



Development Charges Update Study

Township of Springwater

October 3, 2024

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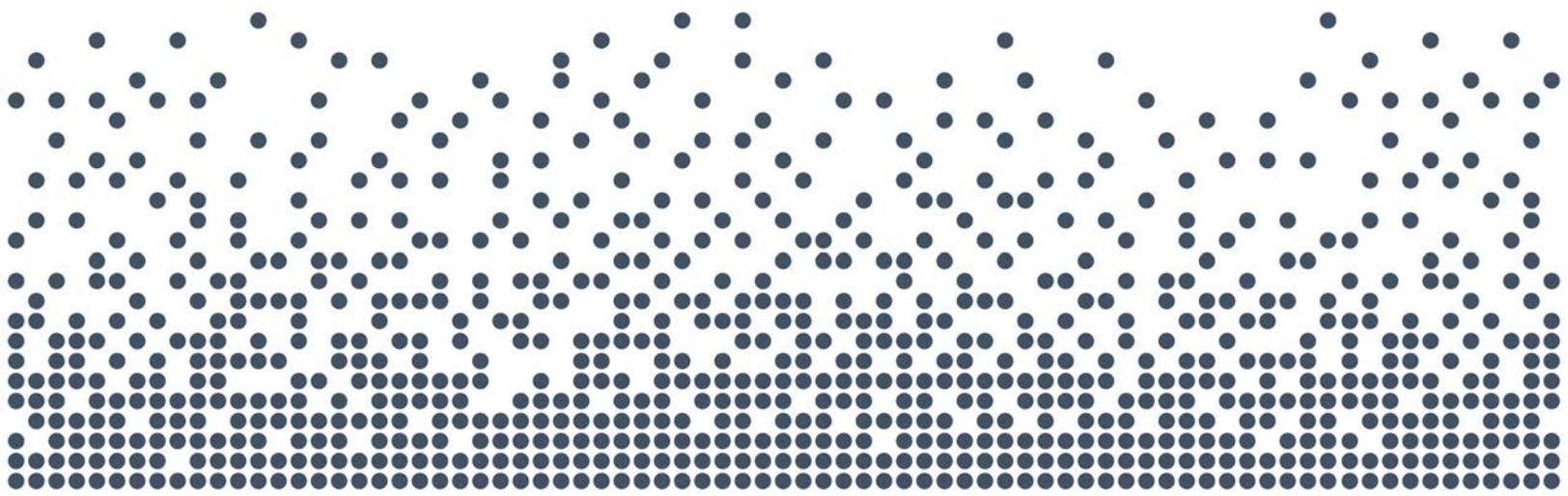
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List of Acronyms and Abbreviations

| Acronym | Full Description of Acronym |
|----------------|------------------------------------|
| D.C. | Development Charge |
| D.C.A. | Development Charges Act |
| G.F.A. | gross floor area |
| Sq.ft. | square foot |
| Sq.m. | square metre |



Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Township of Springwater (Township) imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The Township currently has a Township-wide D.C. by-law for the following services:

- Services related to a highway;
- Fire protection services;
- Parks and recreation services; and
- Library services.

In addition to the above services, the D.C. By-law provides for the recovery of water and wastewater costs associated with growth in Elmvale. Water and wastewater services in other urban areas are funded/constructed by the development community via local services.

The basis for the D.C.s is documented in the “Township of Springwater Development Charges Background Study”, dated April 21, 2023 (the “2023 D.C. Study”), Addendum Report #1, dated May 23, 2023, and Addendum Report #2, dated June 15, 2023, which provided the supporting documentation for the passage of By-law 2023-070. The D.C.s came into effect on June 21, 2023.

The Township’s D.C.s have been indexed annually on January 1, beginning in 2024, and are currently 6.6% higher than the 2023 rates implemented under By-law 2023-070 (in accordance with section 9.1 of the by-law). The 2023 D.C.s (unindexed) are shown in Table 1-1.

On April 10, 2024, the Province released proposed changes to the *Development Charges Act* (D.C.A.) via Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23: *More Homes Built Faster Act*. The purpose of this report is to update the current D.C. by-law in order to reflect the amendments to the Act as provided by Bill 185 and to provide for updated capital cost estimates related to the Midhurst fire station. It is noted that on July 3, 2024, Council



passed amending by-law 2024-061 to remove the mandatory phase-in of D.C. rates. A full discussion on the amending legislation is provided in Chapter 2.

1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 2023-070.

1.3 Basis for the D.C. By-law Update

The Township is undertaking two (2) distinct processes in amending the existing D.C. by-laws:

1. Minor amendment¹ (which does not require the detailed public process); and
2. Formal amendment (requiring the detailed public process).

With respect to the minor amendment, this D.C. update study provides for amendments to the Township's current D.C. by-law (By-law 2023-070) based on the legislative changes to the D.C.A. to provide for the recovery of growth studies.

The formal amendment to the D.C. by-law is being undertaken for the following purposes:

- Updating the D.C. policy in the by-law with respect to the D.C. rate freeze time frame for developments subject to a site plan and/or a zoning by-law amendment application; and
- Updating the anticipated cost for the Midhurst fire station.

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The minor and formal draft amending by-laws are presented in Appendices C and D to this report.

¹ Note: the process for minor amendments was introduced through Bill 185. A further discussion on these amendments is provided in Section 2.1.3.



1.4 Summary of the Process

The public meeting required for the formal amendment under Section 12 of the D.C.A. has been scheduled for November 6, 2024. Its purpose is to present the update 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. by-law through the formal amending by-law.

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
- Council consideration of the amending by-law on December 4, 2024.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process for the minor and formal amending by-law. Note with respect to the minor amendment to add growth studies to the D.C., it is anticipated that Council will adopt the changes on October 16, 2024. A formal public process is not required for this amendment.

Figure 1-2
Schedule of Key D.C. Process Dates for the Township of Springwater

| Project Milestone | Timing for Minor Amendment | Timing for Formal Amendment |
|--|----------------------------|--|
| 1. Data collection, staff review, D.C. calculations and policy work | August to September 2024 | August to September 2024 |
| 2. Background study and proposed amending by-law available to public | October 3, 2024 | October 3, 2024 |
| 3. Public meeting advertisement placed in newspaper(s) | N/A | At least 20 days prior to the Public Meeting |
| 4. Public meeting of Council | N/A | November 6, 2024 |
| 5. Council considers adoption of background study | October 16, 2024 | December 4, 2024 |



| Project Milestone | Timing for Minor Amendment | Timing for Formal Amendment |
|--|--------------------------------|--------------------------------|
| update and passage of amending by-law | | |
| 6. Newspaper notice given of by-law passage | By 20 days after passage | By 20 days after passage |
| 7. Last day for by-law appeal | N/A | 40 days after passage |
| 8. Township updates pamphlet (where by-law not appealed) | By 60 days after in force date | By 60 days after in force date |

1.5 Policy Recommendations

As stated in Bill 185, the reduction in the D.C. rate freeze timeframe from two (2) years to 18 months for developments subject to a site plan and/or a zoning by-law amendment application is recommended to be included. This is discussed further in Chapter 2. All other current Township D.C. policies, as identified in Appendix A of this report, be continued.



Table 1-1
Township of Springwater
Development Charges as per By-law 2023-070
(2023\$)

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



Chapter 2

Changes to the D.C.A. Legislation



2. Changes to the D.C.A. Legislation

2.1 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

The following section provides details on the revisions to the D.C.A. as a result of Bill 185.

2.1.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

The amendment allows municipalities to fund studies, consistent with by-laws passed prior to Bill 23.

2.1.2 Removal of Mandatory Phase-in

Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

It is noted that Council passed amending by-law 2024-061 on July 3, 2024 to remove the mandatory phase-in clause from the D.C. by-law.

2.1.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally requires the following:



- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items imposing D.C.s for studies and to remove the mandatory phase-in noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 came into effect. Moreover, the amending by-law must be passed within six months of Bill 185 taking effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

2.1.4 Reduction of D.C. Rate Freeze Timeframe

Changes to the D.C.A. in 2020 provided for the requirement to freeze D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application.

The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months. Note,



this change is not subject to the minor amendment provisions introduced and must follow the full D.C. by-law amendment process.

2.1.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernize the public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available. Note, this change is in effect as of July 1, 2024.



Chapter 3

Anticipated Development



3. Anticipated Development

3.1 Growth Forecast from the 2023 D.C. Study

The 2023 D.C. study provided for the anticipated residential and non-residential growth within the Township of Springwater. The growth forecast associated with services included in the background study is provide in Table 3-1 below.

For the purposes of this D.C. update, the 2023 D.C. Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



Table 3-1
Township of Springwater
2023 D.C. Background Study – Growth Forecast Summary

| 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 |



Chapter 4

Updates to the Township's D.C. Study



4. Updates to the Township's D.C. Study

4.1 Township-Wide Services

4.1.1 Growth Studies

The D.C.A. now permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. These studies have been included as a class of service referred to as Growth Studies, based on the eligible D.C services to which the studies relate.

The Township has identified approximately \$2.30 million of growth-related studies (in 2023 dollars). These studies include various master plans, an official plan update, a transit feasibility study, space needs studies, etc. Deductions to recognize benefit to non-D.C. eligible services have been made in the amount of \$63,300. In addition, deductions for the share of the various studies that are anticipated to benefit the existing community have been made in the amount of \$364,000. Further, as of December 31, 2022, the Township had a reserve fund deficit of \$172,399 related to growth studies. This amount has been included for recovery in the D.C. calculation. As a result, the net D.C. recoverable cost for studies is \$2.05 million.

The capital costs have been allocated 87% to residential development and 13% to non-residential development based on the incremental growth in population to employment for the 2023 to 2031 forecast period, consistent with the 2023 D.C. background study and by-law.

Table 4-1 provides for the detailed capital project listing:



**Table 4-1
Township of Springwater
Growth Studies Capital Costs**

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Service to Which Project Relates | Gross Capital Cost Estimate (2023\$) | Post Period Benefit | Other Deductions (to recognize benefit to non-D.C. services) | 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 | Development Charge Study | 2023 | All D.C. Eligible Services | 40,000 | - | | 40,000 | - | | 40,000 | 34,800 | 5,200 |
| 2 | Development Charge Study | 2028 | All D.C. Eligible Services | 40,000 | - | | 40,000 | - | | 40,000 | 34,800 | 5,200 |
| 3 | Roads Needs Study | 2023 | Services Related to a Highway | 37,000 | - | | 37,000 | 27,800 | | 9,200 | 8,004 | 1,196 |
| 4 | Roads Needs Study | 2026 | Services Related to a Highway | 45,000 | - | | 45,000 | 33,800 | | 11,200 | 9,744 | 1,456 |
| 5 | Elmvale Community Park Master Plan | 2025 | Parks & Recreation | 42,000 | - | | 42,000 | - | | 42,000 | 36,540 | 5,460 |
| 6 | Long Range Financial Plan | 2025 | All Services | 108,000 | - | 10,800 | 97,200 | 54,000 | | 43,200 | 37,584 | 5,616 |
| 7 | Multituse Complex Feasibility Study | 2025 | Parks & Recreation | 250,000 | - | | 250,000 | - | | 250,000 | 217,500 | 32,500 |
| 8 | Transit Feasibility Study | 2025 | Transit Services | 70,000 | - | | 70,000 | - | | 70,000 | 60,900 | 9,100 |
| 9 | Water/Wastewater Master Plan | 2024-2025 | Water and Wastewater Services | 650,000 | - | | 650,000 | 65,000 | | 585,000 | 508,950 | 76,050 |
| 10 | Transportation Master Plan | 2024-2025 | Services Related to a Highway | 221,000 | - | | 221,000 | 22,100 | | 198,900 | 173,043 | 25,857 |
| 11 | Growth Plan Study | 2024-2025 | All Services | 200,000 | - | 20,000 | 180,000 | - | | 180,000 | 156,600 | 23,400 |
| 12 | Official Plan Update to 2051 | 2025-2026 | All Services | 175,000 | - | 17,500 | 157,500 | 87,500 | | 70,000 | 60,900 | 9,100 |
| 13 | Urban Design Guidelines for Future Commercial Nodes and Residential Intensification | 2026-2027 | All Services | 40,000 | - | 4,000 | 36,000 | - | | 36,000 | 31,320 | 4,680 |
| 14 | Fire Master Plan | 2026 | Fire Protection Services | 75,000 | - | | 75,000 | 18,800 | | 56,200 | 48,894 | 7,306 |
| 15 | Long Range Financial Plan | 2030 | All Services | 110,000 | - | 11,000 | 99,000 | 55,000 | | 44,000 | 38,280 | 5,720 |
| 16 | Library Space Needs Study | 2026 | Library Services | 50,000 | - | | 50,000 | - | | 50,000 | 43,500 | 6,500 |
| 17 | Parks and Recreation Master Plan | 2030 | Parks & Recreation | 150,000 | - | | 150,000 | - | | 150,000 | 130,500 | 19,500 |
| 18 | Reserve Fund Adjustment | | | 172,399 | - | | 172,399 | - | | 172,399 | 149,987 | 22,412 |
| | Total | | | 2,475,399 | - | 63,300 | 2,412,099 | 364,000 | - | 2,048,099 | 1,781,846 | 266,253 |



4.1.2 Fire Services

While undertaking this D.C. update study, it was noted by staff that there was a need to update the capital needs for fire services due to an increase in the gross capital cost for the Midhurst Fire Station. The 2023 D.C. Study identified a gross capital cost of \$8.9 million for the facility, including furniture, fixtures and equipment. Based on the actual tender amount, the cost has increased to \$12.2 million (2023\$). The total estimated capital cost has been updated to reflect this amount. Given that there was no change in scope for the project, the benefit to existing development and post-period benefit allocations as a proportion of the total cost have not changed, however the total dollar amount for these deductions have increased as a result of the cost increase. Based on the cost increase, the D.C. recoverable share of this project has been increased from \$6.67 million to \$9.14 million.

The updated service standard calculation for fire services is provided in Appendix B. The total D.C. eligible amount calculated totals approximately \$16.50 million for fire services. As the total costs included in the D.C. calculation for fire total \$13.03 million, the capital needs are within the service standard cap.

The capital costs have been allocated 87% residential and 13% non-residential based on the incremental growth in population to employment for the 2023 to 2031 forecast period, consistent with the 2023 D.C. Background Study.

Table 4-2 provides for the updated fire capital project listing:



Table 4-2
Township of Springwater
Fire Protection Services Capital Costs – Updated

| 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 (including FF&E) | 2023 | 12,200,000 | 1,676,000 | | 10,524,000 | 1,386,000 | | 9,138,000 | 7,950,060 | 1,187,940 |
| 2 | Station #4 - Hillsdale | 2026 | 1,500,000 | 536,000 | | 964,000 | 964,000 | | - | - | - |
| 3 | Aerial Platform Ladder Truck (L1) | 2023 | 1,500,000 | - | | 1,500,000 | - | | 1,500,000 | 1,305,000 | 195,000 |
| 4 | Pumper/Rescue Truck (Centre Vespra) | 2024 | 899,000 | - | | 899,000 | - | | 899,000 | 782,130 | 116,870 |
| 5 | Pumper/Tanker (Centre Vespra) | 2024 | 899,000 | - | | 899,000 | - | | 899,000 | 782,130 | 116,870 |
| 6 | Pumper/Rescue Truck (Elmvale) | 2036 | 899,000 | 899,000 | | - | - | | - | - | - |
| 7 | Pumper/Tanker (Elmvale) | 2037 | 899,000 | 899,000 | | - | - | | - | - | - |
| 8 | Training Props | 2024 | 210,000 | - | | 210,000 | - | | 210,000 | 182,700 | 27,300 |
| 9 | Equipment for New Hires | 2023-2031 | 590,000 | - | | 590,000 | - | | 590,000 | 513,300 | 76,700 |
| 10 | 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 | | 19,673,000 | 4,010,000 | - | 15,663,000 | 2,636,610 | - | 13,026,390 | 11,332,959 | 1,693,431 |



4.2 D.C. By-law Revised Schedule of Charges

4.2.1 Updated D.C. Calculation (2023\$)

The following tables provide the updated D.C. calculations based on the revised capital needs discussed in Section 4.1. Changes from the 2023 D.C. study are highlighted in yellow.

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 section 4.1 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita (calculated in Tables 4-3 and 4-5 for growth studies and fire protection services, respectively) is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5 to the 2023 D.C. background study) to calculate the charges in Tables 4-4 and 4-6.

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 gross floor area.

The D.C. calculations for growth studies and fire protection services are provided in the following tables:

Table 4-3
Township of Springwater
Growth Studies D.C. Calculation

| Service/Class of Service D.C. Calculation | Residential | Non-Residential |
|--|--------------|-----------------|
| Growth Studies D.C. Eligible Costs | \$1,781,846 | \$266,253 |
| Population/Gross Floor Area (G.F.A.) Growth (sq.ft.) | 15,088 | 1,516,800 |
| Cost per Capita/Non-Residential G.F.A. (sq.ft.) | \$118 | \$0.18 |



Table 4-4
Township of Springwater
Growth Studies D.C. Calculation – by Residential Unit Type (2023\$)

| Residential Unit Type | Persons Per Unit | D.C. per Residential Unit |
|-------------------------------------|------------------|---------------------------|
| Single and Semi-Detached Dwelling | 3.312 | \$391 |
| Other Multiples | 2.397 | \$283 |
| Apartments – 2 Bedrooms + | 1.844 | \$218 |
| Apartments – Bachelor and 1 Bedroom | 1.202 | \$142 |
| Special Care/Special Dwelling Units | 1.100 | \$130 |

Table 4-5
Township of Springwater
Fire Protection Services D.C. Calculation

| Service/Class of Service D.C. Calculation | Residential | Non-Residential |
|--|--------------|-----------------|
| Fire Protection Services D.C. Eligible Costs | \$11,332,959 | \$1,693,431 |
| Population/Gross Floor Area (G.F.A.) Growth (sq.ft.) | 15,088 | 1,516,800 |
| Cost per Capita/Non-Residential G.F.A. (sq.ft.) | \$751 | \$1.11 |

Table 4-6
Township of Springwater
Fire Protection Services D.C. Calculation – by Residential Unit Type (2023\$)

| Residential Unit Type | Persons Per Unit | D.C. per Residential Unit |
|-------------------------------------|------------------|---------------------------|
| Single and Semi-Detached Dwelling | 3.312 | \$2,488 |
| Other Multiples | 2.397 | \$1,800 |
| Apartments – 2 Bedrooms + | 1.844 | \$1,385 |
| Apartments – Bachelor and 1 Bedroom | 1.202 | \$903 |
| Special Care/Special Dwelling Units | 1.100 | \$826 |



4.2.2 Revised D.C. Rates (2023\$ and 2024\$)

Based on the changes noted above, the D.C. calculations have been revised to include growth studies and update the charge for fire protection services. As a result, the total calculated Township-wide D.C. (single/semi-detached unit), excluding water and wastewater services has increased from \$21,188 to \$22,051 (2023\$). In regard to the non-residential charges, the total Township-wide calculated D.C. (per sq.m), excluding water and wastewater services, has increased from \$67.27 to \$70.29 per sq.m.

It is noted that given the process provided for minor amendments to include growth studies, the D.C. will first be updated to include the charge for growth studies (anticipated October 16, 2024). Subsequently, and upon completion of the public process, the charge for fire services will be updated (anticipated December 4, 2024).

The summary below outlines the charges as calculated prior to the 2023 D.C. by-law passage, and the charges as amended.



Table 4-7
Township of Springwater
Rate Comparison – Residential (per single detached unit)

| Service/Class of Service | 2023 Charge Prior to By-law Passage | Calculated as per By-law 2023-070 (2023\$) | Calculated as per By-law 2023-070 with Growth Studies and Fire Updates (2023\$) |
|---|-------------------------------------|--|---|
| Township-wide Services/Classes: | | | |
| Services Related to a Highway | 6,010 | 7,610 | 7,610 |
| Fire Protection Services | 3,200 | 2,016 | 2,488 |
| Parks and Recreation Services | 8,001 | 10,078 | 10,078 |
| Library Services | 1,283 | 1,484 | 1,484 |
| Growth Studies | 288 | - | 391 |
| Total Township-wide Services/Classes | 18,782 | 21,188 | 22,051 |
| Area Specific Services: | | | |
| Elmvale | | | |
| Water Services | 2,599 | 1,245 | 1,245 |
| Wastewater Services | 10,329 | 12,125 | 12,125 |
| Hillsdale | | | |
| Water Services | 90 | - | - |
| Anten Mills | | | |
| Water Services | 2,387 | - | - |
| Midhurst | | | |
| Water Services | 27 | - | - |
| Centre Vespra and Snow Valley | | | |
| Water Services | - | - | - |
| Centre Vespra | | | |
| Water Services | 2,260 | - | - |
| Wastewater Services | 1,949 | - | - |
| Snow Valley | | | |
| Wastewater Services | - | - | - |
| Total - Elmvale | 31,710 | 34,558 | 35,421 |
| Total - Hillsdale | 18,872 | 21,188 | 22,051 |
| Total - Anten Mills | 21,169 | 21,188 | 22,051 |
| Total - Midhurst | 18,809 | 21,188 | 22,051 |
| Total - Centre Vespra | 22,991 | 21,188 | 22,051 |
| Total - Snow Valley | 18,782 | 21,188 | 22,051 |



Table 4-8
Township of Springwater
Rate Comparison – Non-residential (per sq.m)

| Service/Class of Service | 2023 Charge Prior to By-law Passage | Calculated as per By-law 2023-070 (2023\$) | Calculated as per By-law 2023-070 with Growth Studies and Fire Updates (2023\$) |
|---|-------------------------------------|--|---|
| Township-wide Services/Classes: | | | |
| Services Related to a Highway | 27.48 | 36.81 | 36.81 |
| Fire Protection Services | 14.67 | 10.87 | 11.95 |
| Parks and Recreation Services | 12.34 | 17.11 | 17.11 |
| Library Services | 2.01 | 2.48 | 2.48 |
| Growth Studies | 1.39 | - | 1.94 |
| Total Township-wide Services/Classes | 57.89 | 67.27 | 70.29 |
| Area Specific Services: | | | |
| Elmvale | | | |
| Water Services | 11.27 | 6.46 | 6.46 |
| Wastewater Services | 45.05 | 62.43 | 62.43 |
| Hillsdale | | | |
| Water Services | 0.32 | - | - |
| Anten Mills | | | |
| Water Services | - | - | - |
| Midhurst | | | |
| Water Services | 0.15 | - | - |
| Centre Vespra and Snow Valley | | | |
| Water Services | - | - | - |
| Centre Vespra | | | |
| Water Services | - | - | - |
| Wastewater Services | - | - | - |
| Snow Valley | | | |
| Wastewater Services | - | - | - |
| Total - Elmvale | 114.21 | 136.16 | 139.18 |
| Total - Hillsdale | 58.21 | 67.27 | 70.29 |
| Total - Anten Mills | 57.89 | 67.27 | 70.29 |
| Total - Midhurst | 58.04 | 67.27 | 70.29 |
| Total - Centre Vespra | 57.89 | 67.27 | 70.29 |
| Total - Snow Valley | 57.89 | 67.27 | 70.29 |

Table 4-9 provides for the updated D.C.s in 2023 values, as the study was originally completed in 2023. Table 4-10 provides for the indexed 2024 values as the Township's current D.C.s have been indexed by 6.6% since the passage of the D.C. by-law.



Table 4-9
Township of Springwater
Updated D.C. Schedule (2023\$)

| Service/Class of Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | |
|---|-----------------------------------|-----------------|---------------------------|-------------------------------------|-------------------------------------|----------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | (per sq.ft. of Gross Floor Area) | (per sq.m. of Gross Floor Area) |
| Township Wide Services/Class of Service: | | | | | | | |
| Services Related to a Highway | 7,610 | 5,508 | 4,237 | 2,762 | 2,527 | 3.42 | 36.81 |
| Fire Protection Services | 2,488 | 1,801 | 1,385 | 903 | 826 | 1.11 | 11.95 |
| 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 |
| Growth Studies | 391 | 283 | 218 | 142 | 130 | 0.18 | 1.94 |
| Total Township Wide Services/Class of Services | 22,051 | 15,960 | 12,277 | 8,004 | 7,323 | 6.53 | 70.29 |
| Urban Services | | | | | | | |
| Elmvale | | | | | | | |
| Water Services | 1,245 | 901 | 693 | 452 | 413 | 0.60 | 6.46 |
| Wastewater Services | 12,125 | 8,775 | 6,751 | 4,400 | 4,027 | 5.80 | 62.43 |
| Total Urban Services Elmvale | 13,370 | 9,676 | 7,444 | 4,852 | 4,440 | 6.40 | 68.89 |
| Total Township-wide Services/Class of Services | 22,051 | 15,960 | 12,277 | 8,004 | 7,323 | 6.53 | 70.29 |
| Total Elmvale Services/Class of Services | 35,421 | 25,636 | 19,721 | 12,856 | 11,763 | 12.93 | 139.18 |



Table 4-10
Township of Springwater
Updated D.C. Schedule (2024\$)

| 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 | 8,112 | 5,872 | 4,517 | 2,944 | 2,694 | 3.65 | 39.24 |
| Fire Protection Services | 2,652 | 1,920 | 1,476 | 963 | 881 | 1.18 | 12.74 |
| Parks and Recreation Services | 10,743 | 7,775 | 5,981 | 3,899 | 3,568 | 1.69 | 18.24 |
| Library Services | 1,582 | 1,145 | 881 | 575 | 526 | 0.25 | 2.64 |
| Growth Studies | 417 | 302 | 232 | 151 | 139 | 0.19 | 2.07 |
| Total Township Wide Services/Class of Services | 23,506 | 17,013 | 13,087 | 8,532 | 7,806 | 6.96 | 74.93 |
| Urban Services | | | | | | | |
| Elmvale | | | | | | | |
| Water Services | 1,327 | 960 | 739 | 482 | 440 | 0.64 | 6.88 |
| Wastewater Services | 12,925 | 9,354 | 7,197 | 4,690 | 4,293 | 6.18 | 66.55 |
| Total Urban Services Elmvale | 14,252 | 10,315 | 7,935 | 5,172 | 4,733 | 6.82 | 73.44 |
| Total Township-wide Services/Class of Services | 23,506 | 17,013 | 13,087 | 8,532 | 7,806 | 6.96 | 74.93 |
| Total Elmvale Services/Class of Services | 37,759 | 27,328 | 21,023 | 13,704 | 12,539 | 13.78 | 148.36 |



Chapter 5

Updates to the D.C. By-law



5. Updates to the D.C. By-law

5.1 Minor Amending By-law

The D.C. by-law, as amended will be further amended to update the schedule of charges for growth studies.

The draft amending by-law that provides for this amendment is provided in Appendix C to this report.

5.2 Formal Amending By-law

The formal amending by-law will update the D.C. by-law for the following changes:

- Updated schedule of charges for fire protection services; and
- Refining the D.C. rate freeze timeframe from two years to 18-months for Site Plan and Zoning By-law Amendment Applications.

The draft formal amending by-law that provides for these amendments is included in Appendix D to this report.



Chapter 6

Recommendations



6. Recommendations

It is recommended that Council:

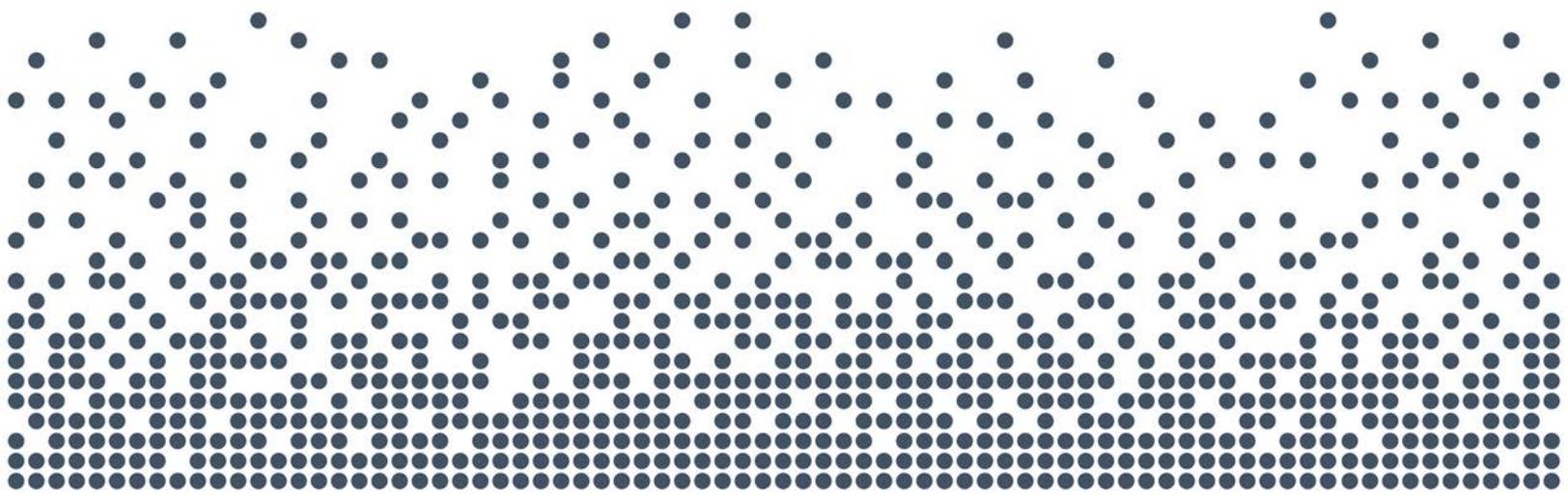
“Approve the Development Charges Update Study dated October 3, 2024, as amended (if applicable)”;

“Approve the capital project listing set out in Chapter 4 of the Development Charges Update Study dated October 3, 2024, subject to further annual review during the capital budget process”;

“Determine that no further public meeting is required”;

“Approve the amending D.C. by-law as set out in Appendix C”; and

“Approve the amending D.C. by-law as set out in Appendix D”.



Appendices



Appendix A

Existing Policies Under By-law 2023-070



Appendix A: Existing Policies Under By-law 2023-070

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 2023-070, in accordance with the D.C.A.

Approvals for Development

The development of land is subject to D.C.s where the development requires 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 section 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 50 of the *Condominium Act*;
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and is based upon different forms of housing types (single and semi-detached, multiples, apartments with two or more bedrooms, one-bedroom apartments and bachelors, and special care/special dwelling units). The total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges that service capacity will be “freed up” by the population decline in existing units. The



cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.

Reduction of Development Charges for Redevelopment

If a development involves the demolition of and replacement of a building or structure on the same site (within five years from the date of the demolition permit), 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 gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Exemptions (full or partial)

The following are exempted from D.C.s:

- 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;
- affordable inclusionary zoning units;
- attainable 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).
- 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.

Indexing

The D.C.s imposed shall be adjusted annually, without amendment to the by-law, based on the prescribed index in the D.C.A. on January 1, commencing on January 1, 2024.

By-law Duration

The by-law will expire on December 31, 2031, unless it is repealed by Council at an earlier date.

Timing of D.C. Payments

D.C.s imposed under the by-law are calculated and payable as follows:



- 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
- 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.

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.

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 (note: the formal amending by-law (Appendix D) will amend the timing from two (2) years to 18 months in accordance with the Act).

Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



Appendix B

Service Standards



Appendix B: Service Standards

Table B-1
 Summary of Service Standards as per the Development Charges Act, 1997, as Amended
 For Services Revised in this 2024 Update Study (2023\$)

| 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) | | | |
| Fire Protection | Fire Protection Services - Facilities | \$503.59 | 0.8417 | sq.ft. of building area | | 598 | per sq.ft. | 6,677,603 |
| | Fire Protection Services - Vehicles & Equipment | \$638.52 | 0.0010 | No. of vehicles | | 638,520 | per vehicle | 8,466,775 |
| | Fire Protection Services - Small Equipment and Gear | \$102.05 | 0.0065 | No. of equipment and gear | | 15,700 | per item | 1,353,183 |



**Township of Springwater
Service Standard Calculation Sheet**

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

| Description | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 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 | 17,975 | 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 | 22,120 |
| Per Capita Standard | 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 | 0.7435 |

| 15 Year Average | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.8417 |
| Quality Standard | \$598 |
| Service Standard | \$504 |

| D.C. Amount (before deductions) | 2023 to 2031 |
|---------------------------------|--------------|
| Forecast Population | 13,260 |
| \$ per Capita | \$504 |
| Eligible Amount | \$6,677,603 |



**Township of Springwater
Service Standard Calculation Sheet**

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

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

| | | | | | | | | | | | | | | | |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 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 | 22,120 |
| Per Capita Standard | 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 | 0.0010 |

| 15 Year Average | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0010 |
| Quality Standard | \$638,520 |
| Service Standard | \$639 |

| D.C. Amount (before deductions) | 2023 to 2031 |
|---------------------------------|--------------|
| Forecast Population | 13,260 |
| \$ per Capita | \$639 |
| Eligible Amount | \$8,466,775 |



**Township of Springwater
Service Standard Calculation Sheet**

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

| Description | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 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 | 17,975 | 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 | 22,120 |
| Per Capita Standard | 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 | 0.0057 |

| 15 Year Average | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0065 |
| Quality Standard | \$15,700 |
| Service Standard | \$102 |

| D.C. Amount (before deductions) | 2023 to 2031 |
|---------------------------------|--------------|
| Forecast Population | 13,260 |
| \$ per Capita | \$102 |
| Eligible Amount | \$1,353,183 |



Appendix C

Draft Minor Amending Development Charge By-law



Appendix C: Draft Minor Amending By-law

Township of Springwater By-law Number 2024-xx

A By-Law To Amend By-Law 2023-070, Respecting Township-wide Development Charges

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas subsection 19(1.3) of the Act permits a municipality to amend a development charges by-law, subject to conditions being met, that do not require the process for by-law amendments under subsection 19(1) of the Act to be followed;

And Whereas the Council of the Corporation of the Township of Springwater (the "Council") enacted and passed By-law 2023-070 on June 21, 2023;

And Whereas the Council of the Corporation of the Township of Springwater enacted and passed amending By-law 2024-061 on July 3, 2024; and

Now therefore the Council of the Corporation of the Township of Springwater hereby enacts as follows:

1. By-law 2023-070, is hereby amended as follows:

A. The Capital Cost Definition in Section 1.12 is deleted, and the following definition is substituted, therefore:

"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;



1.12.5. To undertake studies in connection with any of the matters referred to under clauses 1.12.1 to 1.12.4;

1.12.6. To undertake the development charges background study; and

1.12.7. Interest on money borrowed for those expenditures under clauses 1.12.1 to 1.12.4;

B. By adding clause “4.1.7 Growth Studies” to Clause 4.1 such that the revised clause will read as follows:

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;

4.1.6. Wastewater services; and

4.1.7. Growth Studies.

C. Replace Schedule “A” to By-law No.2023-070, as amended with Schedule “A” to this amending by-law 2024-xx;

D. Replace Schedule “B” to By-law No. 2023-070, as amended with Schedule “B” to this amending by-law 2024-xx;

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



Schedule “A” to By-Law 2023-070 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
- Growth Studies
 - Services Related to a Highway
 - Fire Protection Services
 - Library Services
 - Parks and Recreation Services
 - Water Services
 - Wastewater Services

Urban Services:

- Elmvale
 - Water Services
 - Wastewater Services



Schedule "B" to By-law 2023-070
Schedule of Residential and Non-Residential Development Charges

| Service/Class of Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | |
|---|-----------------------------------|-----------------|---------------------------|-------------------------------------|-------------------------------------|----------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | (per sq.ft. of Gross Floor Area) | (per sq.m. of Gross Floor Area) |
| Township Wide Services/Class of Service: | | | | | | | |
| Services Related to a Highway | 7,610 | 5,508 | 4,237 | 2,762 | 2,527 | 3.42 | 36.81 |
| Fire Protection Services | 2,016 | 1,459 | 1,122 | 732 | 670 | 0.90 | 9.69 |
| Parks and Recreation Services | 10,078 | 7,294 | 5,611 | 3,658 | 3,347 | 1.59 | 17.11 |
| Library Services | 1,484 | 1,074 | 826 | 539 | 493 | 0.23 | 2.48 |
| Growth Studies | 391 | 283 | 218 | 142 | 130 | 0.18 | 1.94 |
| Total Township Wide Services/Class of Services | 21,579 | 15,618 | 12,014 | 7,833 | 7,167 | 6.32 | 68.03 |
| Urban Services | | | | | | | |
| Elmvale | | | | | | | |
| Water Services | 1,245 | 901 | 693 | 452 | 413 | 0.60 | 6.46 |
| Wastewater Services | 12,125 | 8,775 | 6,751 | 4,400 | 4,027 | 5.80 | 62.43 |
| Total Urban Services Elmvale | 13,370 | 9,676 | 7,444 | 4,852 | 4,440 | 6.40 | 68.89 |
| Total Township-wide Services/Class of Services | 21,579 | 15,618 | 12,014 | 7,833 | 7,167 | 6.32 | 68.03 |
| Total Elmvale Services/Class of Services | 34,949 | 25,294 | 19,458 | 12,685 | 11,607 | 12.72 | 136.92 |



Appendix D

Draft Formal Amending Development Charge By-law



Appendix D: Draft Formal Amending By-law

Township of Springwater

By-law Number 2024-xx

Being a By-Law To Amend By-Law 2023-070, as amended, respecting Township-wide Development Charges

Whereas Section 2 of the Development Charges Act, 1997, S.O. 1997, c. 27 ("the Act") provides that the council of a municipality may pass a by-law for the imposition of development charges against land if the development of the land would increase the need for services arising from development of the area to which the by-law applies;

And Whereas the Council of the Corporation of the Township of Springwater (the "Council") enacted and passed By-law 2023-070 on June 21, 2023;

And Whereas the Council of the Corporation of the Township of Springwater enacted and passed amending By-law 2024-061 on July 3, 2024 and amending By-law 2024-xx on October 16, 2024;

And Whereas Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on 3rd day of October, 2024;

And Whereas the Council of the Township of Springwater has given notice and held a public meeting on the 6th day of November, 2024 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation of the Township of Springwater hereby enacts as follows:

1. By-law 2023-070, as amended is hereby amended as follows:

A. Section 10.5 is hereby repealed, and substituted with the following:



Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, 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 the 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 rate as provided in accordance with Section 26.3 of the Act, as may be revised from time to time, as set out in Schedule B on the date of the later planning application, including interest.

- B. Replace Schedule “B” to By-law No. 2023-070, as amended with Schedule “B” to this amending by-law 2024-xx;
- C. Except as amended by this by-law, all provisions of By-law 2023-070, as amended are and shall remain in full force and effect.

By-law read a first and second time this XX day of XX, 2024.

By-law read a third time and finally passed this XX day of XX, 2024.

Mayor: _____

Clerk: _____



Schedule "B" to By-law 2023-070
Schedule of Residential and Non-Residential Development Charges

| Service/Class of Service | RESIDENTIAL | | | | | NON-RESIDENTIAL | |
|---|-----------------------------------|-----------------|---------------------------|-------------------------------------|-------------------------------------|----------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Special Care/Special Dwelling Units | (per sq.ft. of Gross Floor Area) | (per sq.m. of Gross Floor Area) |
| Township Wide Services/Class of Service: | | | | | | | |
| Services Related to a Highway | 7,610 | 5,508 | 4,237 | 2,762 | 2,527 | 3.42 | 36.81 |
| Fire Protection Services | 2,488 | 1,801 | 1,385 | 903 | 826 | 1.11 | 11.95 |
| 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 |
| Growth Studies | 391 | 283 | 218 | 142 | 130 | 0.18 | 1.94 |
| Total Township Wide Services/Class of Services | 22,051 | 15,960 | 12,277 | 8,004 | 7,323 | 6.53 | 70.29 |
| Urban Services | | | | | | | |
| Elmvale | | | | | | | |
| Water Services | 1,245 | 901 | 693 | 452 | 413 | 0.60 | 6.46 |
| Wastewater Services | 12,125 | 8,775 | 6,751 | 4,400 | 4,027 | 5.80 | 62.43 |
| Total Urban Services Elmvale | 13,370 | 9,676 | 7,444 | 4,852 | 4,440 | 6.40 | 68.89 |
| Total Township-wide Services/Class of Services | 22,051 | 15,960 | 12,277 | 8,004 | 7,323 | 6.53 | 70.29 |
| Total Elmvale Services/Class of Services | 35,421 | 25,636 | 19,721 | 12,856 | 11,763 | 12.93 | 139.18 |