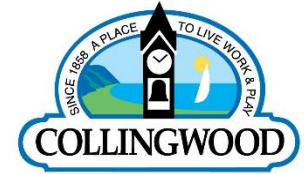


Amendment Study

Prepared by Hemson for the Town of Collingwood



Amended Development Charges Background Study: Water Treatment Plant

April 20, 2026



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1. Introduction & 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 (totalling \$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 contributing to the Town of Collingwood's share of the costs.

A. Legislative Background

The study is prepared in accordance with the DCA and associated regulations, including the amendments that came into force on November 28, 2022 under the *More Homes Built Faster Act, 2022*, and on June 6, 2024 under the *Cutting Red Tape to Build More Homes Act, 2024*. Additional changes were brought forward by Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*, which was granted Royal Assent on June 5, 2025, and Bill 60, *Fighting Delays, Building Faster Act, 2025*, which was granted Royal Assent on November 27, 2025.

Of relevance to this amendment study, as permitted under section 19(1.1) of the DCA, municipalities can amend existing DC by-laws without undertaking a fulsome DC study process as outlined in the following provisions:

Application of other sections to amendments

19 (1) Sections 10 to 18 apply, with necessary modifications, to an amendment to a development charge by-law other than an amendment by, or pursuant to an order of, the Ontario Land Tribunal.

Exceptions

- (1.1) Subsection (1) does not apply to an amendment to a development charge by-law if the only effect of the amendment is to,
- a) repeal a provision specifying the date on which the by-law expires or to amend such a provision to provide for the by-law to expire on a later date;
 - b) repeal a provision providing for the indexing of a development charge or to amend such a provision to provide for a development charge not to be indexed; or
 - c) decrease the amount of a development charge that is payable for one or more types of development in the circumstances specified in the amendment.

The result of the proposed amended, accounting for the additional grant monies, will result in a lowering of the development charge (DC) rates for all development, on municipal water services, in the Town. The amendment satisfies 19(1.1)c) and as such, this amendment study is provided for information purposes and will inform the forthcoming DC by-law amendment, which is not subject to a formal DC background study process.

Appendix A contains the technical analysis to support the calculated rates captured in this report.

2. Capital Requirements & Calculated Development Charges

This section provides a summary of the amended DC capital program for the WTP expansion and the calculated development charge rates. For residential development, an adjusted total per capita amount is applied to different housing types based on average occupancy factors. For non-residential development, the calculated development charge rates are based on gross floor area (GFA) of building space.

A. Summary of Development-Related Capital Program

The WTP expansion project is anticipated to cost \$270.0 million. This is allocated 37% (or \$99.9 million) to the Town of Collingwood and 63% (or \$170.1 million) to the Town of New Tecumseth. A total of \$150.0 million in grant funding is allocated based on these same shares, with \$55.5 million allocated to the Town of Collingwood's portion of the costs.

	Total	Collingwood (37%)	New Tecumseth (63%)
Gross Cost	\$270,000,000	\$99,900,000	\$170,100,000
Less: Grant Funding	\$150,000,000	\$55,500,000	\$94,500,000
Net Municipal Cost	\$120,000,000	\$44,400,000	\$75,600,000

The Town has incurred \$6.4 million in costs to date for the WTP expansion. This is net of any benefit to existing shares and DC ineligible costs. The remaining \$93.5 million in gross costs are to be funded in the future. Through the grant funding secured for the plant, the Town has received \$4.1 million to offset previously incurred costs. The total cost net of grants for the Town is \$44.4 million.

Of the Town’s share, a benefit to existing share of roughly 8% of the net municipal costs have been identified and is based on unconnected units and available capacity within the existing plant to service growth over the planning horizon. Finally, a post-period share of 48% has been applied to the project and represents available capacity in the WTP to service growth occurring beyond 2041. This amount is eligible for DC funding and will be considered for recovery in subsequent DC Background Studies.

Gross Cost	\$99.9 million
Less: Grant Funding	\$55.5 million
Less: Benefit to Existing Shares	\$3.3 million
Less: Available DC Reserves	\$0.0 million
Less: Post-Period Benefit	\$18.6 million
Total DC Eligible In-Period Costs	\$22.5 million

As costs have been incurred to date, a negative reserve fund balance of \$2.3 million is used to open the cash flow analysis provided in Appendix A.

B. Unadjusted Development Charge Calculation

The calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is provided below. Adjustments to these amounts resulting from a cash flow analysis that accounts for interest earnings and borrowing costs are also discussed in the following section.

The summary below presents the “unadjusted” residential and non-residential development charges for WTP infrastructure. Of the development-related cost, 83%, or \$18.7 million, has been allocated to new residential development, and 17%, or \$3.8 million, has been allocated to new non-residential development. This results in a charge of \$1,456 per capita, and \$20.80 per square metre of gross floor area.

Total DC Eligible In-Period Costs 2025-2041	\$22.5 million
Residential Share of DC Eligible Costs (83%)	\$18.7 million
Growth in Population in New Units	12,848
Unadjusted DC per Capita	\$1,456
Non-Residential Share of DC Eligible Costs (17%)	\$3.8 million
Growth in Square Metres	182,560
Unadjusted DC per Square Metre	\$20.80

C. Adjusted Development Charges Calculation

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. As shown below, the DC rate per capita increases from \$1,456 to \$1,726 and the non-residential rate increases from \$20.80 to \$25.21 per square metre.

Residential Development Charges	
Unadjusted DC per capita	\$1,456
Adjusted DC per capita	\$1,726
Non-Residential Development Charges	
Unadjusted DC per Square Metre	\$20.80
Adjusted DC per Square Metre	\$25.21

D. Calculated Residential and Non-Residential Development Charges

Table 1 provides the calculated WTP rates by residential unit type with the charge ranging from a high of \$4,641 per unit for a serviced single- and semi-detached units to a low of \$1,726 per unit for apartments with one bedroom or less.

Table 2 displays the WTP non-residential charges. The calculated non-residential development charge of \$25.21 per square metre is applied uniformly across the Town.

TABLE 1

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
TOTAL RESIDENTIAL CHARGE	\$4,641	\$3,452	\$2,762	\$1,726
(1) Based on Persons Per Unit of:	2.69	2.00	1.60	1.00

TABLE 2

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%
TOTAL NON-RESIDENTIAL CHARGE	\$20.80	\$25.21	100.0%

Lastly, Table 3 and Table 4 show the calculated residential and non-residential rates compared to those currently in force. Overall, the calculated rates are 39% lower than those currently in force.

TABLE 3

**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%

TABLE 4

**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%

3. Other Considerations & Legislative Requirements

A. Supporting Technical Analysis

Appendix A provides the technical analysis that supports the results of this amending study. This includes:

Table A-1	Summary of Residential & Non-Residential Development Forecast
Table A-2	Summary of Water Treatment Plant Expansion Capital Costs
Table A-3.1	Cashflow and Determination of Residential Development Charge
Table A-3.2	Cashflow and Determination of Non-Residential Development Charge

B. Legislative Requirements

The study is prepared in accordance with the DCA and associated regulations. As outlined in Section 1, this DC Amendment Study & associated by-law results in the lower of DC rates for all development, on municipal water services in the Town. The amendment satisfies 19(1.1)c) and as such, this amendment study is provided for information purposes and will inform the DC by-law amendment, which is not subject to a formal DC background study process. The amending by-law is provided in Appendix B.

C. Proposed Amending By-law

The Town passed By-law No. 2025-024 on March 31, 2025. A draft amending by-law to update the development charge rates to reflect those calculated here is provided in Appendix B.

Appendix A

Technical Reporting Tables

APPENDIX A

TABLE A-1

TOWN OF COLLINGWOOD
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST

Town-wide Development Forecast	2024 Estimate	Long-Term Planning Period 2025-2041	
		Growth	2041
Residential			
Occupied Dwellings	11,995	6,355	18,350
Population			
Census	26,422	10,178	36,600
<i>Population In New Dwellings</i>		<i>12,848</i>	
Non-Residential			
Place of Work Employment ¹	11,864	2,608	14,472
Non-Residential Building Space (sq.m.)		182,560	

1 Excludes Work at Home Employment but includes No Fixed Place of Work

TOWN OF COLLINGWOOD
2026 AMENDING DEVELOPMENT CHARGES STUDY
SUMMARY OF WATER TREATMENT PLANT EXPANSION CAPITAL COSTS

Project Description	Timing	Gross Costs	Grant Funding	Net Municipal Costs	Ineligible Shares BTE (%)	Ineligible Shares BTE (\$)	Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs 2025-2041	DC Eligible Costs Post-2041
1 Raymond A. Barker Water Treatment Plant Expansion										
1.1 Future Capital Cost Estimate - Collingwood Share	2025 - 2032	\$ 93,540,795	\$ 51,430,000	\$ 42,110,795	8%	\$ 3,308,501	\$ 38,802,294	\$ -	\$ 20,210,386	\$ 18,591,908
1.2 Costs Incurred To Date for WTP - Collingwood Share	2025 - 2025	\$ 6,359,205	\$ 4,070,000	\$ 2,289,205	0%	\$ -	\$ 2,289,205	\$ -	\$ 2,289,205	\$ -
Sub-total Raymond A. Barker Water Treatment Plant Expansion		\$ 99,900,000	\$ 55,500,000	\$ 44,400,000		\$ 3,308,501	\$ 41,091,499	\$ -	\$ 22,499,591	\$ 18,591,908
TOTAL		\$ 99,900,000	\$ 55,500,000	\$ 44,400,000		\$ 3,308,501	\$ 41,091,499	\$ -	\$ 22,499,591	\$ 18,591,908

Capacity (m ³):	Total Capacity	10% Reserve	Net Capacity	Collingwood Share
Added Capacity	28,000	2,800	25,200	37.0%
Total Capacity Available (m³)	28,000	2,800	25,200	

Available DC Reserve Balance	
Balance as of Dec 31, 2024	\$ (6,359,205)
Funded From Initial Grant Monies	\$ 4,070,000
Neg. Reserve Requiring Funding	\$ (2,289,205)

Residential Development Charge Calculation		
2025-2041 DC Eligible Costs	83%	\$18,703,076
Growth in Population in New Units		12,848
Unadjusted Development Charge Per Capita		\$1,456
Non-Residential Development Charge Calculation		
2025-2041 DC Eligible Costs	17%	\$3,796,515
Growth in Square Metres		182,560
Unadjusted Development Charge Per Square Metre		\$20.80

Gross Cost Allocation	
Gross Cost	\$ 270,000,000
Collingwood Share	\$ 99,900,000
New Tecumseth Share	\$ 170,100,000

Grant Allocation	
Total	\$ 150,000,000
Collingwood Share	\$ 55,500,000
New Tecumseth Share	\$ 94,500,000

Collingwood Funding	
Already Funded	\$ 6,359,205
Future Funding Need	\$ 93,540,795
Total	\$ 99,900,000



**APPENDIX A
TABLE A-3.1**

**TOWN OF COLLINGWOOD
2026 AMENDING DEVELOPMENT CHARGES STUDY
CASHFLOW AND DETERMINATION OF RESIDENTIAL DEVELOPMENT CHARGE**

WATER TREATMENT PLANT	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	(\$1,902.9)	(\$2,971.7)	(\$4,084.2)	(\$5,245.4)	(\$6,455.4)	(\$7,713.9)	(\$9,020.5)	(\$10,374.6)	(\$11,999.7)
RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Water Treatment Plant: Non Inflated	\$2,100.0	\$2,100.0	\$2,100.0	\$2,100.0	\$2,100.0	\$2,100.0	\$2,100.0	\$2,100.0	\$0.0
Water Treatment Plant: Inflated	\$2,100.0	\$2,142.0	\$2,184.9	\$2,228.6	\$2,273.1	\$2,318.6	\$2,365.0	\$2,412.3	\$0.0
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	673	692	709	727	746	766	787	699	716
REVENUE									
- DC Receipts: Inflated	\$1,161.7	\$1,218.4	\$1,273.3	\$1,331.7	\$1,393.9	\$1,459.9	\$1,529.9	\$1,386.0	\$1,448.1
INTEREST									
- Interest on Opening Balance	(\$104.7)	(\$163.4)	(\$224.6)	(\$288.5)	(\$355.0)	(\$424.3)	(\$496.1)	(\$570.6)	(\$660.0)
- Interest on In-year Transactions	(\$25.8)	(\$25.4)	(\$25.1)	(\$24.7)	(\$24.2)	(\$23.6)	(\$23.0)	(\$28.2)	\$25.3
TOTAL REVENUE	\$1,031.3	\$1,029.6	\$1,023.6	\$1,018.6	\$1,014.6	\$1,012.0	\$1,010.8	\$787.2	\$813.5
CLOSING CASH BALANCE	(\$2,971.7)	(\$4,084.2)	(\$5,245.4)	(\$6,455.4)	(\$7,713.9)	(\$9,020.5)	(\$10,374.6)	(\$11,999.7)	(\$11,186.3)

WATER TREATMENT PLANT	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$11,186.3)	(\$10,267.1)	(\$9,230.3)	(\$8,067.3)	(\$6,766.9)	(\$5,323.7)	(\$3,723.1)	(\$1,954.0)	
RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Water Treatment Plant: Non: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$16,800.1
Water Treatment Plant: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$18,024.4
NEW RESIDENTIAL DEVELOPMENT									
- Population Growth in New Units	731	748	765	783	799	817	835	855	12,848
REVENUE									
- DC Receipts: Inflated	\$1,508.0	\$1,573.9	\$1,641.9	\$1,714.1	\$1,784.2	\$1,860.8	\$1,939.9	\$2,026.1	\$26,251.8
INTEREST									
- Interest on Opening Balance	(\$615.2)	(\$564.7)	(\$507.7)	(\$443.7)	(\$372.2)	(\$292.8)	(\$204.8)	(\$107.5)	(\$6,395.8)
- Interest on In-year Transactions	\$26.4	\$27.5	\$28.7	\$30.0	\$31.2	\$32.6	\$33.9	\$35.5	\$71.3
TOTAL REVENUE	\$919.2	\$1,036.8	\$1,163.0	\$1,300.4	\$1,443.2	\$1,600.6	\$1,769.1	\$1,954.0	\$19,927.3
CLOSING CASH BALANCE	(\$10,267.1)	(\$9,230.3)	(\$8,067.3)	(\$6,766.9)	(\$5,323.7)	(\$3,723.1)	(\$1,954.0)	(\$0.0)	

Adjusted Charge Per Capita	\$1,726
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Allocation of Capital Program	
Residential Sector	83.1%
Non-Residential Sector	16.9%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX A
TABLE A-3.2**

**TOWN OF COLLINGWOOD
2026 AMENDING DEVELOPMENT CHARGES STUDY
CASHFLOW AND DETERMINATION OF NON-RESIDENTIAL DEVELOPMENT CHARGE**

WATER TREATMENT PLANT	2025	2026	2027	2028	2029	2030	2031	2032	2033
OPENING CASH BALANCE (\$000)	(\$386.3)	(\$637.0)	(\$904.2)	(\$1,189.0)	(\$1,492.1)	(\$1,814.7)	(\$2,157.9)	(\$2,522.7)	(\$2,814.7)
NON-RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Water Treatment Plant: Non Inflated	\$426.3	\$426.3	\$426.3	\$426.3	\$426.3	\$426.3	\$426.3	\$426.3	\$0.0
Water Treatment Plant: Inflated	\$426.3	\$434.8	\$443.5	\$452.4	\$461.4	\$470.6	\$480.1	\$489.7	\$0.0
NEW RESIDENTIAL DEVELOPMENT									
- Square Metre of Non-Residential GFA	8,050	8,120	8,190	8,260	8,330	8,400	8,470	11,760	11,900
REVENUE									
- DC Receipts: Inflated	\$202.9	\$208.8	\$214.8	\$221.0	\$227.3	\$233.8	\$240.5	\$340.6	\$351.5
INTEREST									
- Interest on Opening Balance	(\$21.2)	(\$35.0)	(\$49.7)	(\$65.4)	(\$82.1)	(\$99.8)	(\$118.7)	(\$138.7)	(\$154.8)
- Interest on In-year Transactions	(\$6.1)	(\$6.2)	(\$6.3)	(\$6.4)	(\$6.4)	(\$6.5)	(\$6.6)	(\$4.1)	\$6.2
TOTAL REVENUE	\$175.6	\$167.6	\$158.8	\$149.2	\$138.8	\$127.5	\$115.2	\$197.7	\$202.9
CLOSING CASH BALANCE	(\$637.0)	(\$904.2)	(\$1,189.0)	(\$1,492.1)	(\$1,814.7)	(\$2,157.9)	(\$2,522.7)	(\$2,814.7)	(\$2,611.8)

WATER TREATMENT PLANT	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$2,611.8)	(\$2,386.4)	(\$2,134.6)	(\$1,856.8)	(\$1,551.3)	(\$1,213.8)	(\$844.6)	(\$441.6)	
NON-RESIDENTIAL FUNDING REQUIREMENTS									
Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Water Treatment Plant: Non: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,410.2
Water Treatment Plant: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,658.8
NEW RESIDENTIAL DEVELOPMENT									
- Square Metre of Non-Residential GFA	12,040	12,250	12,390	12,530	12,740	12,880	13,020	13,230	182,560
REVENUE									
- DC Receipts: Inflated	\$362.8	\$376.5	\$388.4	\$400.6	\$415.5	\$428.5	\$441.8	\$457.9	\$5,513.0
INTEREST									
- Interest on Opening Balance	(\$143.6)	(\$131.3)	(\$117.4)	(\$102.1)	(\$85.3)	(\$66.8)	(\$46.5)	(\$24.3)	(\$1,482.8)
- Interest on In-year Transactions	\$6.3	\$6.6	\$6.8	\$7.0	\$7.3	\$7.5	\$7.7	\$8.0	\$14.8
TOTAL REVENUE	\$225.5	\$251.8	\$277.8	\$305.5	\$337.4	\$369.2	\$403.0	\$441.6	\$4,045.0
CLOSING CASH BALANCE	(\$2,386.4)	(\$2,134.6)	(\$1,856.8)	(\$1,551.3)	(\$1,213.8)	(\$844.6)	(\$441.6)	\$0.0	

Adjusted Charge Per Square Metre	\$25.21
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Allocation of Capital Program	
Residential Sector	83.1%
Non-Residential Sector	16.9%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B

Proposed Draft Amending By-law

**BY-LAW No. 2026-XXX
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO AMEND THE CORPORATION OF THE
TOWN OF COLLINGWOOD DEVELOPMENT CHARGES BY-LAW NO.
2025-024

WHEREAS the Town of Collingwood enacted By-law 2024-036 as amended by By-law 2025-024 pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27 (the "Act"), which authorizes Council to pass by-laws for the imposition of development charges against land;

WHEREAS Section 19(1.1)c of the Act provides for streamlined process for amendments to a development charges by-law where the only effect of the amendment decreases the amount of a development charge that is payable for one or more types of development in the circumstances specified in the amendment;

WHEREAS the amendment to reduce the development charge rates related to funding the Water Treatment Plant expansion to reflect the receipt of additional grant funding;

And WHEREAS Council passed Resolution No. XXX-2026 at its Committee of the Whole meeting held on April XX, 2026 by which Council authorized staff to proceed with amending By-law 2025-024 to account for the receipt of additional grant monies;

NOW THEREFORE the Council of the Corporation of the Town of Collingwood enacts as follows:

1. That Schedule "B" of By-law 2025-024, Schedule of Development Charges for the funding of the Water Treatment Plant be repealed and replace with the revised Schedule "B", as included in this amending by-law.

DATE BY-LAW EFFECTIVE

2. This By-law shall come into force and effect on date of passage.
3. Except as amended by this by-law, all provisions of By-law 2024-036 as amended by By-law 2025-024 shall remain in full force and effect.

SHORT TITLE

4. This By-law may be referred to as the Town of Collingwood Water Treatment Plant Development Charges 2026 Amendment By-law

CORRECTIONS

5. The Clerk of the Town is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

ENACTED AND PASSED by the Council this XXst day of April 2026.

MAYOR

CLERK

DRAFT

SCHEDULE "B"
By-law No. 2025-024
As Amended by By-law No. 2026-XX
SCHEDULE OF DEVELOPMENT CHARGES

Service	Residential Charge By Unit Type				Non-Residential Charge per Sqaure Metre
	Single & Semi-Detached	Other Multiples	Apartment 2+ Bedrooms	Apartments 1 or Fewer Bedrooms	
Water Treatment Plant	\$4,641	\$3,452	\$2,762	\$1,726	\$25.21

DRAFT