

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**

**FINANCE REPORT FIN2024-16**

TO: Mayor Davidson and Members of Council  
FROM: Patrick Kelly CPA, CMA Director of Finance / Treasurer  
RE: Development Charges By-Law Amendment  
DATE: August 13, 2024

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**RECOMMENDATION:**

THAT Township of Mapleton Council receive Finance Report FIN2024-16, regarding the Development Charges By-Law amendment.

**BACKGROUND:**

The 2024 Development Charges Background Study and Draft By-Law, as prepared by Hemson Consulting Ltd., were presented at a statutory Public Meeting on June 11, 2024. At the regular Council meeting held on July 9, 2024, Council approved By-Law 2024-033 being a by-law to establish Development Charges for the Township.

Subsequent to the completion of the background study, and approval of the by-law, staff noted an omission from the Schedule of Development Charges (Schedule "B").

**DISCUSSION:**

The Schedule of Development Charges (DCs) included within By-Law 2024-033 omitted the applicable charges associated with Wind Turbines & Telecommunications Towers. Consistent with previous DC Background Studies, the DCs for Wind Turbines & Telecommunications Towers are the equivalent of the total charges imposed on a Single & Semi-Detached Dwelling less the charges imposed for Parks & Recreation and Water / Wastewater services.

As such, a by-law has been prepared to amend the existing by-law (2024-033) and update Schedule "B" to include DCs for Wind Turbines & Telecommunications Towers.

Figures 1 and 2 below show the comparison of Schedule "B" before and after the amendment.

**FIGURE 1**  
Approved Schedule of Development Charges

Service	Residential Charge by Unit Type			Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Other Multiples	Apartments	
Fire Protection Services	\$1,692	\$1,195	\$846	\$4.98
Parks and Recreation	\$5,564	\$3,928	\$2,782	\$0.00
Development-Related Studies	\$356	\$251	\$178	\$1.05
Services Related to a Highway	\$6,536	\$4,614	\$3,268	\$19.22
<b>Township-Wide General Services</b>	<b>\$14,148</b>	<b>\$9,988</b>	<b>\$7,074</b>	<b>\$25.25</b>
Water Services	\$4,503	\$3,179	\$2,252	\$13.24
Wastewater Services	\$13,621	\$9,615	\$6,810	\$40.06
<b>Township-Wide Engineered Services</b>	<b>\$18,124</b>	<b>\$12,794</b>	<b>\$9,062</b>	<b>\$53.30</b>
<b>TOTAL CHARGE</b>	<b>\$32,272</b>	<b>\$22,782</b>	<b>\$16,136</b>	<b>\$78.55</b>

**FIGURE 2**  
Amended Schedule of Development Charges

Service	Residential Charge by Unit Type				Non-Residential Charge (\$/sq.m)
	Single & Semi-Detached	Other Multiples	Apartments	Wind Turbines & Telecom. Towers	
Fire Protection Services	\$1,692	\$1,195	\$846	\$1,692	\$4.98
Parks and Recreation	\$5,564	\$3,928	\$2,782	\$0.00	\$0.00
Development-Related Studies	\$356	\$251	\$178	\$356	\$1.05
Services Related to a Highway	\$6,536	\$4,614	\$3,268	\$6,536	\$19.22
<b>Township-Wide General Services</b>	<b>\$14,148</b>	<b>\$9,988</b>	<b>\$7,074</b>	<b>\$8,584</b>	<b>\$25.25</b>
Water Services	\$4,503	\$3,179	\$2,252	\$0.00	\$13.24
Wastewater Services	\$13,621	\$9,615	\$6,810	\$0.00	\$40.06
<b>Township-Wide Engineered Services</b>	<b>\$18,124</b>	<b>\$12,794</b>	<b>\$9,062</b>	<b>\$0.00</b>	<b>\$53.30</b>
<b>TOTAL CHARGE</b>	<b>\$32,272</b>	<b>\$22,782</b>	<b>\$16,136</b>	<b>\$8,584</b>	<b>\$78.55</b>

**PREVIOUS PERTINENT REPORTS:**

N/A

**CONSULTATION**

As per legislative requirements, notice of Public Meeting regarding this DC By-Law Amendment was posted in the local newspaper and online.

**FINANCIAL IMPLICATIONS:**

The approval of the amending by-law will ensure Development Charges are collected on the development of Wind Turbines and Telecommunications Towers. The collection of these fees is critical to supporting long-term funding of growth-related capital expenditures.

**SUMMARY:**

The DC Amending By-Law included as part of the Council meeting agenda for August 13, 2024, meets all legislative requirements. If / when approved, the updated charges will come into force and effect for Wind Turbines and Telecommunications Towers.

**COMMUNICATION:**

The updated Development Charge Schedules would be posted on the Township website.

Prepared By:  
Patrick Kelly CPA, CMA  
Director of Finance / Treasurer

Reviewed By:  
Manny Baron  
CAO

Attachments:

N/A