

## Exemptions

A number of 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).

## Redevelopment

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By-law 2023-070 will remain in force until December 31, 2031 unless rescinded earlier.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

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	6,490	4,698	3,614	2,356	2,156	31.49
Fire Protection Services	1,720	1,244	956	625	571	8.26
Parks and Recreation	8,594	6,220	4,785	3,119	2,855	14.60
Library Services	1,265	916	705	459	420	2.11
<b>Total Township Wide</b>	<b>\$18,069</b>	<b>\$13,078</b>	<b>\$10,060</b>	<b>\$6,559</b>	<b>\$6,002</b>	<b>\$56.46</b>



# Township of Springwater

## Development Charge Information Guide By-law 2023-070

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, and the Township's annual development charges statement. These documents are available on the Township's website at [www.springwater.ca](http://www.springwater.ca) or can be requested by contacting the Finance Department at 705-728-4784 or [finance@springwater.ca](mailto:finance@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, 2024

### Indexing of Development Charges

The development charges will be adjusted annually on January 1<sup>st</sup> 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.

**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 in order 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

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, 2024:**

**Township Wide Development Charges**

<b>Residential Development Type</b>	<b>Rate (per Unit)</b>
Singles and semis	\$18,069
Rows and other multiples	\$13,078
Apartment large (two or more bedrooms)	\$10,060
Apartment small (one bedroom or bachelor)/Park model trailer	\$6,559
Special care/Special Dwelling	\$6,002

<b>Non-Residential Development Type</b>	<b>Rate (per sq. m of gross floor area)</b>
Commercial	\$56.46
Industrial	\$56.46

**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.

<b>Residential Development Type</b>	<b>Elmvale</b>
Singles & semis	\$11,402
Rows & other multiplies	\$8,252
Apartment large	\$6,348
Apartment small/Park Model Trailer	\$4,138
Special care/Special dwelling	\$3,787

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

<b>Non-Residential Development Type</b>	<b>Elmvale</b>
Commercial	\$58.75
Industrial	\$58.75