

The Corporation of the Township of Springwater

By-law 2024-087

Being a By-law to amend By-law 2023-070 being a By-law to establish Development Charges for the Township of Springwater and to repeal and replace By-law 2024-084.

(November 2024 Development Charges Amending By-law)

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 2024-084;

D. Replace Schedule “B” to By-law No. 2023-070, as amended with Schedule “B” to this amending by-law 2024-084;

E. That By-law 2024-084 is hereby repealed and replaced.

Read a First, Second and Third Time and Finally Passed this 6th day of November, 2024.



Jennifer Coughlin, Mayor



Jennifer Marshall, 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