (See Note 3)	Built	400	m	\$1,000	\$400,000
SUBTOTAL					\$42,310,000
Contingency Allowance (10%)					\$4,200,000
Engineering (17%)					\$7,200,000
TOTAL ESTIMATED CAPITAL COST					\$53,710,000

NOTES

1. Production wells were priced on 40 L/s capacity in Master Plan at \$30,000/L of capacity = \$1,200,000/well.
2. Pipe will be installed in green field therefore, reduced estimated unit cost
3. Pipe will be installed within existing roadway therefore, increased estimated unit cost
4. Estimated capital costs of WWTP taken from Black & Veatch Report contained within an Appendix of the Draft ESR



**TOWNSHIP OF SPRINGWATER
MIDHURST SECONDARY PLAN - PHASE 3 & 4 CLASS EA
WASTEWATER COLLECTION & TREATMENT COSTS**

ITEM DESCRIPTION	Status	Quantity	Unit	Unit Price	Amount (2018\$)
Sewage pump station - Drainage area # 1 (see Drawing 113027 - OP5 for location of all Drainage Areas) (approx. 100 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Initial sewage forcemain (150 mm) from PS # 1 to WWTP	Not Built	4,900	m	\$1,000	\$4,900,000
Ultimate sewage forcemain (250 mm) from PS # 1 to junction with FM #2 (See Note 3)	Not Built	1,900	m	\$1,200	\$2,280,000
Manifold forcemain (350 mm) from junction with FM2 to WWTP (see Drawing 113027-OP5) (See Note 3)	Not Built	3,000	m	\$1,500	\$4,500,000
Sewage pump station - Drainage area # 2 (approx. 130 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Sewage forcemain (250 mm) from PS # 2 to forcemain from PS #1 (manifold connection) (See Note 3)	Not Built	2,300	m	\$1,200	\$2,760,000
Sewage pump station - Drainage area # 7 (less than 100 L/s PF)	Not Built	1	ea.	\$1,500,000	\$1,500,000
Sewage forcemain (200 mm) from PS # 7 to Drainage area # 8 (See Note 3)	Not Built	1,700	m	\$1,000	\$1,700,000
Sewage pump station - Drainage area # 8 (approx. 100 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Sewage forcemain (250 mm) from PS # 8 to WWTP (See Note 2)	Not Built	700	m	\$500	\$350,000
Sewage pump station - Drainage area # 9 (26.5 L/s PF)	Not Built	1	ea.	\$750,000	\$750,000
Sewage forcemain (125 mm) from PS #9 to Drainage area # 10 (See Note 2)	Not Built	300	m	\$300	\$90,000
Sewage pump station - Drainage area # 10 (118 L/s PF)	Not Built	1	ea.	\$2,000,000	\$2,000,000
Sewage forcemain (250 mm) from PS # 10 to Wastewater Treatment Plant (See Note 2)	Not Built	400	m	\$500	\$200,000
Wastewater Treatment Plant - Phase 1 ADF = 6,450m ³ /day (See Note 1)	Not Built	1	ea.	\$40,605,000	\$40,605,000
Wastewater Treatment Plant - Ultimate ADF = 12,314 m ³ /day (See Note 1)	Not Built	1	ea.	\$30,672,000	\$30,672,000
Effluent forcemain(s) (500 mm) from WWTP to Willow Creek at Hwy 26 (See Note 3)	Built	4,700	m	\$1,000	\$4,700,000
SUBTOTAL					\$103,010,000
Contingency Allowance (10%)					\$10,300,000
Engineering (17%)					\$17,500,000
TOTAL ESTIMATED CAPITAL COST					\$130,810,000

NOTES

1. Estimated capital costs of WWTP taken from Black & Veatch Report contained within Appendix S of the Draft ESR
2. Pipe will be installed in green field, therefore reduced estimated unit cost
3. Pipe will be installed along existing roadways.

Parkland Development

The costs of the following items shall be direct developer responsibilities as a local service:

1. Base parkland development of lands conveyed to the Township in connection with development including, but not limited to, the following:
 - a. Clearing and grubbing;
 - b. Topsoil stripping and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without approval of the Township);
 - c. Parkland shall be free of any contaminated soil or subsoil;
 - d. Servicing – water, hydro, stormwater, sanitary, electrical, fibre/phone, catch basins, meter and meter boxes to a point just inside the property line as per Township’s requirements. This includes providing a catch basin, manhole, access boxes and meter boxes within the park property;
 - e. Rough grading (pre-grading) and the supply of topsoil to the required depth as per Township’s requirements;
 - f. Parkland shall not be mined for engineering fill and replaced with fill or topsoil;
 - g. Parkland shall be conveyed free and clear of all encumbrances;
 - h. All parks are to be developed to the “Township’s General Parkland Development standard” which includes all aspects up to fine grade, topsoil and sod; which is to be maintained up to park acceptance. They shall be graded to meet approved parkland grade, including any associated infrastructure requirements (retaining walls, drainage, etc.) and sodded to minimize erosion and dust. Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping;
 - i. Temporary park sign advising future residents that the site is a future park;



- j. Perimeter fencing of parkland to the Township's standard located on the public property side of the property line adjacent land uses (residential or non-residential) as required by the Township, or other approval authority;
- k. Preparation of a conceptual park plan complete with cost estimate.

The costs of the following items shall be paid through development charges:

1. Program facilities and all associated site works beyond the base parkland development standard as set out above. Upon receiving approval from the Township, developers may request to undertake such work on behalf of the Township and will receive a credit for the work undertaken based on actual costs incurred by the developer up to an upset limit of the value of the work agreed upon prior to undertaking the work.

Landscape Buffer Blocks, Features, Cul-De-Sac Islands, Berms, Grade Transition Areas, Walkway Connections To Adjacent Arterial Roads, Open Space, Etc.

The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality including, but not limited to, the following: pre-grading, sodding or seeding, supply and installation of amended topsoil (to the Township's required depth), landscape features, perimeter fencing and amenities and all plantings (including naturalization plantings in Open Spaces including buffers to natural heritage features; shall be a direct developer responsibility as a local service.

Additionally, restoration planting and landscaping requirements (as required by the Township or authorities having jurisdiction), as a result of the impact of the development including related restoration projects to enhance the NHS (e.g. stream realignment); and perimeter fencing to the Township standard located on public property side of the property line adjacent land uses (residential or non-residential) as required by the Township, or other approval authority.

Parkland Development related specifically to the Midhurst Secondary Plan Area

In addition to the parkland development provisions mentioned above, the table below identifies development related works in the Midhurst Secondary Plan area that are to be



paid for by development in Midhurst as a “local service” under s. 59 of the *Development Charges Act*.

The Owner shall agree in the Subdivision Agreement to convey suitable lands to the Township of Springwater for the purposes of parkland and to construct Park/Parkette Blocks, as identified in the chart below, to the satisfaction of the Township, subject to the Long Range Financial Plan and the update to the Parks and Recreation Master Plan.

The Owner shall agree in the Subdivision Agreement that parks shall be designed to the satisfaction of the Township, subject to the recommendations to the update to the Parks and Recreation Master Plan, at the sole expense of the Owner.

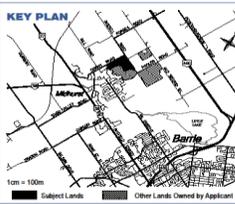
The Owner shall agree in the Subdivision Agreement to construct required parks consistent with phasing of development and acknowledge that the first occupancy permit will be withheld until such time as required parks are constructed as per park design to the satisfaction of the Township. A Park Phasing Plan shall be submitted to the satisfaction of the Township and implemented through the Subdivision Agreement.

File #	Development	Number of Park/Parkette/Future Parks/Parks within school sites	Parkland Block(s)	Parkette Block(s)	Future Park Block(s)	Park within School Site Block(s)
SP-T-1001	Bell Coutts Rusdor	5	617/618/ 619/620	621	n/a	n/a
SP-T-0703 SP-T-0705 SP-T-0904	Rose Alliance	3	1092/1093	1094	n/a	n/a
SP-T-1004	Micks	1	340	n/a	n/a	n/a
SP-T-1005	D. Hickling	4	811	812	823	821 (Condition 144)
SP-T-1006	A & R Hickling	3	533/534/535	n/a	n/a	n/a
SP-T-1007	Rome	1	335	n/a	n/a	n/a



DRAFT PLAN OF SUBDIVISION
Bell-Coutts-Rusdor
SP-T-1001

Part of Lots 13 & 14
Concession 3
Township of Springwater
County of Simcoe



SCHEDULE OF LAND USE

LOT/BLK	LAND USE	UNITS	AREA (sq. m)
Lot 1-100	Single Detached - 1.5m max. 20 units	100	20.00
Lot 101-110	Single Detached - 1.5m max. 10 units	100	20.00
Lot 111-120	Single Detached - 1.5m max. 10 units	100	20.00
Lot 121-130	Single Detached - 1.5m max. 10 units	100	20.00
Lot 131-140	Single Detached - 1.5m max. 10 units	100	20.00
Lot 141-150	Single Detached - 1.5m max. 10 units	100	20.00
Lot 151-160	Single Detached - 1.5m max. 10 units	100	20.00
Lot 161-170	Single Detached - 1.5m max. 10 units	100	20.00
Lot 171-180	Single Detached - 1.5m max. 10 units	100	20.00
Lot 181-190	Single Detached - 1.5m max. 10 units	100	20.00
Lot 191-200	Single Detached - 1.5m max. 10 units	100	20.00
Lot 201-210	Single Detached - 1.5m max. 10 units	100	20.00
Lot 211-220	Single Detached - 1.5m max. 10 units	100	20.00
Lot 221-230	Single Detached - 1.5m max. 10 units	100	20.00
Lot 231-240	Single Detached - 1.5m max. 10 units	100	20.00
Lot 241-250	Single Detached - 1.5m max. 10 units	100	20.00
Lot 251-260	Single Detached - 1.5m max. 10 units	100	20.00
Lot 261-270	Single Detached - 1.5m max. 10 units	100	20.00
Lot 271-280	Single Detached - 1.5m max. 10 units	100	20.00
Lot 281-290	Single Detached - 1.5m max. 10 units	100	20.00
Lot 291-300	Single Detached - 1.5m max. 10 units	100	20.00
Lot 301-310	Single Detached - 1.5m max. 10 units	100	20.00
Lot 311-320	Single Detached - 1.5m max. 10 units	100	20.00
Lot 321-330	Single Detached - 1.5m max. 10 units	100	20.00
Lot 331-340	Single Detached - 1.5m max. 10 units	100	20.00
Lot 341-350	Single Detached - 1.5m max. 10 units	100	20.00
Lot 351-360	Single Detached - 1.5m max. 10 units	100	20.00
Lot 361-370	Single Detached - 1.5m max. 10 units	100	20.00
Lot 371-380	Single Detached - 1.5m max. 10 units	100	20.00
Lot 381-390	Single Detached - 1.5m max. 10 units	100	20.00
Lot 391-400	Single Detached - 1.5m max. 10 units	100	20.00
Lot 401-410	Single Detached - 1.5m max. 10 units	100	20.00
Lot 411-420	Single Detached - 1.5m max. 10 units	100	20.00
Lot 421-430	Single Detached - 1.5m max. 10 units	100	20.00
Lot 431-440	Single Detached - 1.5m max. 10 units	100	20.00
Lot 441-450	Single Detached - 1.5m max. 10 units	100	20.00
Lot 451-460	Single Detached - 1.5m max. 10 units	100	20.00
Lot 461-470	Single Detached - 1.5m max. 10 units	100	20.00
Lot 471-480	Single Detached - 1.5m max. 10 units	100	20.00
Lot 481-490	Single Detached - 1.5m max. 10 units	100	20.00
Lot 491-500	Single Detached - 1.5m max. 10 units	100	20.00
Lot 501-510	Single Detached - 1.5m max. 10 units	100	20.00
Lot 511-520	Single Detached - 1.5m max. 10 units	100	20.00
Lot 521-530	Single Detached - 1.5m max. 10 units	100	20.00
Lot 531-540	Single Detached - 1.5m max. 10 units	100	20.00
Lot 541-550	Single Detached - 1.5m max. 10 units	100	20.00
Lot 551-560	Single Detached - 1.5m max. 10 units	100	20.00
Lot 561-570	Single Detached - 1.5m max. 10 units	100	20.00
Lot 571-580	Single Detached - 1.5m max. 10 units	100	20.00
Lot 581-590	Single Detached - 1.5m max. 10 units	100	20.00
Lot 591-600	Single Detached - 1.5m max. 10 units	100	20.00
Lot 601-610	Single Detached - 1.5m max. 10 units	100	20.00
Lot 611-620	Single Detached - 1.5m max. 10 units	100	20.00
Lot 621-630	Single Detached - 1.5m max. 10 units	100	20.00
Lot 631-640	Single Detached - 1.5m max. 10 units	100	20.00
Lot 641-650	Single Detached - 1.5m max. 10 units	100	20.00
Lot 651-660	Single Detached - 1.5m max. 10 units	100	20.00
Lot 661-670	Single Detached - 1.5m max. 10 units	100	20.00
Lot 671-680	Single Detached - 1.5m max. 10 units	100	20.00
Lot 681-690	Single Detached - 1.5m max. 10 units	100	20.00
Lot 691-700	Single Detached - 1.5m max. 10 units	100	20.00
Lot 701-710	Single Detached - 1.5m max. 10 units	100	20.00
Lot 711-720	Single Detached - 1.5m max. 10 units	100	20.00
Lot 721-730	Single Detached - 1.5m max. 10 units	100	20.00
Lot 731-740	Single Detached - 1.5m max. 10 units	100	20.00
Lot 741-750	Single Detached - 1.5m max. 10 units	100	20.00
Lot 751-760	Single Detached - 1.5m max. 10 units	100	20.00
Lot 761-770	Single Detached - 1.5m max. 10 units	100	20.00
Lot 771-780	Single Detached - 1.5m max. 10 units	100	20.00
Lot 781-790	Single Detached - 1.5m max. 10 units	100	20.00
Lot 791-800	Single Detached - 1.5m max. 10 units	100	20.00
Lot 801-810	Single Detached - 1.5m max. 10 units	100	20.00
Lot 811-820	Single Detached - 1.5m max. 10 units	100	20.00
Lot 821-830	Single Detached - 1.5m max. 10 units	100	20.00
Lot 831-840	Single Detached - 1.5m max. 10 units	100	20.00
Lot 841-850	Single Detached - 1.5m max. 10 units	100	20.00
Lot 851-860	Single Detached - 1.5m max. 10 units	100	20.00
Lot 861-870	Single Detached - 1.5m max. 10 units	100	20.00
Lot 871-880	Single Detached - 1.5m max. 10 units	100	20.00
Lot 881-890	Single Detached - 1.5m max. 10 units	100	20.00
Lot 891-900	Single Detached - 1.5m max. 10 units	100	20.00
Lot 901-910	Single Detached - 1.5m max. 10 units	100	20.00
Lot 911-920	Single Detached - 1.5m max. 10 units	100	20.00
Lot 921-930	Single Detached - 1.5m max. 10 units	100	20.00
Lot 931-940	Single Detached - 1.5m max. 10 units	100	20.00
Lot 941-950	Single Detached - 1.5m max. 10 units	100	20.00
Lot 951-960	Single Detached - 1.5m max. 10 units	100	20.00
Lot 961-970	Single Detached - 1.5m max. 10 units	100	20.00
Lot 971-980	Single Detached - 1.5m max. 10 units	100	20.00
Lot 981-990	Single Detached - 1.5m max. 10 units	100	20.00
Lot 991-1000	Single Detached - 1.5m max. 10 units	100	20.00
TOTAL	Single Detached - 1.5m max. 10 units	10000	200000

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

DATE: _____

SEE ORIGINAL SUBMISSION

DATE: _____

SEE ORIGINAL SUBMISSION

DATE: _____

SEE ORIGINAL SUBMISSION

DATE: _____

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P 13(R.S.O. 1990), (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

DATE: _____

SEE ORIGINAL SUBMISSION

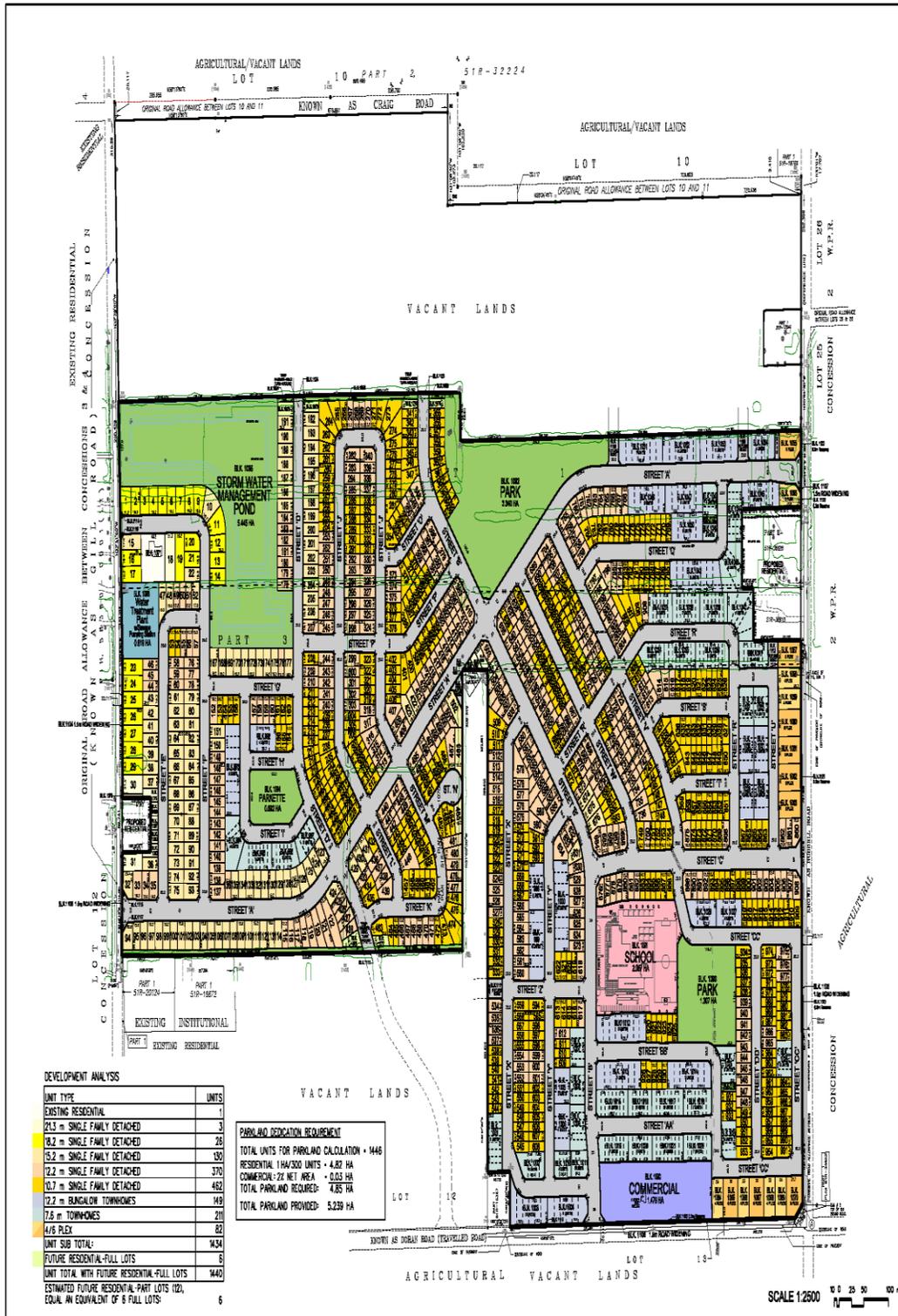
DATE: _____

Prepared by:
MALONE GIVEN PARSONS LTD.
140 Renfrew Drive, Suite 201
Markham, Ontario, L3R 6E3
Tel: (905) 513-1170
www.mgpc.ca

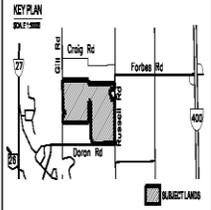
Scale: 1:2000

Date: Dec 23, 2009
Project No: 12-2139

Date	Revision	By	For
2009-12-23	1	Malone Given Parsons Ltd.	Final Plan
2009-12-23	2	Malone Given Parsons Ltd.	Final Plan
2009-12-23	3	Malone Given Parsons Ltd.	Final Plan
2009-12-23	4	Malone Given Parsons Ltd.	Final Plan
2009-12-23	5	Malone Given Parsons Ltd.	Final Plan
2009-12-23	6	Malone Given Parsons Ltd.	Final Plan
2009-12-23	7	Malone Given Parsons Ltd.	Final Plan
2009-12-23	8	Malone Given Parsons Ltd.	Final Plan
2009-12-23	9	Malone Given Parsons Ltd.	Final Plan
2009-12-23	10	Malone Given Parsons Ltd.	Final Plan



MIDHURST HEIGHTS DEVELOPMENT
DRAFT PLAN OF SUBDIVISION
 OF PART LOT 11, CONCESSION 3
 AND PART OF LOT 12, CONCESSION 3
 (EXCEPTED DIVISION OF TOWN)
 TOWNSHIP OF SPRINGWATER
 COUNTY OF SIMCOE



OWNER'S CERTIFICATE:
 I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

SEE ORIGINAL SUBMISSION
 ADDRESS: WESTON CONSULTING GROUP INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 AURORA, ONTARIO L4G 1V3
 TEL: 416-291-1111 FAX: 416-291-1112

SURVEYOR'S CERTIFICATE:
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

SEE ORIGINAL SUBMISSION
 ADDRESS: WESTON CONSULTING GROUP INC.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 AURORA, ONTARIO L4G 1V3
 TEL: 416-291-1111 FAX: 416-291-1112

ADDITIONAL INFORMATION:
 [Section 51(1) of the Planning Act, R.S.O. 1990, c. P. 13], as amended to May 26, 2014.
 a) s. 41, s. 42, s. 43 - on plan.
 c) - see schedule
 i) - municipal water and sewage services
 ii) - sandy loam
 iii) - all services to be made available by developer
 j) - nil

DEVELOPMENT STATISTICS

Residential - Single Family Detached (Lots 1-991)	41,286 ha
Residential-Burgeois/Townhomes (12.2m)	6,046 ha
Bkls. 992-999-1000, 1003-1006	
1012-1014, 1028-1031, 1042, 1046-1047, 1050-1054	
Residential-Townhomes (7.2m)	6,789 ha
Bkls. 994-997, 1001, 1002, 1007-1011	
1016-1025, 1032-1041, 1043, 1044, 1048, 1049	
Residential - 4/8 PLEX (Bkls. 1055-1070)	1,941 ha
Bkls. 1055-1070	
Bkls. 1071-1077	2,201 ha
Bkls. 1078-1079	2,240 ha
Bkls. 1080-1085	2,277 ha
Commercial (Bkls. 1090)	1,479 ha
Bkls. 1090	
Bkls. 1091	2,087 ha
Bkls. 1092-1093	4,947 ha
Bkls. 1094	3,682 ha
Bkls. 1095	6,446 ha
Bkls. 1096	6,819 ha
Bkls. 1097-1100	6,979 ha
Bkls. 1101-1102	6,089 ha
Bkls. 1103-1107	6,280 ha
Bkls. 1108-1110	6,303 ha
Bkls. 1111-1112	6,923 ha
Bkls. 1113-1115	6,940 ha
Bkls. 1116-1125	25,276 ha
TOTAL:	97,240 ha

DEVELOPMENT ANALYSIS

UNIT TYPE	UNITS
EXISTING RESIDENTIAL	1
24.3 m SINGLE FAMILY DETACHED	3
18.2 m SINGLE FAMILY DETACHED	26
15.2 m SINGLE FAMILY DETACHED	130
12.2 m SINGLE FAMILY DETACHED	370
10.7 m SINGLE FAMILY DETACHED	462
12.2 m BUNGALOW TOWNHOMES	149
7.6 m TOWNHOMES	211
4/8 PLEX	82
UNIT SUB TOTAL:	1434
FUTURE RESIDENTIAL-FULL LOTS	6
UNIT TOTAL WITH FUTURE RESIDENTIAL-FULL LOTS	1440
ESTIMATED FUTURE RESIDENTIAL-PART LOTS (122),	6
EQUAL AN EQUIVALENT OF 6 FULL LOTS	6

PARKLAND REGULATION REQUIREMENT
 TOTAL UNITS FOR PARKLAND CALCULATION = 1446
 RESIDENTIAL 1/4ACRE UNITS = 4.82 HA
 COMMERCIAL/22 NET AREA = 0.03 HA
 TOTAL PARKLAND REQUIRED = 4.85 HA
 TOTAL PARKLAND PROVIDED = 5.259 HA



DRAFT PLAN OF SUBDIVISION
 Micks
 SP-T-1004

Part of Lot 14
 Concession 6
 Township of Springwater
 County of Simcoe



SCHEDULE OF LAND USE

STREET	LAND USE	AREA (ha)
STREET A	Residential	0.15
STREET B	Residential	0.15
STREET C	Residential	0.15
STREET D	Residential	0.15
STREET E	Residential	0.15
STREET F	Residential	0.15
STREET G	Residential	0.15
STREET H	Residential	0.15
STREET I	Residential	0.15
STREET J	Residential	0.15
STREET K	Residential	0.15
STREET L	Residential	0.15
STREET M	Residential	0.15
STREET N	Residential	0.15
STREET O	Residential	0.15
STREET P	Residential	0.15
STREET Q	Residential	0.15
STREET R	Residential	0.15
STREET S	Residential	0.15
STREET T	Residential	0.15
STREET U	Residential	0.15
STREET V	Residential	0.15
STREET W	Residential	0.15

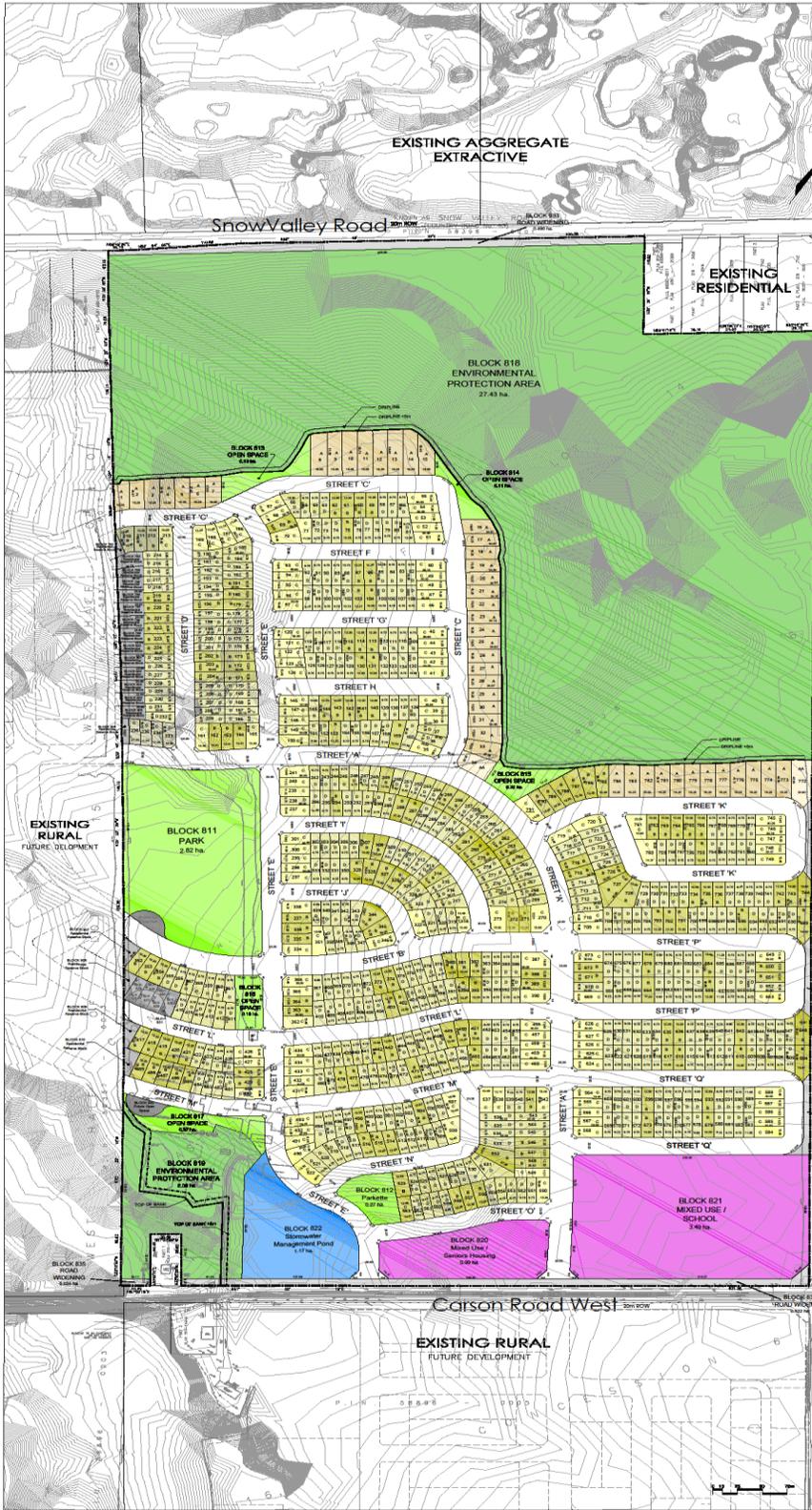
OWNERS AUTHORIZATION
 I hereby authorize Robert G. Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

SURVEYORS CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and the relationship to the adjacent lands are accurately and correctly shown.

ADDITIONAL INFORMATION
 ALL INFORMATION SUBMITTED IN PART OF THE PLANNING ACT CHAPTER 216 OF THE REGULATION 609 AS PART OF THE DRAFT PLAN OF SUBDIVISION SHALL BE USED IN ACCORDANCE WITH THE SCHEDULE OF LAND USE.

Prepared by:
ROBERT G. PARSONS LTD.
 1000 Highway 26
 Shelburne, Ontario, L9M 9K2
 Tel: 519-534-2470
 www.rgp.ca

Scale: 1:1000
 Date: Oct 10, 2018
 Project: 0123



DRAFT PLAN OF SUBDIVISION
D. Hickling
SP-T-1005

Part of Lot 14 & 15
 Concession 6
 Township of Springwater
 County of Simcoe



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
Lots 1-791	Low Density Residential		
	Single Detached - 18.5m min. (AA units)	7	
	Single Detached - 15.25m min. (A units)	451	
	Single Detached - 12.2m min. (B units)	168	28.14
	Single Detached - 11.0m min. (C units)	125	
	Single Detached - 9.75m min. (D units)	447	
Blocks 792-810	Residential Reserves		0.65
Block 811	Park		2.62
Block 812	Parkette		0.77
Block 813-817	Open Space		0.98
Block 818-819	Environmental Protection Area		20.49
Block 820	Mixed Use / Senior's Housing		0.99
Block 821	Mixed Use / School		3.45
Block 822	Stormwater Management Pond		1.17
Block 823	Future Park		0.96
Block 824-831	Future Residential		0.75
Block 832	Future Open Space		0.07
Block 833-835	Road Widening		1.04
Block 836-838	Reserves		0.18
Roads	23.0m ROW	1.02m	14.62
Streets A-Q	20.0m ROW	5.05m	14.62
TOTAL		6,455m	791

OWNER'S AUTHORIZATION
 I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

SEE ORIGINAL
 T/NAME Ottawa Inc. _____ Date _____

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

SEE ORIGINAL
 Full Name _____ Date _____
 Ontario Land Surveyor
 R/R: Surveying Ltd.

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).
 (a),(e),(f),(g),(h) - As shown of the Draft Plan.
 (b),(c) - As shown on the Draft and Key Plan.
 (d) - Land to be used in accordance with the Schedule of Land Use.
 (i) - Sand loam, loamy sand.
 (h),(k) - Full services & Water Supply to be provided.

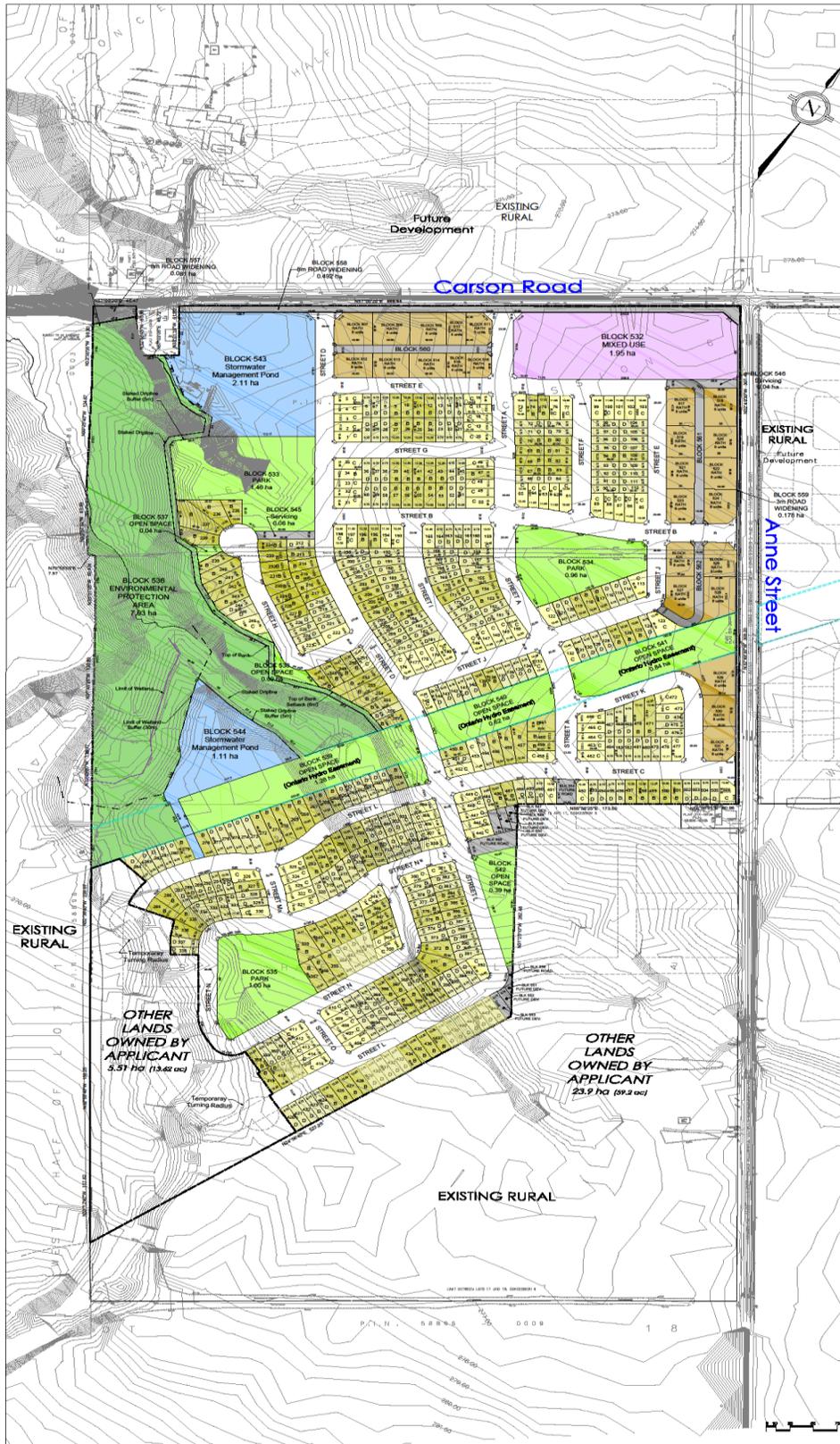
Prepared by:
MALONE GIVEN PARSONS LTD.
 140 Renfrew Drive, Suite 201
 Markham, Ontario, L3R 6B3
 Tel: (905) 513-0170
 www.mgp.ca



mbtw watchorn

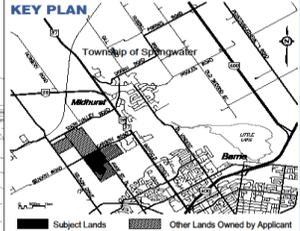
Scale: 1:2000 Date: Dec 23, 2009 Project No.: 12-2139

Date	Revision	#
April 8, 2014	Revised as per Township and agency comments	1
May 14, 2014	Revised as per Township and agency comments	2
May 27, 2014	Revised as per Township comments - Lines B Blocks	3
June 18, 2014	Revised to address Township and County comments	4



DRAFT PLAN OF SUBDIVISION
 A. Hickling & R. Hickling
SP-T-1006

Part of Lots 16 & 17
 Concession 6
 Township of Springwater
 County of Simcoe



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	LAND USE	UNITS	AREA (ha)
Lots 1-506	Low Density Residential			
	Single Detached - 12.2m (B units)		159	18.77
	Single Detached - 11.0m (C units)		112	
	Single Detached - 9.75m (D units)		235	
Blocks 507-531	4.5m Rear Access Townhouses (RATH)		186	3.02
Block 532	Mixed Use		1	1.95
Block 533-535	Parks		3	3.42
Block 536	Environmental Protection Area			7.53
Blocks 537-542	Open Space			3.76
Blocks 543-544	Stormwater Management Pond			3.22
Blocks 545-546	Senescing Blocks			0.10
Blocks 547-553	Future Development			0.15
Blocks 554-556	Future Road			0.18
Blocks 557-559	Road Widening			0.95
Blocks 560-562	16.0m Laneway Blocks			0.53
Streets A-C	23.0m ROW		966m	
Streets B-O	20.0m ROW		4,436m	11.33
TOTAL			692	54.61

OWNER'S AUTHORIZATION
 I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

SEE ORIGINAL: 175769 Ontario Inc. _____ Date: _____
 SEE ORIGINAL: 175769 Ontario Inc. _____ Date: _____

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

SEE ORIGINAL: _____ Date: _____
 Paul Skene
 Ontario Land Surveyor
 RPS Land Surveying Ltd.

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P (R.S.O. 1990):
 (a), (e), (f), (g), (j), (l) - As shown on the Draft Plan.
 (b), (c) - As shown on the Draft and Key Plan.
 (d) - Land to be used in accordance with the Schedule of Land Use.
 (i) - Sandy loam.
 (h), (k) - Full services and water supply to be provided.

Prepared by:
MALONE GIVEN PARSONS LTD.
 140 Renfrew Drive, Suite 201
 Markham, Ontario, L3R 6B3
 Tel. (905) 513-0170
 www.mgp.ca



mbtw watchorn

Scale: 1:2000 Date: December 23, 2009
 Project No.: 12-2139

Date	Revision	Rev #
April 8, 2014	Revised as per Township and agency comments	1
May 14, 2014	Revised as per Township and agency comments	2
May 27, 2014	Revised as per Township comments. Lines to blocks	3
June 16, 2014	Revised to address Township and County comments	4

Appendix F

Asset Management Plan

Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

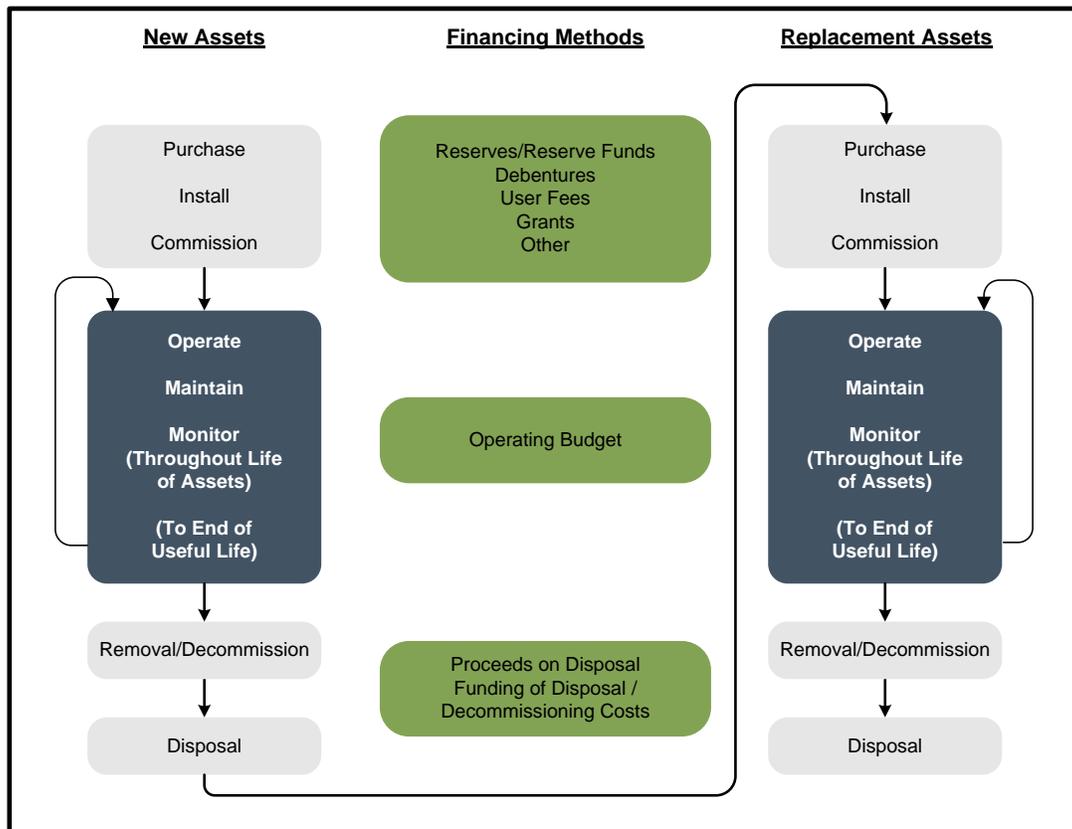
“The asset management plan shall,

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
- (c) contain any other information that is prescribed; and
- (d) be prepared in the prescribed manner.”

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



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 \$24.38 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	2,663,365
Annual Debt Payment on Post Period Capital ²	3,152,831
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	9,717,758
Incremental Operating Costs (for D.C. Services)	8,842,817
Total Expenditures	\$24,376,771
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”); 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-1' Elmvale Water and Wastewater Service Area Charges Map

Schedule 'C-2' Centre Vespra Water and Wastewater Service Area Charges Map



Schedule 'C-3' Snow Valley 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
- Centre Vespra
 - Water Services
 - Wastewater Services
- Snow Valley
 - Water Services
 - Wastewater Services



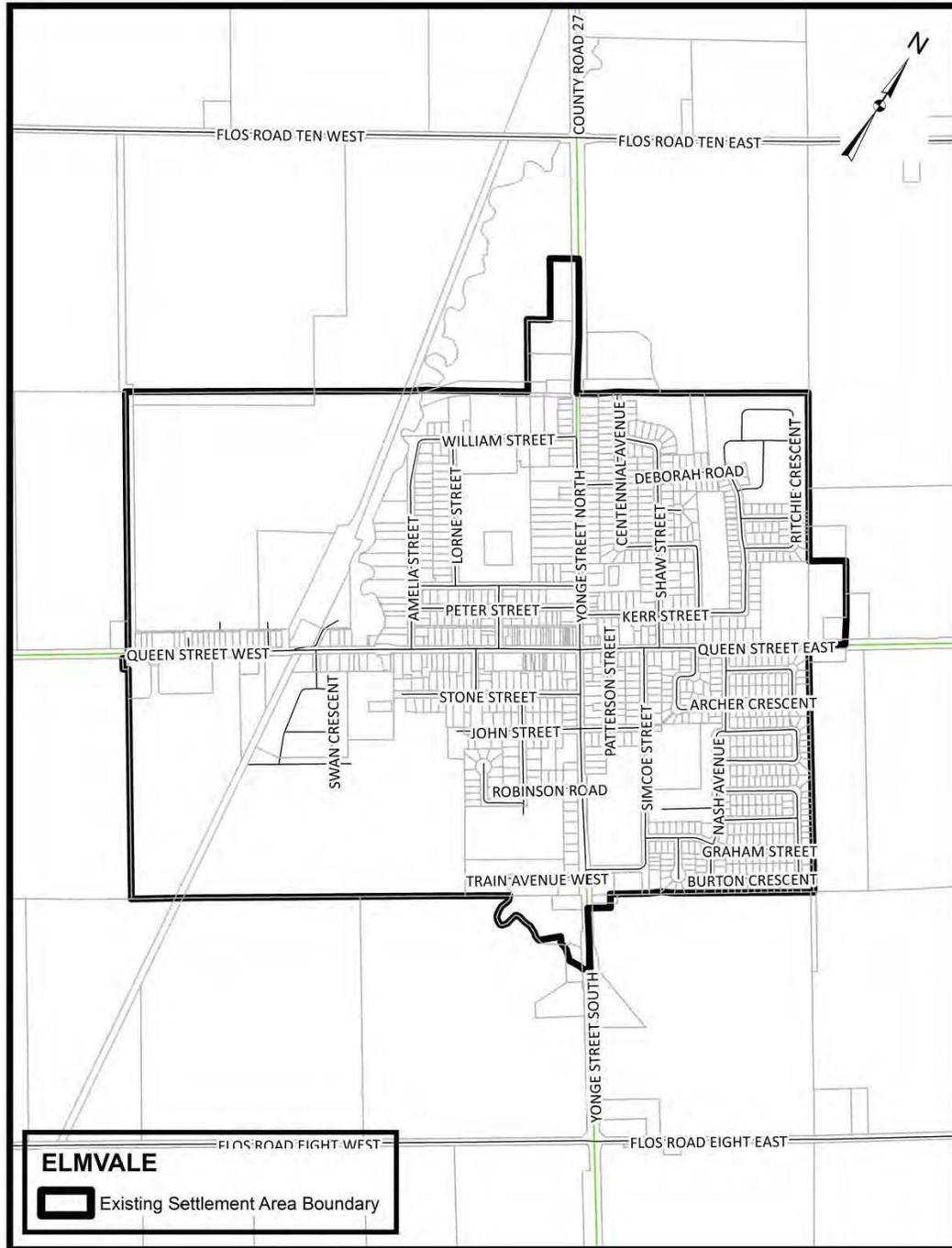
Schedule “B” to By-Law 2023-____ Schedule of Residential and Non-residential Development Charges

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	10,911	7,897	6,075	3,960	3,624	4.90	52.74
Fire Protection Services	2,244	1,624	1,249	814	745	1.01	10.87
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	24,717	17,889	13,761	8,971	8,209	7.73	83.21
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
Centre Vespra and Snow Valley							
Water Services	5,502	3,982	3,063	1,997	1,827	0	0
Centre Vespra							
Wastewater Services	4,758	3,444	2,649	1,727	1,580	0	0
Snow Valley							
Wastewater Services	4,168	3,017	2,321	1,513	1,384	0	0
Total Township-wide	24,717	17,889	13,761	8,971	8,209	7.73	83.21
Total Elmvale	38,087	27,565	21,205	13,823	12,649	14.13	152.09
Total Centre Vespra	34,977	25,315	19,473	12,695	11,616	7.73	83.21
Total Snow Valley	34,387	24,888	19,145	12,481	11,420	7.73	83.21



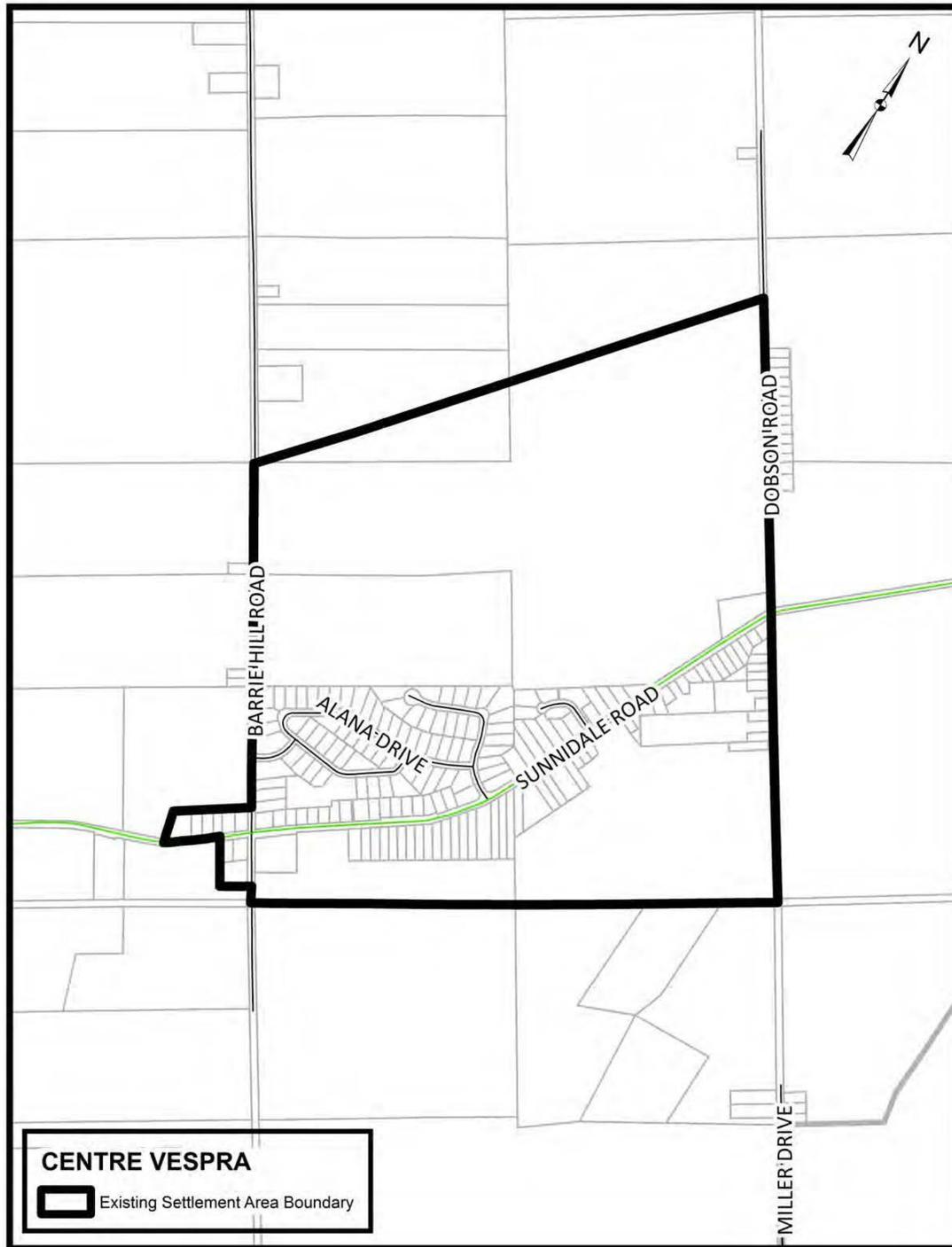
Schedule "C-1" To By-Law 2023-__

Elmvale Water and Wastewater Service Area Charges Map





Schedule "C-2" To By-Law 2023-__ Centre Vespra Water and Wastewater Service Area Charges Map





Schedule "C-3" To By-Law 2023-__ Snow Valley Water and Wastewater Service Area Charges Map

