

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW 2014-003

A By-law to establish Development Charges for The Township of Springwater, and to repeal Springwater Development Charge By-law 2008-115

WHEREAS Subsection 2(1) of the Development Charges Act, S.O. 1997, herein referred to as the Act provides that the Council of a municipality may, by by-law, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies; and

WHEREAS Council has adopted a report titled "Development Charges Background Study", the Township of Springwater, dated December, 2013 (the "Study"); and

WHEREAS Notice of Public Meeting was given pursuant to Section 12 of the Act on or before October 28, 2013 and copies of the Study and the proposed development charge by-law were made available to the public no later than November 4, 2013; and

WHEREAS a Public Meeting was held on November 18, 2013 to hear comments and representations from all persons who applied to be heard (the "Public Meeting"); and

WHEREAS Council has indicated at its meeting on January 20, 2014 that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other Township affordability criteria being met; and

WHEREAS Council has indicated at its meeting on January 20, 2014 its intent that the future excess capacity identified in the Study shall be paid for by the development charges or other similar charges; and

WHEREAS Council determined at its meeting on January 20, 2014 that no further Public Meetings were required under Section 12 of the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER ENACTS AS FOLLOWS:

1. Definitions

In this By-law,

1.1 "Act" means the *Development Charges Act, 1997*, S.O. 1997, c.27;

1.2 "accessory" means, when used to describe a use, building or structure, a use, building or structure that is normally incidental and/or subordinate, and is exclusively devoted to a main use and/or building and/or structure, and is located on the same lot therewith;

- 1.3 "agricultural use" means a use of land, buildings, or structures for the purpose of beekeeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, raising of livestock, or any other farming use;
- 1.4.1 "apartment, large", means a dwelling unit contained within an apartment building that is two bedrooms or more;
- 1.4.2 "apartment, small" means a dwelling unit contained within an apartment building that is a one bedroom or bachelor suite;
- 1.5 "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 1.6 "benefiting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- 1.7 "Board of Education" means a board of education, French and English, public school boards, and separate school boards;
- 1.8 "building" means a structure having a roof supported by columns or walls and used for the shelter, accommodation or enclosure of persons, goods, animals, or chattels.
- 1.9 "Building Code Act" means the Building Code Act, S.O. 1992, Chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended or any successor legislation thereof;
- 1.10 "capital cost" means costs incurred or proposed to be incurred by the Township or a local board thereof directly or under an agreement,
- 1.10.1 to acquire land or an interest in land,
- 1.10.2 to improve land,
- 1.10.3 to acquire, construct or improve buildings and structures,
- 1.10.4 to acquire, construct or improve facilities including,
- 1.10.4.1 rolling stock, furniture and equipment, and
- 1.10.4.2 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
- 1.10.5 to undertake studies in connection with any matter under the Act and any matters in clauses 1.10.1 to 1.10.4 above, required for the provision of services designated in this By-law within or outside the Township, including interest on borrowing for

those expenditures under clauses 1.10.1 to 1.10.4 above that are growth-related;

- 1.11 "Council" means the Council of The Corporation of the Township of Springwater;
- 1.12 "development" means the construction, erection or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of increasing the gross floor area, or the making of an addition or alteration of a building or structure which has the effect of creating a new dwelling unit by the addition of sleeping, culinary and/or sanitary facilities where all such facilities did not exist at the time of the passage of this By-law, and includes re-development;
- 1.13 "development charge" means a charge imposed with respect to growth-related net capital costs against land in the Township under this By-law pursuant to the Act;
- 1.14 "dwelling, apartment building" means a building containing more than four (4) dwelling units, each unit having access only from an internal corridor system, and may include administrative, maintenance, storage, laundry, garage and other similar accessory facilities provided for the convenience of the occupants
- 1.15 "dwelling, attached accessory" means a dwelling unit, accessory to the main use of the property and contained within or attached to a main building.
- 1.16 "dwelling unit, bachelor" means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms and providing therein living, dining, sleeping and cooking facilities;
- 1.17 "dwelling, detached accessory" means a dwelling unit, accessory to the main use of the property and in the form of a Dwelling, Single Detached;
- 1.18 "dwelling, duplex" means a building of more than one (1) storey containing not more than two (2) dwelling units separated horizontally and each of which has an independent entrance;
- 1.19 "dwelling, fourplex" means a building which is divided horizontally and vertically so as to create four (4) dwelling units each of which has an independent entrance;
- 1.20 "dwelling, semi-detached" means one of a pair of two (2) dwelling units attached vertically along a common wall, each of which has an independent entrance;
- 1.21 "dwelling, single detached" means a building occupied or capable of being occupied as a dwelling unit;
- 1.22 "dwelling, street townhouse" means a townhouse building, as described in Section 28.58 of Zoning By-law 5000 in which each dwelling unit abuts a public street and where each unit is located on a separate lot;

- 1.23 "dwelling, townhouse" means a separate building divided vertically into three (3) or more dwelling units, each of which has direct access from the outside ground level and shares above ground party walls with abutting dwelling units;
- 1.24 "dwelling unit" means one or more rooms in a building, designed as, or intended as, or capable of being used or occupied by one persons or persons living together, in which living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment are provided for the exclusive use of such person or persons and has an independent entrance;
- 1.25 "farm building" means a farm building as defined in the Building Code Act;
- 1.26 "floor" includes a paved, concrete, wooden, gravel, or dirt floor;
- 1.27 "front-ending agreement" means an agreement made under Section 44 of the Act between the Township and any or all owners within the benefiting area providing for front-end payments by an owner or owners or any combination thereof;
- 1.28 "front-end payment" means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this By-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- 1.29 "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls. O. Reg. 82/98, s. 1 (1).
- 1.30 "growth-related net capital cost" means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in all or a defined part of the Township;
- 1.31 "local board" means a municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any Act with respect to the affairs or purposes of one or more municipalities, excluding a school board and a conservation authority;
- 1.32 "mezzanine" means a mezzanine as defined in the Building Code Act;
- 1.33 "mixed-use" means lands, buildings or structures used, designed or intended to be used for both residential and non-residential uses;
- 1.34 "mobile home" or "park model trailer" means a dwelling unit that is designed to be made mobile and meets the following criteria:
- a) built on a single chassis, mounted on wheels;

- b) designed to facilitate relocation from time to time;
- c) designed to provide a permanent or seasonal residence for one or more persons, but not include a trailer;
- d) designed as living quarters and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- e) has a gross floor area, including lofts, not exceeding 50 m² (538.21 ft.²) when in the setup mode and having a width greater than 2.6 m (8.53 ft.) in the transit mode. 28.153

For the purposes of this by-law a mobile home or park model trailer which meets the definition of a dwelling unit in section 1.24 will be charged as an Apartment Unit, Small as defined by this by-law, otherwise the non-residential rate shall apply;

- 1.35 "non-residential" means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a dwelling unit;
- 1.36 "owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 1.37 "protracted" means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or, of an addition to it, for a continuous period exceeding eight months;
- 1.38 "rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 1.39 "redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure, or part thereof, from residential to non-residential or from non-residential to residential;
- 1.40 "regulation" means any regulation made pursuant to the Act;
- 1.41 "residential" shall mean the use of land, buildings or structures for human habitation;
- 1.42 "services" means services designated in this By-law including Schedule A to this By-law or in agreement under section 44 of the Act, or both;
- 1.43 "service standards" means the prescribed level of services on which the Schedule of Charges in Schedules "B" and "C" are based;
- 1.44 "structure" means anything constructed or erected, the use of which requires location on the ground, or which is attached to something having location on or in the ground;
- 1.45 "temporary building or structure" means a building or structure constructed or erected or placed on land for a continuous period not exceeding twelve months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding twelve months;

- 1.46 "Township" means The Corporation of the Township of Springwater;
- 1.47 "trailer" means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. Trailers include tent trailers or similar transportable accommodation excepting a mobile home or park model trailer;
- 1.48 "Zoning By-law" means the Zoning By-law or By-laws passed under Section 34 of the Planning Act and in force and effect in the Township, or part thereof;

2. Rules

For the purpose of complying with Section 6 of the Act:

- 2.1 The area to which this By-law applies shall be the area described in Section 3 of this By-law;
- 2.1.1 the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in Sections 4 through 11, inclusive and Section 17 of this By-law;
- 2.1.2 the exemptions provided for by such rules shall be the exemptions set forth in Sections 12 through 16, inclusive of this By-law, the indexing of charges shall be in accordance with Section 9 of this By-law and there shall be no phasing in as provided in Subsection 10.1 of this By-law; and
- 2.1.3 the redevelopment of land shall be in accordance with the rules set forth in Section 17 of this By-law.

3. Lands Affected

- 3.1 This By-law applies to all lands in the geographic area of the Township.

4. Designation of Services

- 4.1 It is hereby declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
- 4.2 The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
- 4.3 Development charges shall be imposed and Reserve Funds established for the categories of services designated on Schedule 'A-1' for the increased capital costs required because of increased needs for services arising from development.

- 4.4 Development charges shall be imposed and Reserve Funds established for the following Area Specific categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
- 4.4.1 Elmvale Water and Wastewater Service in the Settlement Area set out in Schedule 'C-1'
 - 4.4.2 Hillsdale Water Service and Secondary Plan Area in the Settlement Area set out in Schedule 'C-2'
 - 4.4.3 Phelpston Water Service in the Settlement Area as set out in Schedule 'C-3'
 - 4.4.4 Anten Mills Water Service in the Settlement Area as set out in Schedule 'C-4'
 - 4.4.5 Minesing Water Service in the Settlement Area as set out in Schedule 'C-5'
 - 4.4.6 Midhurst Secondary Plan Area as set out in Schedule 'C-6'
 - 4.4.7 Centre Vespra Water Service in the Settlement Area as set out in Schedule 'C-7'

5. Approvals for Development

- 5.1 Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
- 5.1.1 the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
 - 5.1.2 the approval of a minor variance under section 45 of the *Planning Act*;
 - 5.1.3 a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - 5.1.4 the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - 5.1.5 a consent under section 53 of the *Planning Act*;
 - 5.1.6 the approval of a description under section 50 of the *Condominium Act*, or;
 - 5.1.7 the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- 5.2 No more than one development charge for each service designated in Subsection 4.3 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Subsection 5.1 are required before the

lands, buildings or structure can be developed.

- 5.3 Notwithstanding Subsection 5.2, if two or more of the actions described in Subsection 5.1 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
- 5.4 Where a development requires an approval described in Subsection 5.1 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under Subsection 5.1.
- 5.5 If a development does not require a building permit but does require one or more of the approvals described in Subsection 5.1, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.
- 5.6 Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan or consent relates, as Council may require.
- 5.7 Notwithstanding any other provision of Section 5 hereof, within the Midhurst Secondary Plan Area as set out in Schedule 'C-6' to this By-law, development charges shall be imposed against all lands, buildings or structures if the development of such lands, buildings or structures requires one of the approvals set out in subsection 5.1 of this By-law and either:
 - 5.7.1 requires an amendment to the Official Plan for the Township under Section 21 or Section 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended; or
 - 5.7.2 required an amendment to the Official Plan for the Township under Section 21 or Section 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, as of the 30th day of August, 1999, which Official Plan Amendment was subsequently approved, or
 - 5.7.3 involves the creation of more than two dwelling units, or
 - 5.7.4 requires an approval under Section 5.1 for non residential development

6. Calculation of Development Charges

- 6.1 The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - 6.1.1 in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or

6.1.2 in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development.

7. Amount of Charge - Residential

7.1 The development charges described in Schedule B-1 to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential component of the mixed use building or structure, according to the type of residential use.

7.2 In addition to the development charges described in Schedule B-1, the development charges described in Schedule B-3 to this By-law shall be imposed on the Settlement Areas for the services designated in Subsection 4.4 on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential component of the mixed use building or structure, according to the type of residential use.

8. Amount of Charge - Non-Residential

8.1 The development charges described in Schedule B-2 to this By-law shall be imposed on non-residential uses of lands, buildings or structures, including a non-residential use accessory to a dwelling unit and, in the case of a mixed use building or structure, on the non-residential component of the mixed use building or structure, according to the type of non-residential use.

8.2 In addition to the development charges described in Schedule B-2, the development charges described in Schedule B-3 to this By-law shall be imposed on the Settlement Areas for the services designated in Subsection 4.4 on non-residential uses of lands, buildings or structures, including a non-residential use accessory to a dwelling unit and, in the case of a mixed use building or structure, on the non-residential component of the mixed use building or structure, according to the type of non-residential use.

9. Indexing of Development Charges

9.1 The development charges set out in Schedules B-1, B-2 and B-3 attached hereto shall be adjusted without amendment to this By-law annually on January 1st in each year, commencing January 1, 2015, in accordance with the most recent twelve month change in Statistics Canada Quarterly, Construction Price Statistics.

10. Phasing, Timing of Calculation and Payment

10.1 The residential development charges set out in this By-law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein from the effective date of this By-law.

- 10.2 The non-residential development charges set out in this By-law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein from the effective date of this By-law.
- 10.3 Subject to Section 17 (with respect to redevelopment) and Subsection 10.4 below, the development charge shall be calculated as of, and shall be payable, on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- 10.4 Notwithstanding Subsection 10.3 above, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to Section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provision of this By-law.

11. Payment by Money or the Provision of Services

- 11.1 Payment of development charges shall be by cash or by cheque.
- 11.2 In the alternative to payment by the means provided in Subsection 11.1 above, the Township may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
 - 11.2.1 if the credit exceeds the amount of the charge for the service to which the work relates,
 - 11.2.1.1 the excess amount shall not be credited against the charge for any other service, unless the Township has so agreed in an agreement under Section 38 of the Act; and
 - 11.2.1.2 in no event shall the Township be required to make a cash payment to the credit holder.
- 11.3 If a development charge or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes pursuant to Section 32 of the Act.

12. Rules with Respect to Exemptions for Intensification of Existing Housing

- 12.1 This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only
 - 12.1.1 of permitting the enlargement of an existing dwelling unit;
 - 12.1.2 of creating one or two additional dwelling units in an existing single detached dwelling;

12.1.3 of creating one additional dwelling unit in an existing semi-detached dwelling; or

12.1.4 of creating one additional dwelling unit in any other existing residential building, all as defined in the Regulations.

12.2 Notwithstanding Subsections 12.1.2 to 12.1.4, a development charge shall be imposed with respect to the creation of one or two additional dwelling units in a dwelling, if the gross floor area of the additional one or two dwelling units exceeds, the gross floor area of the existing dwelling unit in Subsections 12.1.2 and 12.1.3, and the smallest existing dwelling unit in Subsection 12.1.4.

13. Rules with respect to Credits for Services or Lot Levies

13.1 Section 17 of Ontario Regulation 82/98 as amended under the Development Charges Act applies only to those owners who applied for and received credits from the Township in 1999.

13.2.1 If an owner or a former owner has, before the coming into force of a development charge by-law passed prior to the enactment of the Act, paid all or any portion of a charge related to development pursuant to an agreement under Section 51 or 53 of the Planning Act, or a predecessor thereof with respect to land within which this By-law applies, the Treasurer may give credit in the amount of a development-related levy if and when the owner provides written proof of payment prior to the payment of a development charge under this By-law.

13.3 In the event that the charge or levy related to the development in respect of which a credit is available pursuant to the provisions of Subsection 13.1 or 13.2 was paid in connection with a particular service, the credit available shall not exceed the amount of the component of the development charge for the particular service payable under this By-law and no refunds shall apply.

13.4 A credit given under Subsection 13.1 or 13.2 shall not exceed the total development charge payable by the owner.

13.5 The provisions of Section 40 of the Act shall apply to any credit given under Subsection 13.1 of this By-law.

14. Categories of Exempt Institutions

14.1 The following categories of institutions are hereby designated as being exempt from the payment of development charges:

14.1.1 buildings or structures owned by and used for the purposes of the Township or other municipality, or their local boards;

14.1.2 buildings or structures owned by a board of education and used for school purposes pursuant to the Education Act, R.S.O. 1990, as amended;

14.1.3 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;

14.1.4 buildings or structures owned by a religious organization and used for the purposes of a place of worship;

14.1.5 buildings or structures owned by and used for the purposes of a public hospital

15. Agricultural Uses

15.1 Agricultural uses as well as farm buildings and other ancillary development to an agricultural use, excluding any residential uses, shall be exempt from the provisions of this By-law.

16. Temporary Buildings or Structures

16.1 Temporary buildings or structures shall be exempt from the provisions of this By-law.

16.2 In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been, a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.

16.3 Prior to the Township issuing a building permit for a temporary building or structure, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the development charge required by Subsection 16.2 to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

17. Rules with Respect to the Redevelopment of Land

17.1 Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished or removed, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished or removed, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or removed, or the non-residential gross floor area being converted or demolished or removed, by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. In the case of the conversion, demolition or removal of non-residential space and redevelopment as a residential or mixed use, the credit shall be

calculated based on the non-residential development charges in Schedule B-2 of this By-law.

17.2 A credit in respect of any demolition or removal under this Section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the Township for the development within 5 years from the date the demolition permit was issued.

17.3 The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

18. Interest

18.1 The Township shall pay interest on a refund under Subsection 18(3) and 25(2) of the *Development Charges Act, 1997* at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

19. Front Ending Agreements

19.1 The Township may enter into agreement under Section 44 of the Act.

20. Schedules

20.1 The following Schedules to this By-law form an integral part of this By-law.

Schedule 'A-1'	Designated Services
Schedule 'B-1'	Residential Development Charges
Schedule 'B-2'	Non-Residential Development Charges
Schedule 'B-3'	Settlement Area Service Development Charges
Schedule 'C-1'	Elmvale Water and Wastewater Service Area Charges Map
Schedule 'C-2'	Hillsdale Water and Secondary Plan Area Service Area Charges Map
Schedule 'C-3'	Phelpston Water Service Area Charges Map
Schedule 'C-4'	Anten Mills Water Service Area Charges Map
Schedule 'C-5'	Minesing Water Service Area Charges Map
Schedule 'C-6'	Midhurst Secondary Plan Service Area Charges Map

Schedule 'C-7'

Centre Vespra Water Service Area Charges Map

21. By-law Registration

21.1 A certified copy of this By-law may be registered on title to any land to which this By-law applies.

22. Date By-law Effective

22.1 This By-law comes into force upon passing and takes effect on February 1, 2014.

23. Date By-law Expires

23.1 This By-law expires five years after the date on which it comes into force, unless recinded earlier.

24. Repeal

24.1 That Development Charge By-law 2008-115 be and is hereby repealed on the date this by-law comes into force.

25. Headings for Reference Only

25.1 The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

26. Severability

26.1 If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, reenacted or amended, in whole or in part or dealt with in any other way.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED this 20 day of January, 2014.



Linda Collins, Mayor



John Daly, Clerk

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE A-1

DESIGNATED SERVICES

General Services:

1. General Government
2. Public Library
3. Protection Services
4. Indoor Recreation
5. Parks and Outdoor Recreation
6. Public Works and Fleet

Engineered Services:

- 1 Roads and Related
- 2 Water
- 3 Wastewater (Sewer)

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE B-1

RESIDENTIAL DEVELOPMENT CHARGES

Service	Residential Charge By Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
General Government	\$19	\$16	\$12	\$8
Public Library	\$681	\$571	\$428	\$265
Protection Services	\$1,426	\$1,196	\$897	\$555
Indoor Recreation	\$2,849	\$2,388	\$1,791	\$1,109
Parks And Outdoor Recreation	\$1,573	\$1,319	\$989	\$612
Public Works And Fleet	\$638	\$535	\$401	\$248
Subtotal General Services	\$7,186	\$6,025	\$4,518	\$2,797
Roads And Related	\$2,397	\$2,009	\$1,507	\$933
TOTAL CHARGE PER UNIT	\$9,583	\$8,034	\$6,025	\$3,730

- (1) Singles and Semis includes per unit
 - a. Dwelling, single detached
 - b. Dwelling, semi-detached
 - c. Dwelling, seasonal
 - d. Dwelling, duplex
 - e. Dwelling, detached accessory
 - f. Dwelling, attached accessory

- (2) Rows & Other Multiples includes per unit
 - a. Dwelling, fourplex
 - b. Dwelling, street townhouse
 - c. Dwelling, townhouse

- (3) Apartments, Large includes per unit
 - a. Apartment, two or more bedrooms

(4) Apartments, Small includes per unit

- a. Dwelling unit, bachelor**
- b. Apartment, one bedroom**

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE B-2

NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential Charge per Square Metre
General Government	\$0.12
Public Library	\$0.12
Protection Services	\$8.57
Indoor Recreation	\$0.00
Parks And Outdoor Recreation	\$0.00
Public Works And Fleet	\$3.83
Subtotal General Services	\$12.64
Roads And Related	\$14.35
TOTAL CHARGE PER SQUARE METRE	\$26.99

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE B-3

SETTLEMENT AREA SERVICE DEVELOPMENT CHARGES

	Development Charge Per Unit By Unit Type				Development Charge per Hectare	Development Charge per Unit	Development Charge per Lot	Development Charge per sq.m.
	Singles & Semis ¹	Rows & Other Multiples ²	Apartments Large ³	Apartments Small ⁴				
Elmvale	\$3,274	\$2,745	\$2,059	\$1,274	n/a	n/a	n/a	\$20.42
Hillsdale	\$544	\$456	\$342	\$212	n/a	n/a	n/a	\$23.36
Phelpston	n/a	n/a	n/a	n/a	\$16,976	n/a	n/a	n/a
Anten Mills	\$8,850	\$7,419	\$5,565	\$3,445	n/a	n/a	n/a	n/a
Minesing	n/a	n/a	n/a	n/a	n/a	n/a	\$10,466	n/a
Midhurst	n/a	n/a	n/a	n/a	n/a	\$16	n/a	\$0.10
Centre Vespra	n/a	n/a	n/a	n/a	n/a	\$1,504	n/a	\$7.33

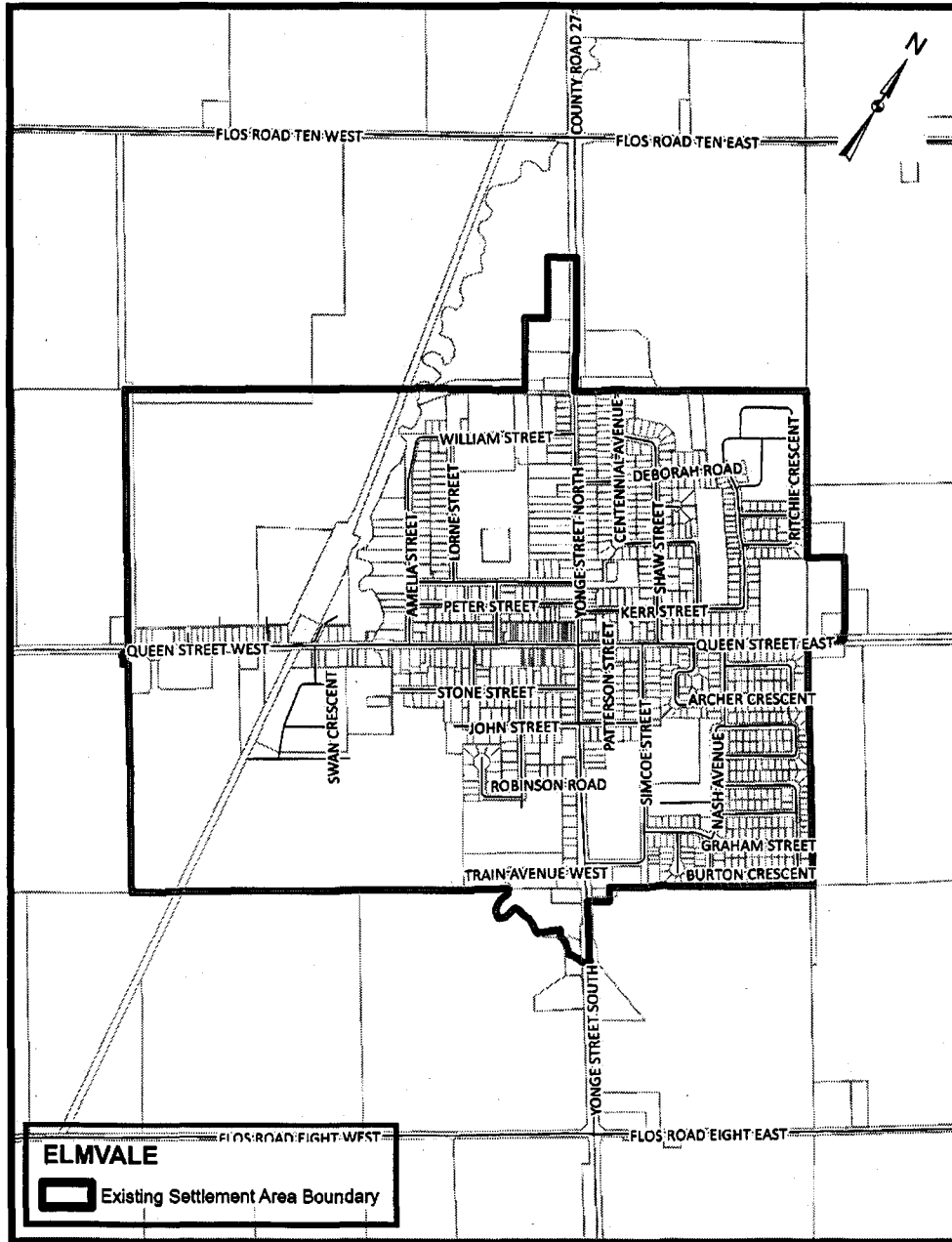
- (1) Singles and Semis includes per unit
- a. Dwelling, single detached
 - b. Dwelling, semi-detached
 - c. Dwelling, seasonal
 - d. Dwelling, duplex
 - e. Dwelling, detached accessory
 - f. Dwelling, attached accessory
- (2) Rows & Other Multiples includes per unit
- a. Dwelling, fourplex
 - b. Dwelling, street townhouse
 - c. Dwelling, townhouse
- (3) Apartments, Large includes per unit
- a. Apartment, two or more bedrooms
- (4) Apartments, Small includes per unit
- a. Dwelling unit, bachelor
 - b. Apartment, one bedroom

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE C-1

ELMVALE WATER AND WASTEWATER SERVICE AREA CHARGES MAP

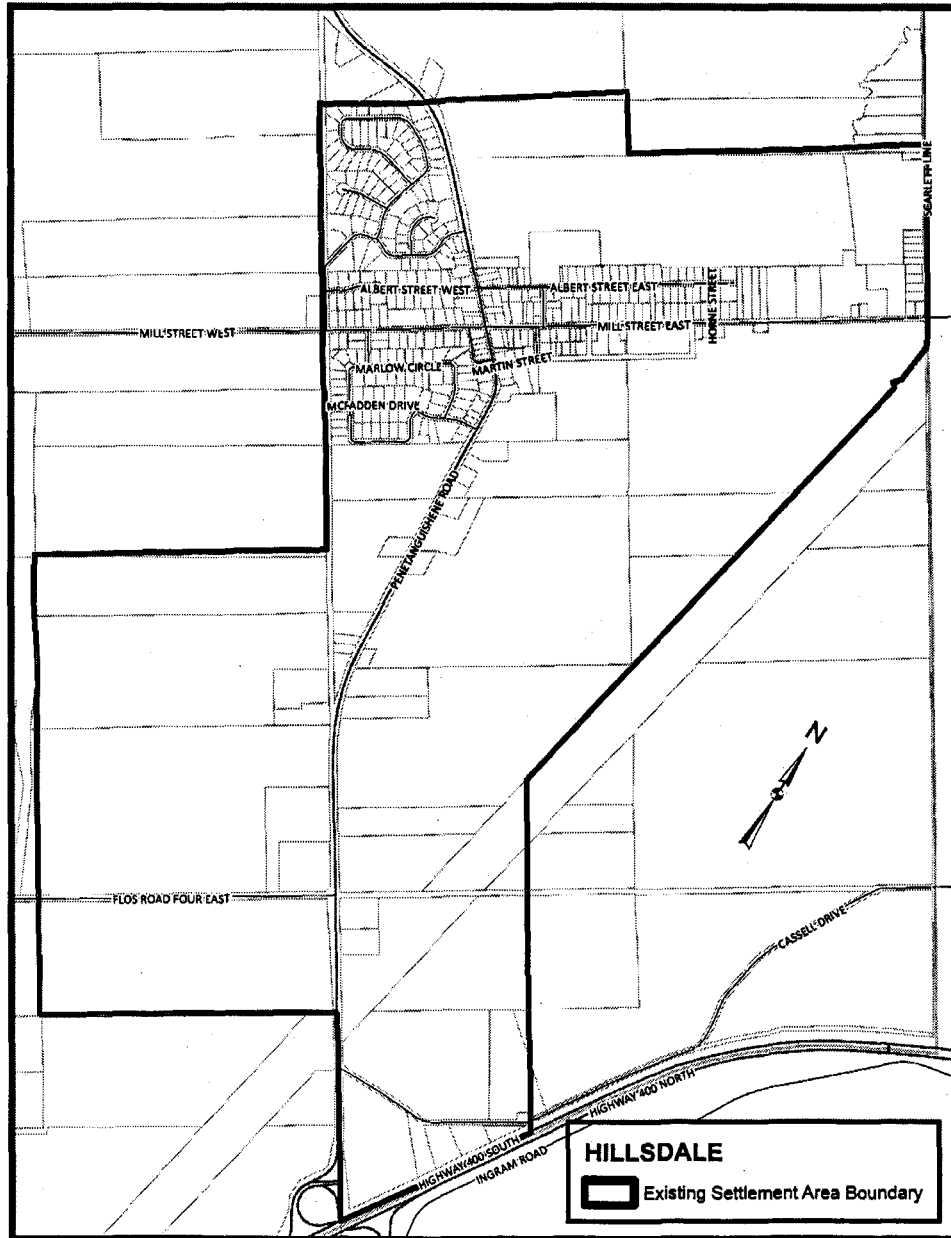


THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

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SCHEDULE C-2

HILLSDALE WATER AND SECONDARY PLAN AREA SERVICE AREA CHARGES MAP

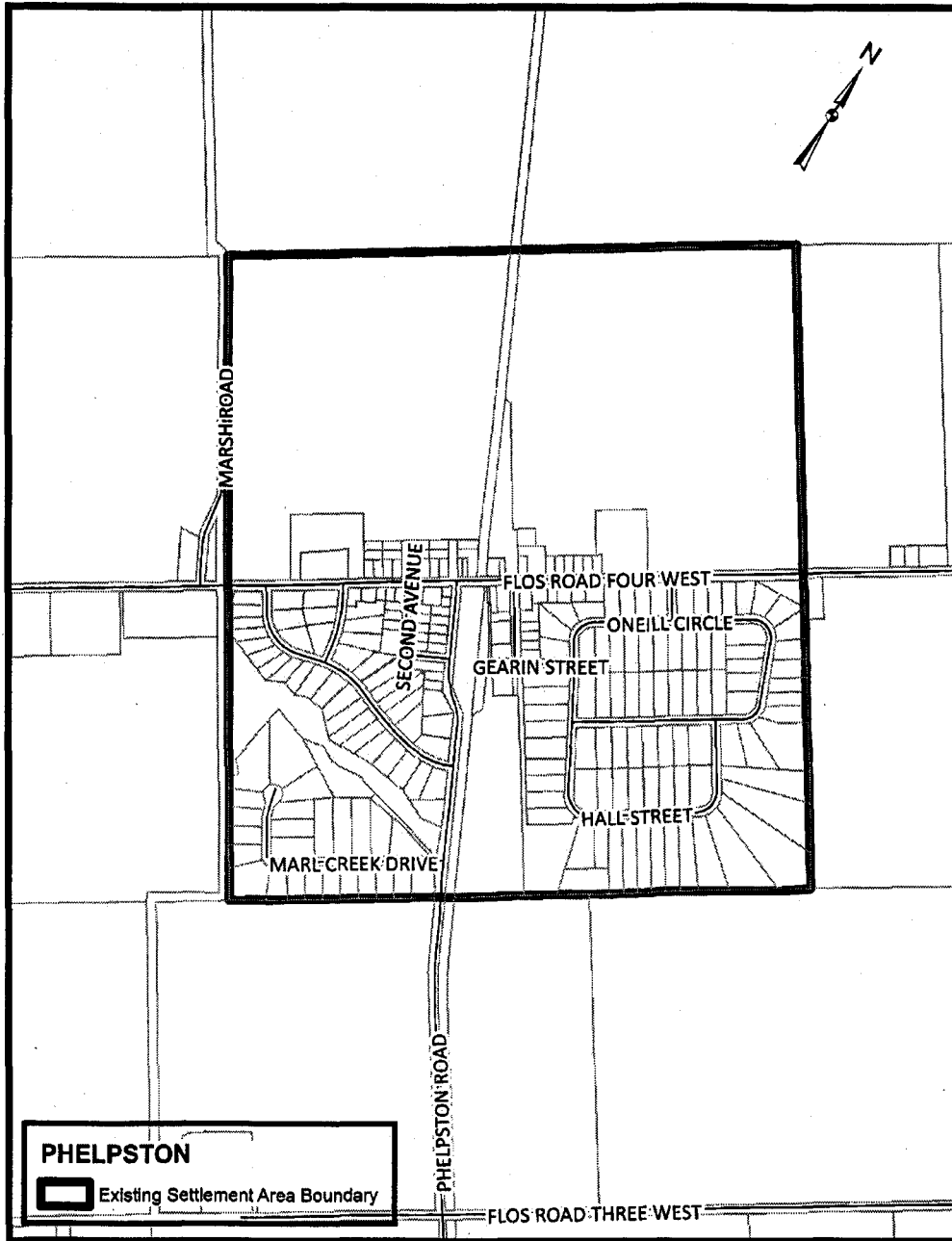


THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE C-3

PHELPSTON WATER SERVICE AREA CHARGES MAP

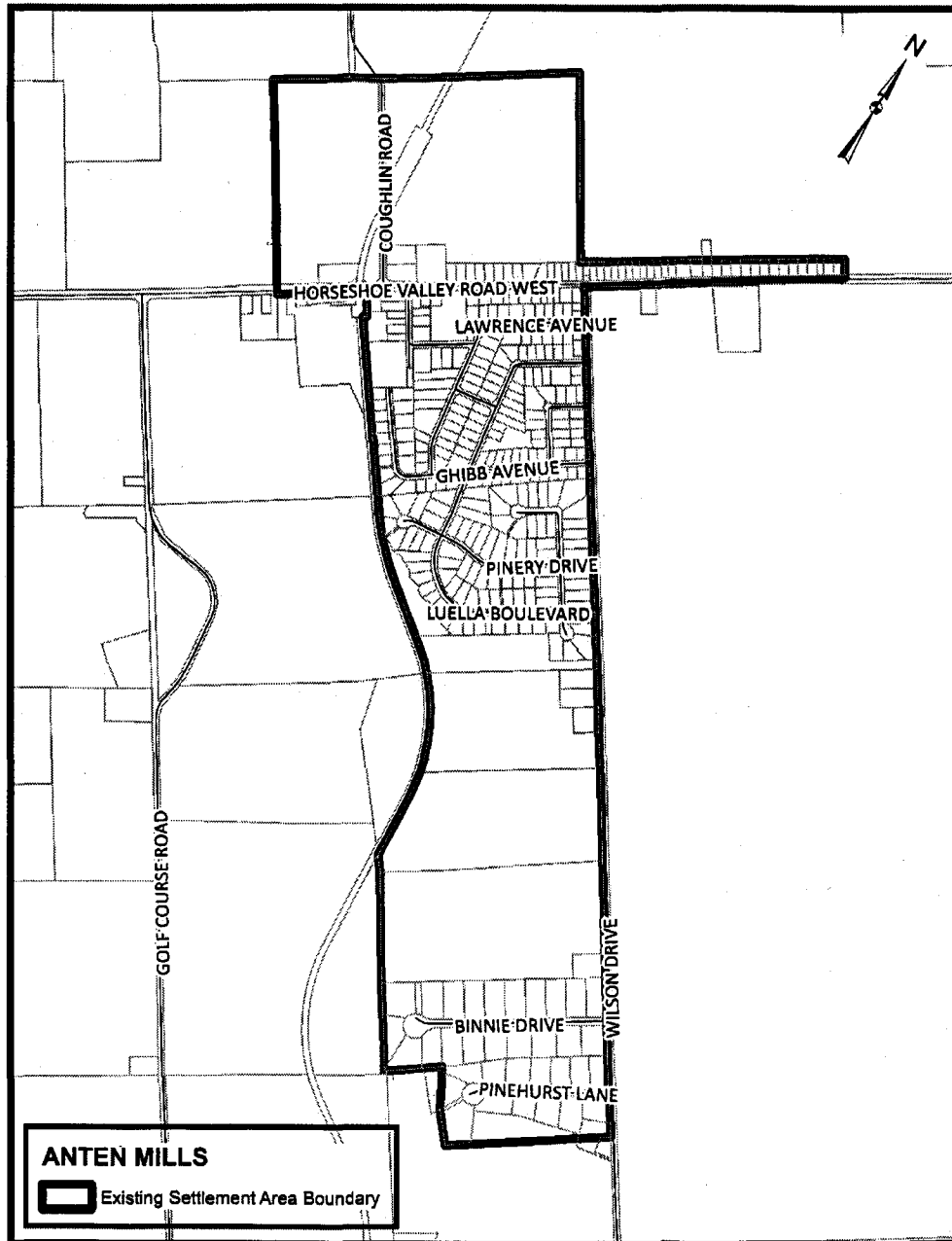


THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE C-4

ANTEN MILLS WATER SERVICE AREA CHARGES MAP

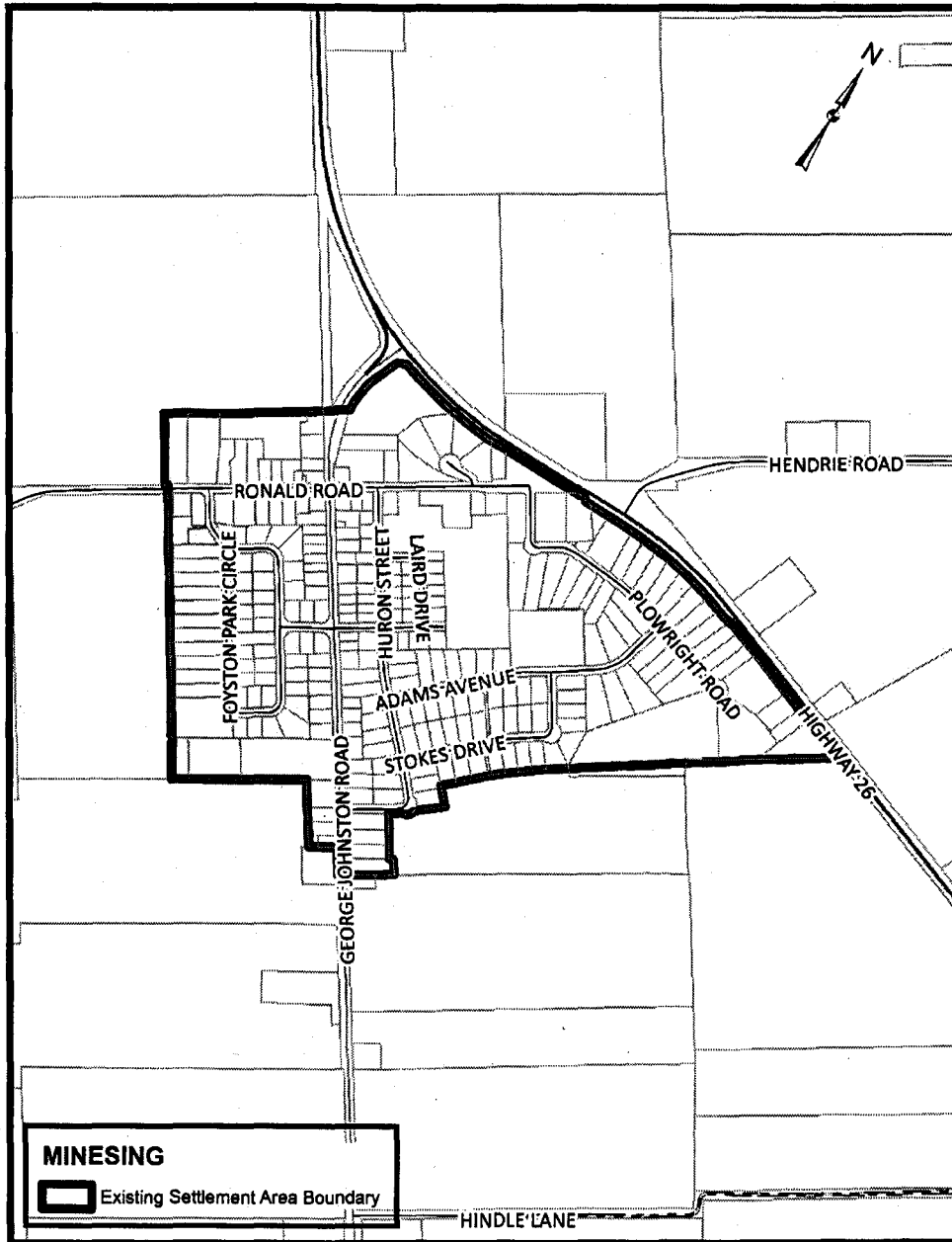


THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE C-5

MINESING WATER SERVICE AREA CHARGES MAP

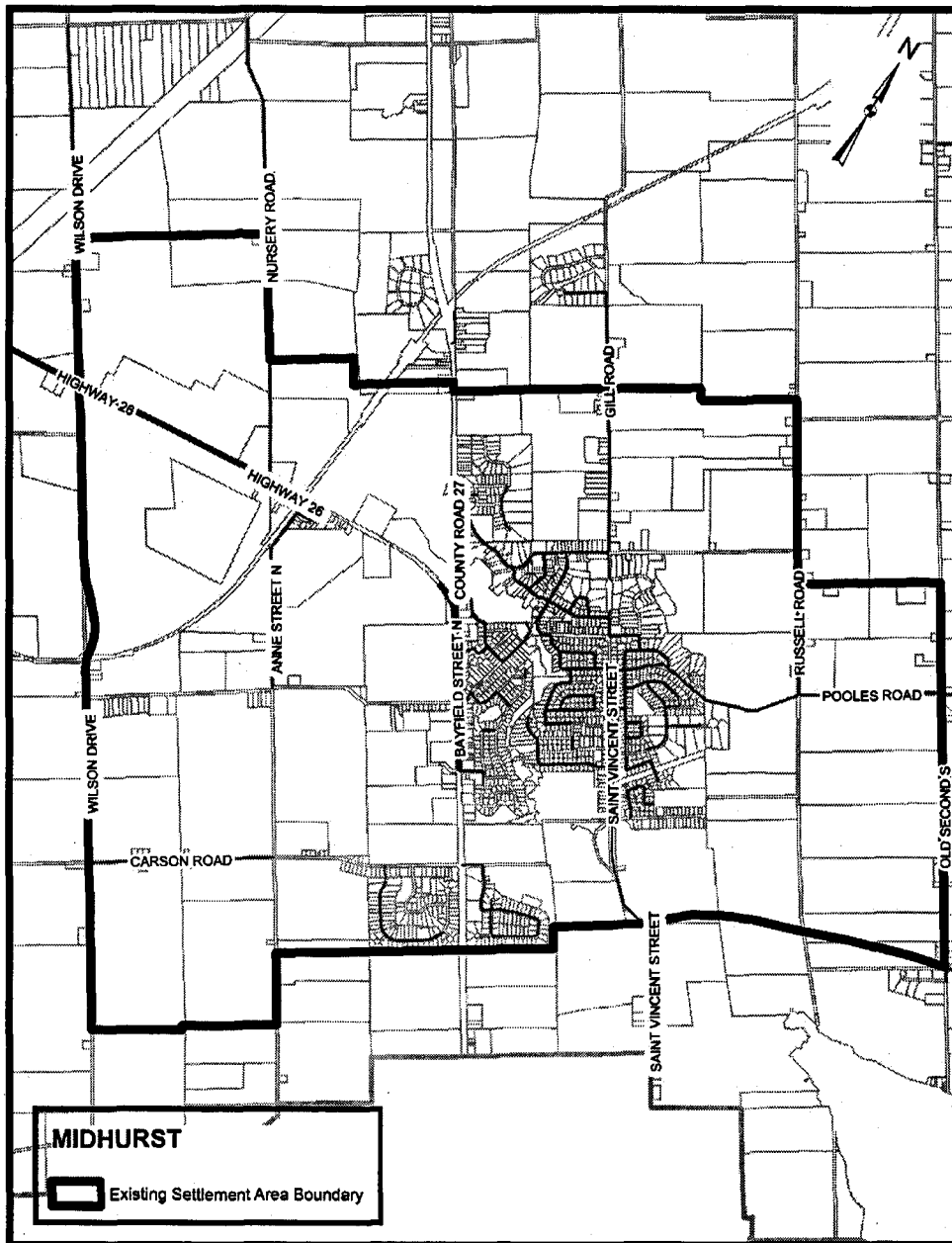


THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

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SCHEDULE C-6

MIDHURST SECONDARY PLAN SERVICE AREA CHARGES MAP



THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

DEVELOPMENT CHARGE BY-LAW 2014-003

SCHEDULE C-7

CENTRE VESPRA WATER SERVICE AREA CHARGES MAP

