



## Staff Report T2026-03

Committee 2026-04-20

Council 2026-05-04

Amendments

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**Submitted To:** Committee of the Whole | Council  
**Submitted By:** Jennifer Graham, CPA CA, Director, Finance / Treasurer  
**Prepared By:** Jennifer Graham, CPA CA, Director, Finance / Treasurer  
**Subject:** 2026 Amended Development Charges Background Study: Water Treatment Plant

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### Recommendation

**THAT** Staff Report T2026-03, 2026 Amended Development Charges Background Study: Water Treatment Plant, be received; and

**AND THAT** Council approve the 2026 Amended Development Charges (DC) Background Study: Water Treatment Plant prepared (“Amended DC Background Study”) by Hemson Consulting.

**AND THAT** Council approve the resulting reductions to Development Charges for the Water Treatment Plant as identified in the Amended DC Background Study.

### Amendments

None.

## 1. Executive Summary

The Town of Collingwood released a 2024 Development Charges (DC) Background Study related to the Raymond A. Barker Water Treatment Plant (WTP) expansion as part of the process to lead to the approval of a new DC By-law (By-law 2024-036) in compliance with the *Development Charges Act, 1997* (DCA).

In 2025, the Town amended the DC Background Study and By-law through By-law 2025-024 to incorporate \$70 million in confirmed grant funding, resulting in a reduction to the calculated rates.

Since that time, the Town has received confirmation of an additional \$80 million in grant funding, bringing the total funding for the project to \$150 million. The amended DC Background Study has been updated accordingly to reflect this additional funding.

By-Law 2025-024 will be amended to reflect the new rate.

## 2. Analysis

### Background

The Town of Collingwood released a 2024 Development Charges (DC) Background Study related to the Raymond A. Barker Water Treatment Plant (WTP) expansion as part of the process to lead to the approval of a new DC By-law in compliance with the Development Charges Act, 1997 (DCA). In 2025, the Town released an amendment to the DC study to account for additional grant funding received (totaling \$70.0 million). Since the 2025 Amendment Study, the Town has received confirmation of an additional \$80.0 million in grant funding to be used towards the costs of the WTP expansion. The purpose of this amending study is to update the materials included in the 2025 Amendment Study to reflect the additional \$80.0 million in grant funding. For the purposes of this amendment, all other information remains unchanged, and the analysis is restated with a total of \$150.0 million in grant funding, with \$55.5 million (37%) contributing to the Town of Collingwood’s share of the costs.

### Proposed Changes to DC Study Calculations

The proposed revised rates for the WTP DC By-law are as follows:

**TOWN OF COLLINGWOOD  
CALCULATED RESIDENTIAL DEVELOPMENT CHARGES**

Service	Charge By Unit Type (1)			
	Single & Semi-Detached	Multiples	Apartment 2+ Bedrooms	Apartments 1 or Fewer Bedrooms
Water Treatment Plant	\$4,641	\$3,452	\$2,762	\$1,726
<b>TOTAL RESIDENTIAL CHARGE</b>	<b>\$4,641</b>	<b>\$3,452</b>	<b>\$2,762</b>	<b>\$1,726</b>
(1) Based on Persons Per Unit of:	2.69	2.00	1.60	1.00

**TOWN OF COLLINGWOOD  
CALCULATED NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Unadjusted Charge (\$/square metre)	Adjusted Charge (\$/square metre)	Percentage of Charge
Water Treatment Plant	\$20.80	\$25.21	100.0%
<b>TOTAL NON-RESIDENTIAL CHARGE</b>	<b>\$20.80</b>	<b>\$25.21</b>	<b>100.0%</b>

A comparison of the current versus calculated WTP DC rates are provided below. In total, the new WTP By-law will result in a decrease of 39% from the current versus calculated rates for both the residential and non-residential types.

**TOWN OF COLLINGWOOD  
COMPARISON OF CURRENT AND CALCULATED RESIDENTIAL DEVELOPMENT CHARGES**

Residential Unit Type	Current	Calculated	Difference	
Singles & Semis \$/unit	\$7,558	\$4,641	(\$2,917)	-39%
Rows & Other Multiples \$/unit	\$5,623	\$3,452	(\$2,171)	-39%
Apartments 2+ Bedrooms \$/unit	\$4,499	\$2,762	(\$1,737)	-39%
Apartments 1 Bedroom or Less \$/unit	\$2,812	\$1,726	(\$1,086)	-39%

**TOWN OF COLLINGWOOD  
COMPARISON OF CURRENT AND CALCULATED NON-RESIDENTIAL DEVELOPMENT CHARGES**

Non-Residential Development Charge	Current	Calculated	Difference	
Non-Residential Charge per Square Metre	\$41.06	\$25.21	(\$15.85)	-39%

**Options**

N/A

**Financial Impacts**

N/A

**Conclusion**

It is recommended that Council approve the 2026 Amended DC Background Study and related DC By-law, as amended in accordance with the changes described in this staff report and shown in Appendix A.

### 3. Input from Other Sources

N/A

### 4. Applicable Policy or Legislation

The proposed amended development charge rates have been prepared in accordance with the legislative requirements of the *Development Charges Act* and associated Regulation (O. Reg. 82/98).

### 5. Considerations

2024-2028 Community Based Strategic Plan: Not Applicable

Sustainable  Connected  Vibrant  Responsible

Services adjusted if any [Choose an item.](#)

Climate Change / Sustainability: [Choose an item.](#)

Communication / Engagement: [Choose an item.](#)

Accessibility / Equity, Diversity, Inclusion: [Choose an item.](#)

Registered Lobbyist(s) relating to content: [\[add content and meeting dates\]](#)

Next steps and future action required following endorsement:

Amended DC By-law including the revised rates to be approved by Council.

### 6. Appendices and Other Resources

**Appendix A:** Revised WTP DC Capital Program and Cash Flows

**Appendix B:** Revised WTP DC By-law

### 7. Approval

**Prepared By:**

Jennifer Graham, CPA CA, Director, Finance / Treasurer

**CAO Comments:**

Endorsed by CAO Skinner on April 15, 2026 to proceed to COW.