



Development Charge Information Guide By-law 2023-070 as amended by By-law 2024-061, By-law 2024-087 and By-law 2024-100

This guide summarizes the Township of Springwater's Township Wide and Area Specific Development Charges.

Please note that additional Simcoe County and Education Development Charges may also apply.

This guide is intended to give an overview of the Township's development charges. For more complete information, reference should be made to the Development Charges Background Study, By-law 2023-070 as amended by By-Law 2024-061, By-law 2024-087, and By-law 2024-100 and the Township's annual development charges statement.

These documents are available on the Township's website or by contacting the following:

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www.springwater.ca

Applicants should review the approved By-law for additional details and consult with Township of Springwater staff to determine the applicable charges that may apply to specific development proposals.

Rates effective January 1, 2025

Indexing of Development Charges

The development charges will be adjusted annually on January 1st of each year, without amendment to the By-law, in accordance with the most recent twelve month change in Statistics Canada Quarterly, Construction Price Statistics.

Purpose of Development Charges

The purpose of development charges is to recover the growth-related costs associated with the capital infrastructure required to service new development within the



municipality. Development charge funds may only be used for the purpose for which they are collected.

Exemptions

Several exemptions to the payment of development charges are established under the Development Charges Act, 1997 and By-law 2023-070. These include government agencies, schools, colleges and universities, places of worship, public hospitals, farm buildings devoted solely for accommodation of temporary or seasonal agricultural labourers, non-profit housing, certain residential expansions, and affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).

Development

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of property. Eligibility for the credit is restricted to redevelopment within 5 years from the date the demolition permit is issued.

Unpaid charges to be added to property tax roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the property tax roll and will be collected in the same manner as taxes.

Term of By-law

By-law 2023-070, as amended by By-law 2024-061, By-law 2024-087 and By-law 2024-100 will remain in force until December 31, 2031, unless rescinded earlier.

Statement of Treasurer

As required by the Development Charges Act, 1997, as amended, and bill 73, the Township Treasurer prepares an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement will be provided annually to Township Council and available for public viewing upon request

Charges levied under Development Charges By-law 2023-070 as amended by By-law 2024-061, By-law 2024-087, and By-law 2024-100

Service	Residential Charge by Unit Type					Non-Residential per sq. m of gross floor area
	Singles/Semis	Rows/Other Multiples	Apt Large	Apt Small	Special Care	
Services related to a Highway	8,380	6,066	4,666	3,041	2,783	40.66
Fire Protection Services	2,739	1,983	1,525	995	910	13.16
Parks and Recreation Services	11,098	8,031	6,178	4,028	3,686	18.84
Library Services	1,634	1,183	910	594	542	2.73
Growth Studies	431	312	240	156	144	2.13
Total Township Wide	\$24,282	\$17,575	\$13,519	\$8,814	\$8,065	77.52

Background Study

The Development Charges Act, 1997 and O. Reg 82/98 require that a development charge background study be prepared in which development charges are determined with reference to:

- The forecasted amount, type and location of future development within the municipality.
- The average capital service levels provided in the municipality over the 10-year period immediately preceding the preparation of the background study.
- Capital cost forecasts/calculations for each of the eligible development charge services.
- An examination of the long-term capital and operating costs for the infrastructure required to service the forecasted development.

Watson & Associates Economists Ltd prepared the Development Charges Background Study for the Township dated April 21, 2023. The study served as the basis for the development charge rates approved by the Council of the Township of Springwater on June 21, 2023, through By-law 2023-070.

Services Covered

Development charges have been imposed for the following categories of Township services to pay for the increased capital costs required as a result of increased needs for services arising from development for all lands in the Township:

- Library
- Fire Protection
- Indoor and Outdoor Recreation
- Services Related to a Highway
- Growth Studies

In addition, area specific charges for the following services have been imposed:

- Water
- Wastewater (Sewer)

By-law 2023-070

By-law 2023-070 imposes residential development charges (calculated on the number and type of units) and non-residential development charges (calculated per square metre of gross floor area of the building/structure) upon all lands within the boundaries of the Township of Springwater.

The By-law contains several service categories, some of which serve all of the lands in the Township of Springwater and some of which serve only specific areas within the Township of Springwater. Applicable development charges are payable at the time of building permit issuance. This guide is not applicable to developments prepaid or credited under an agreement.

The development charge rates set out below are effective January 1, 2025:

Township Wide Development Charges

Residential Development Type	Rate (per unit)
Singles and semis	\$24,282
Rows and other multiples	\$17,575
Apartment large (two or more bedrooms)	\$13,519
Apartment small (one bedroom or bachelor)/Park model trailer	\$8,814
Special care/Special Dwelling	\$8.065

Non-Residential Development Type	Rate (per sq. m of gross floor area)
Commercial	\$77.52
Industrial	\$77.52

Area Specific Development Charges

In addition to the Township wide development charges, area specific development charges shall be imposed for development that occurs in the following settlement area. Residential rates are per unit.

Residential Development Type	Elmvale
Singles & semis	\$14,722
Rows & other multiplies	\$10,655
Apartment large	\$8,197
Apartment small/Park Model Trailer	\$5,343
Special care/Special dwelling	\$4,889

Non-residential rates are per square metre of gross floor area.

Non-Residential Development Type	Elmvale
Commercial	\$75.86
Industrial	\$75.86