

## Notice of Passing of a By-Law to Amend Municipal Wide Development Charges By-law No. 2023-070

Take notice that the Council of The Corporation of the Township of Springwater passed By-law No. 2024-061, being a by-law to amend municipal wide Development Charges By-law No. 2023-070 on the 3rd day of July, 2024 under section 2(1) of the Development Charges Act, 1997, S.O 1997 c. 27, as amended;

And take notice that the More Homes Built Faster Act, 2022 (Bill 23) introduced the mandatory phase-in of development charge rates over five years for development charge by-laws passed on or after January 1, 2022. The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) received Royal Assent on June 6, 2024 and eliminates the five-year phase-in of development charge rates. The purpose of the amending by-law is to remove the development charge phase-in provisions in Development Charges By-law No. 2023-070 and implement the full calculated rates for July 4, 2024.

The schedule of development charges imposed by By-Law No. 2023-070, as amended, effective July 4, 2024 are as follows:

Services	Residential					Non-Residential	
	Single & Semi-Detached Dwelling	Other Multiples	Apartments 2 Bedrooms +	Apartments Bachelor and 1 Bedrooms	Special Care/ Special Dwelling Units	(Per sq. ft. of Gross Floor Area)	Per sq. m. of Gross Floor Area)
<b>Municipal-wide Services:</b>							
Services Related to a Highway	8,112	5,872	4,517	2,944	2,694	3.66	39.36
Fire Protection Services	2,149	1,555	1,196	780	714	0.96	10.33
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	525	0.25	2.64
<b>Total Township Wide Services/ Class of Service</b>	<b>22,586</b>	<b>16,347</b>	<b>12,575</b>	<b>8,198</b>	<b>7,501</b>	<b>6.56</b>	<b>70.57</b>
Urban Services Elmvale							
Water Services	1,327	961	739	482	440	0.64	6.89
<b>Total Urban Services Elmvale</b>	<b>14,252</b>	<b>10,315</b>	<b>7,935</b>	<b>5,172</b>	<b>4,733</b>	<b>6.82</b>	<b>73.44</b>
<b>Total Township-wide</b>	<b>22,586</b>	<b>16,347</b>	<b>12,575</b>	<b>8,198</b>	<b>7,501</b>	<b>6.56</b>	<b>70.57</b>
<b>Total Elmvale</b>	<b>36,838</b>	<b>26,662</b>	<b>20,510</b>	<b>13,370</b>	<b>12,234</b>	<b>13.38</b>	<b>144.01</b>

A copy of the complete by-law is available for examination at the Township Administration Centre, 2231 Nursery Rd, Minesing during regular business hours (weekdays from 8:30 a.m. to 5:30 p.m.) excluding statutory holidays. A copy of the by-law can also be found on the Township website: [www.springwater.ca/developmentcharges](http://www.springwater.ca/developmentcharges)