

The Corporation of the Township of Springwater
By-law 2024-100

**Being a By-law to amend By-law 2023-070, being a By-law to establish
Development Charges for the Township of Springwater.**

(December 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 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 2024-087 on November 6, 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A. Section 10.5 is hereby repealed, and substituted with the following: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 2024-100;

- 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.

Read a First, Second and Third Time and Finally Passed this 4th day of December, 2024.



Jennifer Coughlin, Mayor



Jennifer Marshall, 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