



Township of Clearview

Development Charges Council Workshop

March 20, 2024

Agenda



- Overview of Process – Timelines
- Development Charges Overview
- Growth Forecast Summary
- Service Standards and Capital Needs
- D.C. Rates
- Survey of Municipal D.C.s
- D.C. Implementation – Policy Matters and Council Considerations
- Next Steps and Questions

Overview of Process – Timelines



1

July 2023 to January 2024

Data collection, staff review, D.C. calculations and policy work

2

March 20, 2024

Council Workshop/Stakeholder Meeting

3

March 26, 2024

Release of D.C. Background Study and By-law

4

April 8, 2024

Public Meeting advertisement placed in newspaper

5

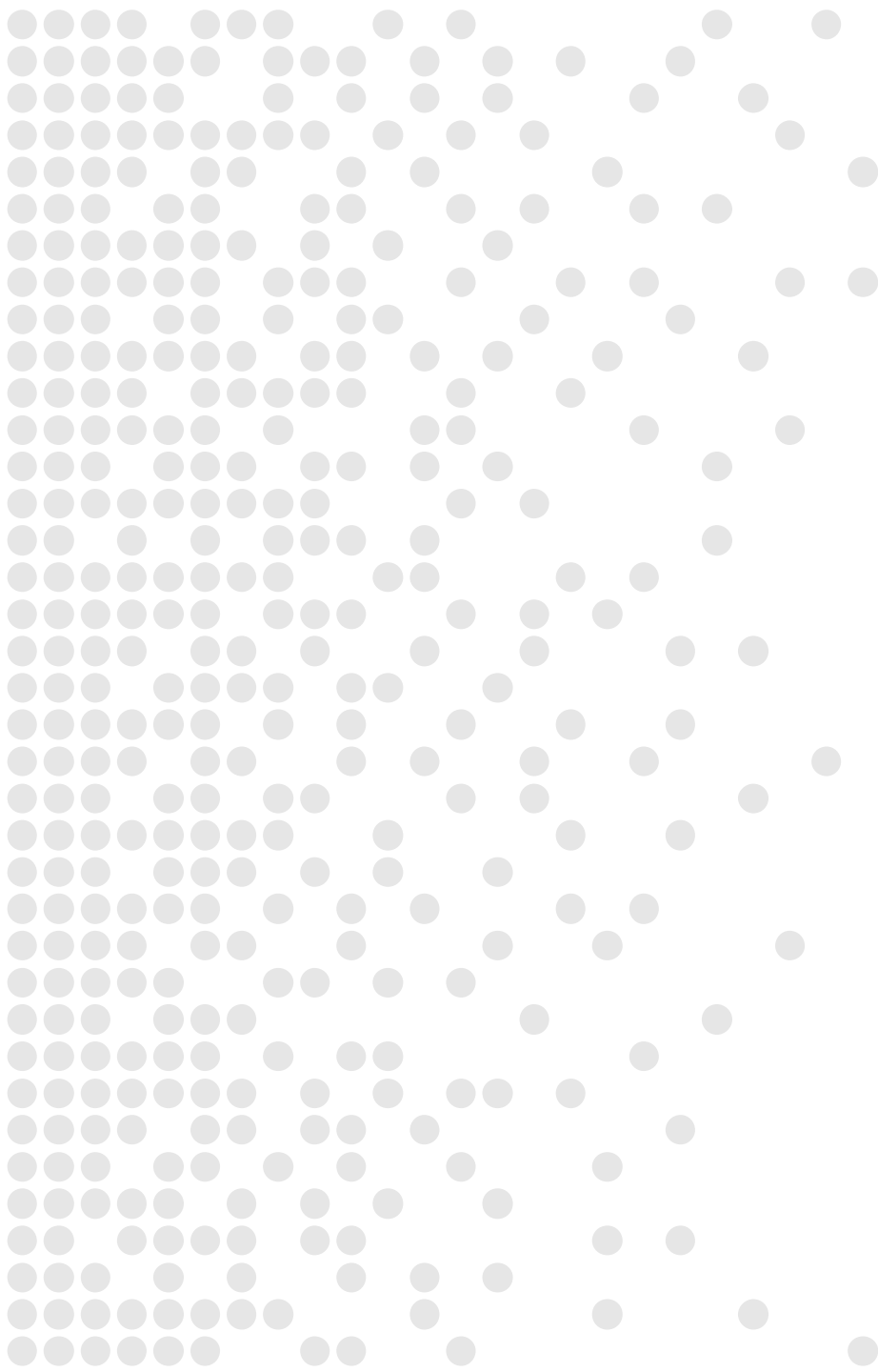
April 29, 2024

Public Meeting

6

May 27, 2024

Council Consideration of By-law



Development Charges (D.C.) Overview

Township of Clearview 2024 D.C. Background
Study & By-law

Development Charges (D.C.s)

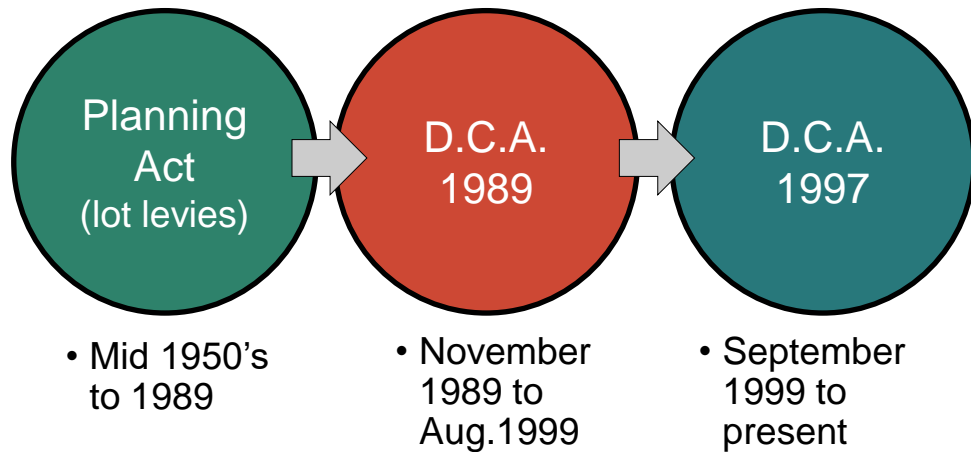


Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)
- Development Charges are typically calculated and imposed at the time of issuance of a building permit



History of D.C.s



Amendments to D.C.A. 1997

1. Bill 73: January 2016
2. Bill 108: June 2019
3. Bill 138: December 2019
4. Bill 197: July 2020
5. Bill 213: December 2020
6. Bill 109: April 2022
7. Bill 23: November 2022
8. Bill 134: December 2023

Recap on the D.C. Legislation Changes



Many of the changes to the D.C.A. were implemented as part of the Township's D.C. Update study in 2021. These changes were provided through the following Bills:

- Bill 108: *More Homes, More Choice Act, 2019*
 - Provided timing of payment provisions (for Rental Housing, Institutional development, and non-profit housing), D.C. rate freeze for site plan and zoning by-law amendments, and allows for interest to be applied
- Bill 138: *Plan to Build Ontario Together Act, 2019*
 - Removed instalment payments for commercial and industrial
- Bill 197: *COVID-19 Economic Recovery Act, 2020*
 - Provides a list of D.C. eligible services, classes of services, and removal of the 10% mandatory deduction and 10-year planning horizon
- Bill 213: *Better for People, Smart for Business Act, 2020*
 - Mandatory exemption for universities

Since the completion of the D.C. Update Study in 2021, further legislative changes have been made to the D.C.A. through Bill 109, *More Homes for Everyone Act, 2022* (additional reporting requirements), Bill 23, *More Homes Built Faster Act, 2022*, and Bill 134, *Affordable Homes and Good Jobs Act, 2023* (Bill 23 and 134 are discussed further on the next slides).

Bill 23 Overview



- The Province passed Bill 23: *More Homes Built Faster Act, 2022* on November 28, 2022
- This Bill amends a number of pieces of legislation, including the *Development Charges Act (D.C.A.)*, and the *Planning Act*
 - These changes impact development charges (D.C.s), community benefits charges (C.B.C.s), and parkland dedication
- The changes provided through Bill 23 negatively impact the Township's ability to collect revenues to fund growth-related capital expenditures

Changes to the D.C.A.

Bill 23



Additional D.C. Exemptions:

Currently in Force:

- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws
- **Non-Profit Housing:** Non-profit housing units are exempt from D.C. installment. Outstanding installment payments due after this section comes into force will also be exempt from payment of D.C.s.
- **Additional Residential Unit Exemptions:** units in existing rental buildings, 2nd and 3rd units in existing and new singles, semis, and rowhouses

Currently Not in Force (additional details provided on next slide):

- **Affordable Rental Unit**
- **Affordable Owned Unit**
- **Attainable Unit**

Changes to the D.C.A. – Affordable/Attainable Definitions

Bill 23/Bill 134



Definitions for “affordable” under the D.C.A. were updated by Bill 134, which received Royal Assent on December 4, 2023:

Bill 23 Definitions

Affordable Rental Unit: where rent is no more than 80% of the average market rent, as defined by a new Bulletin*

Affordable Owned Unit: where the price of the unit is no more than 80% of the average purchase price, as defined by a new Bulletin*

Bill 134 Definitions

Affordable Rental Unit: rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin*

Affordable Owned Unit: cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin*

Attainable Unit: yet to be defined by legislation

*Bulletin to be published by the Ministry of Municipal Affairs and Housing

Changes to the D.C.A.

Bill 23



D.C. Discounts:

- Rental Housing Discount (based on number of bedrooms – 15% to 25%)

D.C. Revenue Reduction:

- Removal of Housing as an Eligible D.C. Service
- Capital Cost Amendments (restrictions to remove studies and potentially land)
- **Mandatory Phase-In of D.C. (Maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law)**
- Historical Levels of Service from 10 years to 15 years

D.C. Administration:

- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years

Note: The Province has recently announced they will be reviewing 10



D.C. Methodology

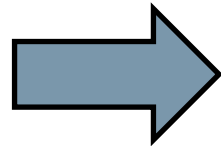
The following provides the overall methodology to calculating the charge:

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
 - i. Grants, subsidies and other contributions
 - ii. Benefit to existing development
 - iii. Amounts in excess of 15-year historical service calculation
 - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

Overview of the D.C. Calculation



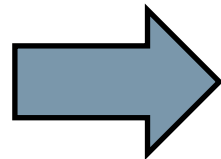
Cost of Infrastructure
Required to
Accommodate Growth



\$

Development Charge
per Unit
(for Residential Growth)

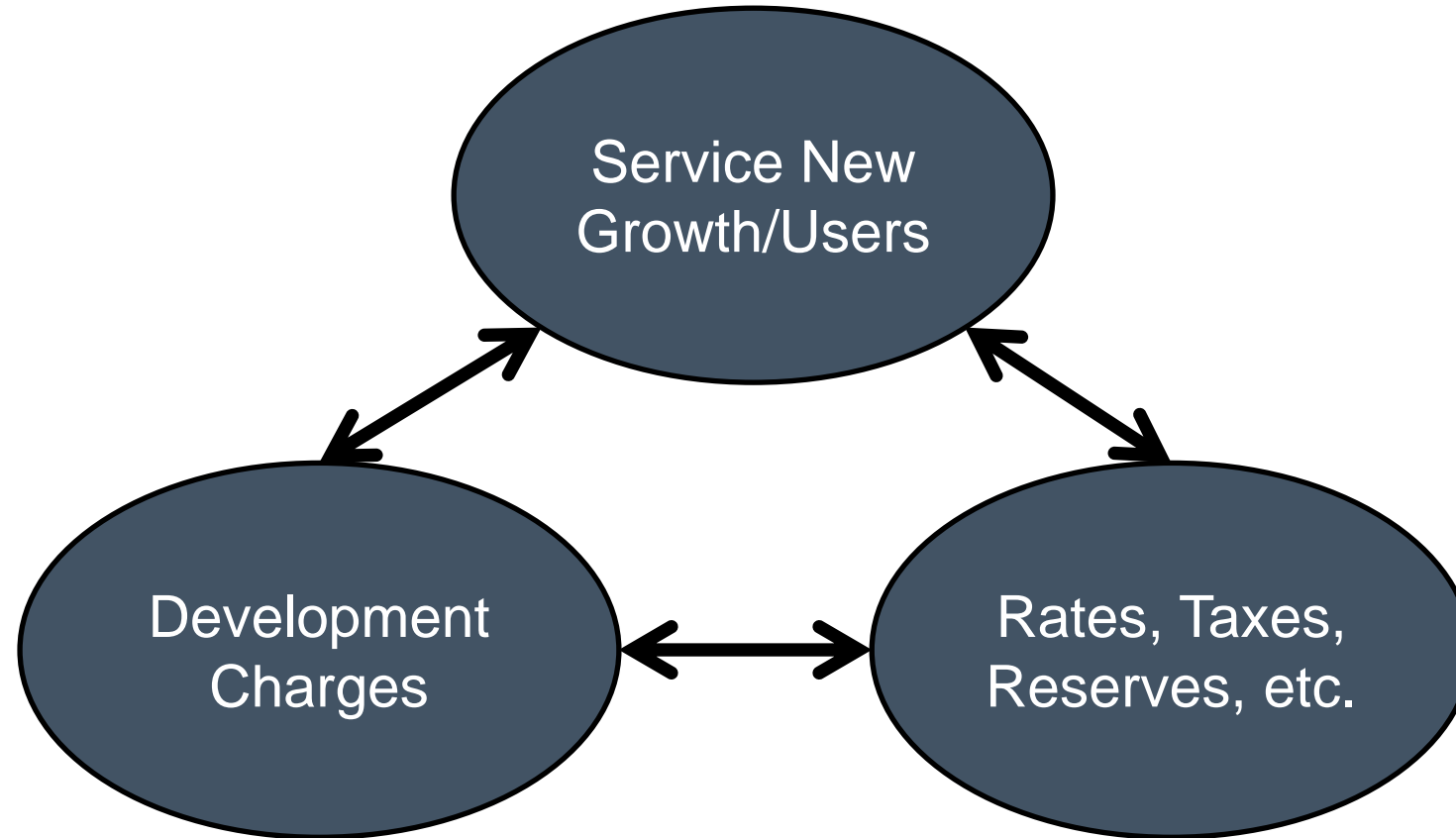
Residential and Non-
residential Growth



Development
Charges

Development Charge
per Sq.ft. or per Sq.m
(for Non-residential Growth)

Relationship Between Needs to Service Growth vs. Funding

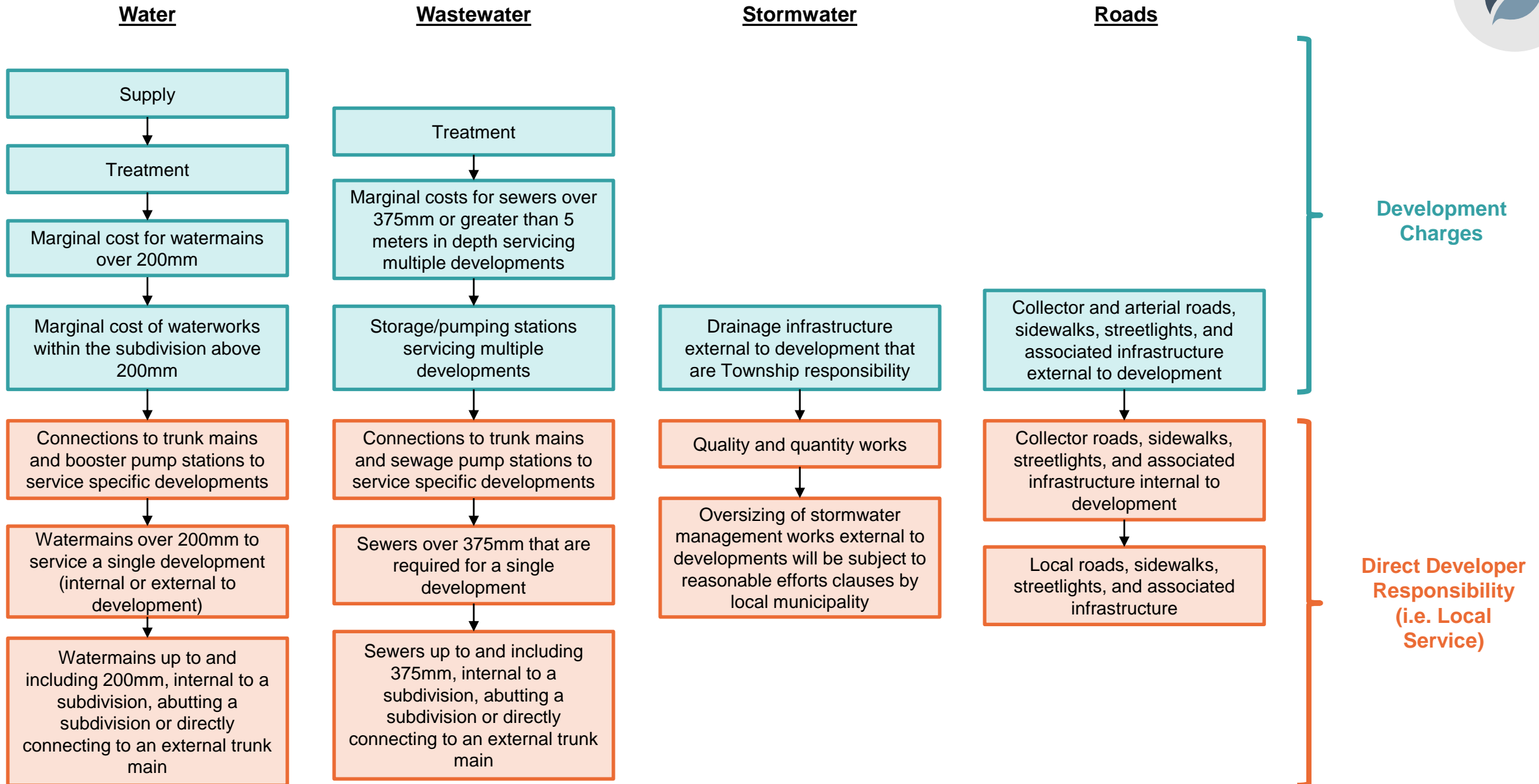


Local Service Policy



- Section 59.1(1) and (2) of the Act “No Additional Levies” - prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A. therefore, the Local Service Policy identifies:
 - What will be included in the D.C.; and
 - What will be required by developers as part of their development agreements
- Items considered in the Local Service Policy include:
 - Roads & related infrastructure (e.g. traffic signals, streetlights, noise abatement measures, intersection improvements, etc.)
 - Active Transportation (e.g. sidewalks, bike lanes/multi-use trails, etc.)
 - Water & Wastewater
 - Stormwater
 - Parkland development & Natural Heritage Systems.

Township of Clearview Local Service Policy Schematic

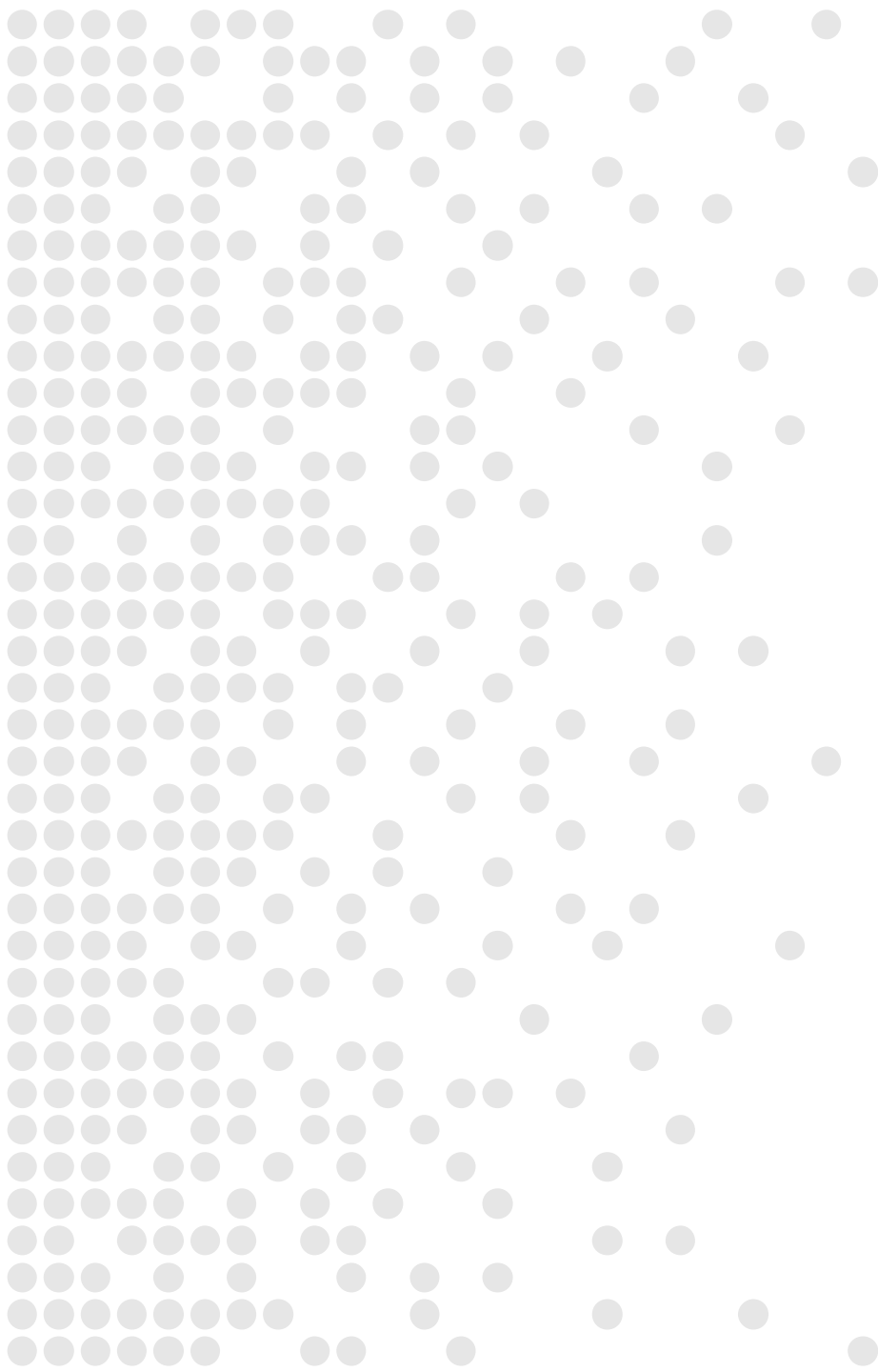


D.C. Eligible Services



- 1. Water**
- 2. Wastewater**
- 3. Storm water drainage**
- 4. Services related to a highway**
5. Electrical power services.
6. Toronto-York subway extension.
7. Transit
8. Waste diversion
- 9. Policing Services**
- 10. Fire protection**
11. Ambulance
- 12. Library**
13. Long-term Care
- 14. Parks and Recreation**
15. Public Health services
16. Childcare and early years services
17. Provincial Offences Act
18. Emergency Preparedness
19. Airports (Waterloo Region only)

Blue highlights denote services included in the 2024 D.C.



Growth Forecast Summary

Township of Clearview 2024 D.C. Background
Study & By-law

Growth Forecast Summary



Measure	10 Year 2024-2034	Buildout 2024-Buildout	Stayner Buildout 2024-Buildout	Creemore Buildout 2024-Buildout	New Lowell Buildout 2024-Buildout
(Net) Population Increase	7,622	19,020	11,076	3,132	2,914
Residential Unit Increase	3,082	7,916	4,904	1,273	1,008
Non-Residential Gross Floor Area Increase (sq.ft.)	398,600	913,500	497,500	96,300	75,900

Source: Watson & Associates Economists Ltd. Forecast 2024

Note that “buildout” refers to capacity in the water/wastewater infrastructure identified. As such, these growth forecast targets may differ from the Official Plan targets



Service Standards and Capital Needs

Township of Clearview 2024 D.C. Background
Study & By-law

Service Standard Methodology



- Service standard measure provides a ceiling on the level of the charge that can be imposed
- The D.C.A. requires the calculation to be based on “quality” and “quantity” measures and “averaged” over the past 15 years
- This involves reviewing capital inventories in detail over past 15 years
- Note that this measure does not apply to water, wastewater, stormwater and transit (which now has a forward-looking service standard)

Service Standards – Draft



SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED								Utilized	Remaining
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS		
		Cost (per capita)	Quantity (per capita)		Quality (per capita)				
Service Related to a Highway	Services Related to a Highway - Roads	\$59,567.13	0.0383	km of roadways	1,555,278	per km	1,133,681,965	66,530,914	1,067,151,051
	Services Related to a Highway - Traffic Signals	\$37.60	0.0001	No. of Traffic Signals	376,000	per signal			
Public Works	Public Works - Facilities	\$879.82	2.5223	sq.ft. of building area	349	per sq.ft.	11,466,994	4,017,136	7,634,989
	Public Works - Vehicles & Equipment	\$624.64	0.0029	No. of vehicles and equipment	215,393	per vehicle			
Fire Protection	Fire Protection Services - Facilities	\$810.19	1.2860	sq.ft. of building area	630	per sq.ft.	11,884,985	5,059,124	7,469,458
	Fire Protection Services - Vehicles & Equipment	\$583.18	0.0012	No. of vehicles	485,983	per vehicle			
	Fire Protection Services - Small Equipment and Gear	\$165.93	0.0329	No. of equipment and gear	5,043	per item			
Policing	Policing Services - Facilities	\$103.24	0.2283	sq.ft. of building area	452	per sq.ft.	837,886	468,717	484,943
	Policing Services - Small Equipment and Gear	\$6.69	0.0011	No. of equipment and gear	6,082	per item			
Parks & Recreation	Parkland Development	\$498.21	0.0089	Acres of Parkland	55,979	per acre	52,519,620	11,453,321	41,066,299
	Parkland Amenities	\$687.72	0.0057	No. of parkland amenities	120,653	per amenity			
	Parkland Trails	\$81.86	1.1361	Linear Metres of Paths and Trails	72	per linear m			
	Recreation Facilities	\$5,559.80	7.1805	sq.ft. of building area	774	per sq.ft.			
	Parks & Recreation Vehicles and Equipment	\$62.94	0.0011	No. of vehicles and equipment	57,218	per vehicle			
Library	Library Services - Facilities	\$588.18	0.6052	sq.ft. of building area	972	per sq.ft.	11,185,971	3,497,346	7,793,112
	Library Services - Collection Materials	\$879.41	8.8286	No. of library collection items	100	per collection item			

Capital Costs



- Capital cost definition includes:
 - Acquire land or interest in land
 - Improve land
 - Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
 - Equipment and rolling stock
 - Capital component of a lease for the above
 - Circulation materials for libraries
 - Interest on money borrowed to pay for the above
- May include authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board

Limitations on Capital



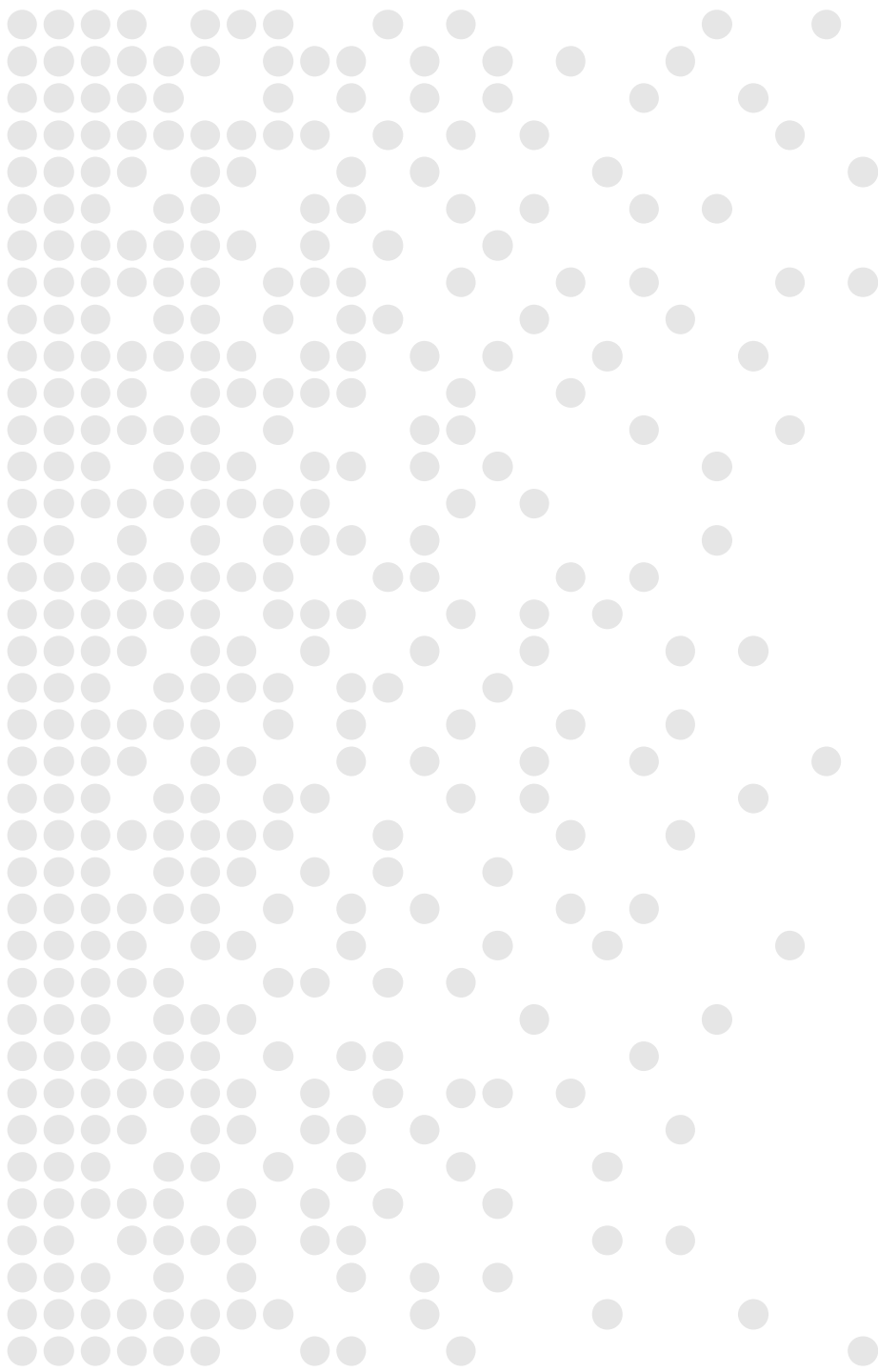
- Certain capital costs may not be included:
 - Parkland acquisition
 - Vehicle & equipment with avg. life of <7 years
 - Computer equipment that is not integral to the delivery of the services
 - **Studies**
 - Possible removal of land acquisition for services (yet to be defined by the regulations)

Note: The Province has recently announced they will be reviewing the eligibility of studies

Capital Needs – Draft



Service/Class of Service	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
Fire Protection Services	2024-2034	5,522,624	463,500	-	5,059,124	-	-	5,059,124	4,755,577	303,547
Policing Services	2024-2034	468,717	-	-	468,717	-	-	468,717	440,594	28,123
Services Related to a Highway	2024-Buildout	150,102,325	29,816,000	-	120,286,325	35,205,000	18,550,411	66,530,914	63,204,368	3,326,546
Public Works	2024-2034	4,204,036	-	-	4,204,036	186,900	-	4,017,136	3,776,108	241,028
Parks and Recreation Services	2024-2034	58,525,700	46,350,000	-	12,175,700	722,379	-	11,453,321	10,880,655	572,666
Library Services	2024-2034	7,005,281	2,790,000	-	4,215,281	717,935	-	3,497,346	3,322,479	174,867
Water Supply - New Lowell	2024-Buildout	9,679,400	-	-	9,679,400	100,719	-	9,578,681	9,195,534	383,147
Wastewater Facilities - Creemore	2024-Buildout	38,470,500	9,924,277	-	28,546,223	470,819	-	28,075,404	26,952,388	1,123,016
Wastewater - Sewers - Creemore	2024-Buildout	10,040,500	-	-	10,040,500	-	-	10,040,500	9,638,880	401,620
Water Supply - Creemore	2024-Buildout	12,803,900	1,358,000	-	11,445,900	425,072	-	11,020,828	10,579,995	440,833
Water Distribution - Creemore	2024-Buildout	5,730,600	-	-	5,730,600	3,174,360	1,605,393	950,847	912,813	38,034
Stormwater - Creemore	2024-Buildout	6,400,000	-	143,000	6,257,000	1,391,300	2,220,000	2,645,700	2,539,872	105,828
Wastewater Facilities - Stayner	2024-Buildout	41,255,173	-	-	41,255,173	-	-	41,255,173	38,779,863	2,475,310
Wastewater Collection - Stayner	2024-Buildout	14,467,537	-	-	14,467,537	6,080,500	-	8,387,037	7,883,815	503,222
Water Supply - Stayner	2024-Buildout	73,628,724	-	-	73,628,724	2,092,508	-	71,536,216	67,244,043	4,292,173
Water Distribution - Stayner	2024-Buildout	17,718,000	-	-	17,718,000	2,338,190	6,127,700	9,252,110	8,696,984	555,127
Total		456,023,018	90,701,777	143,000	365,178,241	52,905,681	28,503,505	283,769,055	268,803,967	14,965,088



D.C. Rates

Township of Clearview 2024 D.C. Background Study & By-law

Current D.C. Rates



Service/Class of Service	Residential					Non-Residential
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township Wide Services/Class of Service:						
Services Related to a Highway	6,704	5,354	3,854	2,693	2,418	3.00
Fire Protection Services	1,543	1,232	888	621	557	0.69
Policing Services	176	141	102	71	64	0.07
Parks and Recreation Services	1,424	1,138	818	573	514	0.84
Library Services	2,260	1,805	1,299	908	815	1.34
Administration	616	493	355	247	222	0.27
Total Township-wide Services/Class of Services	12,724	10,163	7,316	5,113	4,591	6.21
Urban Services						
<u>Stayner</u>						
Water	24,927	19,906	14,331	10,015	9,781	7.93
Wastewater	9,596	7,663	5,517	3,856	3,443	4.76
Wastewater (Pre-payment units only)	4,643	3,532	2,354	1,569.57	1,555.02	2.11
Total Urban Services - Stayner	34,523	27,569	19,848	13,870	13,224	12.69
Total Urban Services - Stayner (Prepaid)	29,570	23,437	16,685	11,584	11,336	10.04
<u>Creemore</u>						
Water	13,399	10,701	7,704	5,383.01	4,833.67	6.24
Wastewater	17,255	13,780	9,920	6,932.24	6,224.49	8.03
Stormwater	3,405	2,719	1,958	1,367.55	1,228.04	1.59
Total Urban Services - Creemore	34,060	27,200	19,582	13,683	12,286	15.86
<u>New Lowell</u>						
Water	14,934	11,927	8,586	6,001	5,387	6.18
Total Urban Services - New Lowell	14,934	11,927	8,586	6,001	5,387	6.18
GRAND TOTAL RURAL AREA	12,724	10,163	7,316	5,113	4,591	6.21
GRAND TOTAL STAYNER	47,247	37,732	27,164	18,983	17,815	18.90
GRAND TOTAL STAYNER (Prepaid)	42,294	33,600	24,001	16,697	15,927	16.25
GRAND TOTAL CREEMORE AREA	46,783	37,363	26,898	18,796	16,877	22.07
GRAND TOTAL NEW LOWELL AREA	27,658	22,090	15,902	11,113	9,978	12.39

Calculated D.C. Rates – Draft



Service/Class of Service	Residential					Non-Residential
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-wide Services/Class of Service:						
Services Related to a Highway	8,933	7,240	5,471	3,612	3,320	3.64
Public Works (Facilities and Fleet)	1,337	1,084	819	541	497	0.60
Fire Protection Services	1,684	1,365	1,031	681	626	0.76
Policing Services	156	126	96	63	58	0.07
Parks and Recreation Services	3,853	3,123	2,360	1,558	1,432	1.44
Library Services	1,175	952	720	475	437	0.44
Total Township-wide Services/Class of Services	17,138	13,890	10,497	6,930	6,370	6.95
Urban Services						
<u>Stayner</u>						
Water	17,859	14,474	10,939	7,222	6,637	9.74
Wastewater	10,974	8,894	6,722	4,438	4,078	5.99
Wastewater (Pre-payment units only)	4,290	3,477	2,628	1,735	1,594	2.09
Total Urban Services - Stayner	28,833	23,368	17,661	11,660	10,715	15.73
Total Urban Services - Stayner (Prepaid)	22,149	17,951	13,567	8,957	8,231	11.83
<u>Creemore</u>						
Water	9,765	7,914	5,981	3,949	3,629	4.97
Wastewater	31,087	25,195	19,041	12,571	11,553	15.83
Stormwater	2,158	1,749	1,322	873	802	1.10
Total Urban Services - Creemore	43,010	34,858	26,344	17,393	15,984	21.90
<u>New Lowell</u>						
Water	9,337	7,567	5,719	3,776	3,470	5.05
Total Urban Services - New Lowell	9,337	7,567	5,719	3,776	3,470	5.05
GRAND TOTAL RURAL AREA	17,138	13,890	10,497	6,930	6,370	6.95
GRAND TOTAL STAYNER	45,971	37,258	28,158	18,590	17,085	22.68
GRAND TOTAL STAYNER (Prepaid)	39,287	31,841	24,064	15,887	14,601	18.78
GRAND TOTAL CREEMORE AREA	60,148	48,748	36,841	24,323	22,354	28.85
GRAND TOTAL NEW LOWELL AREA	26,475	21,457	16,216	10,706	9,840	12.00

Rate Comparison – Residential – Single Detached (per unit)

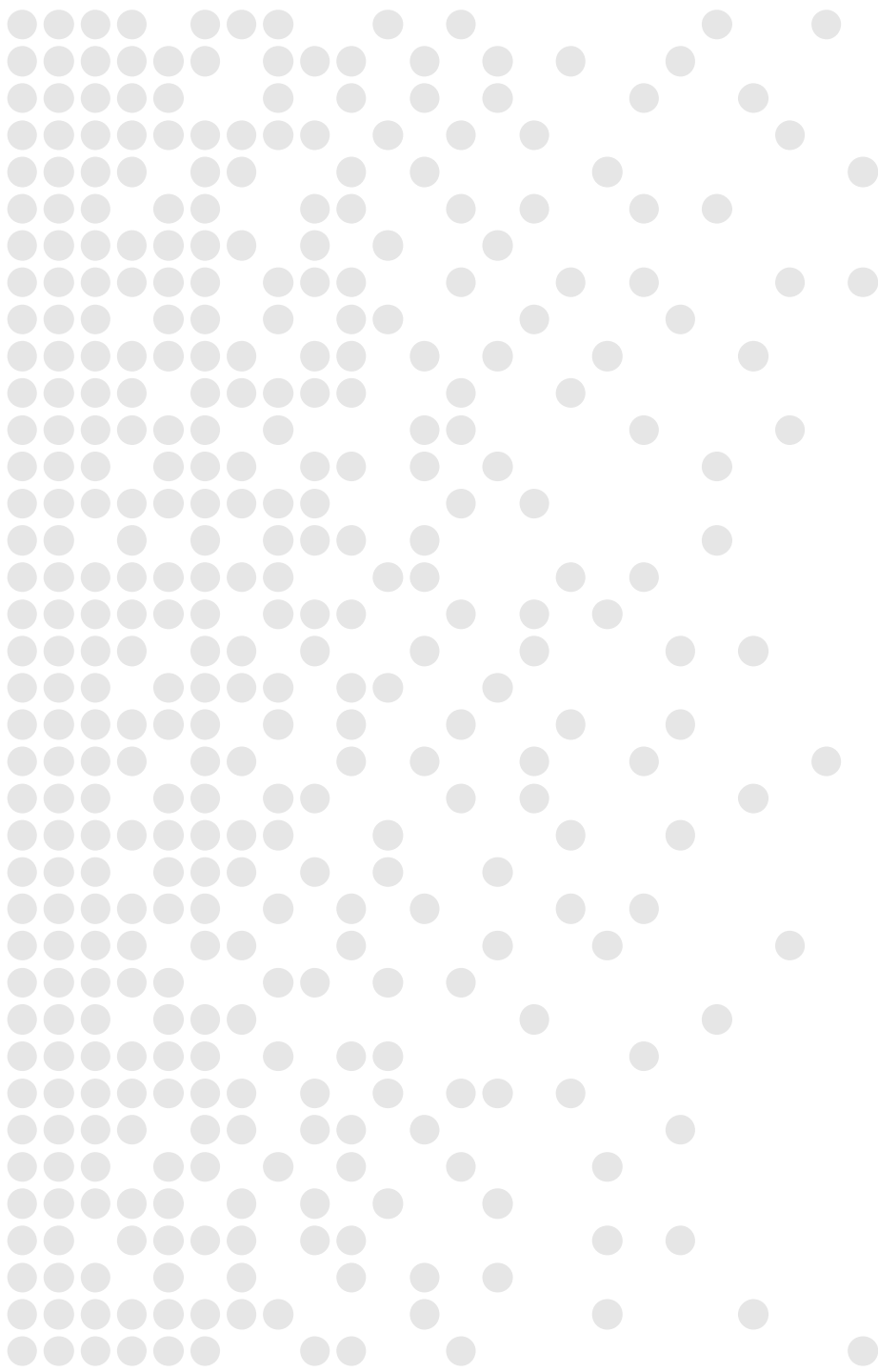


Service/Class of Service	Current	Calculated	80% Mandatory Phase-in (Year 1)
Municipal Wide Services/Classes:			
Services Related to a Highway		8,933	7,146
Public Works (Facilities and Fleet)	6,704	1,337	1,070
Fire Protection Services	1,543	1,684	1,347
Policing Services	176	156	125
Parks and Recreation Services	1,424	3,853	3,082
Administration	616	-	-
Library Services	2,260	1,175	940
Total Municipal Wide Services/Classes	12,724	17,138	13,710
Area Specific Services:			
<u>Stayner</u>			
Water Supply	21,863	15,814	12,651
Water Distribution	3,064	2,045	1,636
Wastewater Treatment	4,808	9,120	7,296
Wastewater Collection	4,789	1,854	1,483
Wastewater (Pre-payment units only)	4,643	4,290	3,432
Total Urban Services - Stayner	34,523	28,833	23,066
Total Urban Services - Stayner Prepaid	29,570	22,149	17,719
<u>Creemore</u>			
Water	13,399	9,765	7,812
Wastewater	17,255	31,087	24,870
Stormwater	3,405	2,158	1,726
Total Urban Services - Creemore	34,060	43,010	34,408
<u>New Lowell</u>			
Water Services	14,934	9,337	7,470
Total Urban Services - New Lowell	14,934	9,337	7,470
GRAND TOTAL RURAL AREA	12,724	17,138	13,710
GRAND TOTAL STAYNER	47,247	45,971	36,777
GRAND TOTAL STAYNER (Prepaid)	42,294	39,287	31,430
GRAND TOTAL CREEMORE AREA	46,783	60,148	48,118
GRAND TOTAL NEW LOWELL AREA	27,658	26,475	21,180

Rate Comparison – Non-Residential (per sq.ft.)



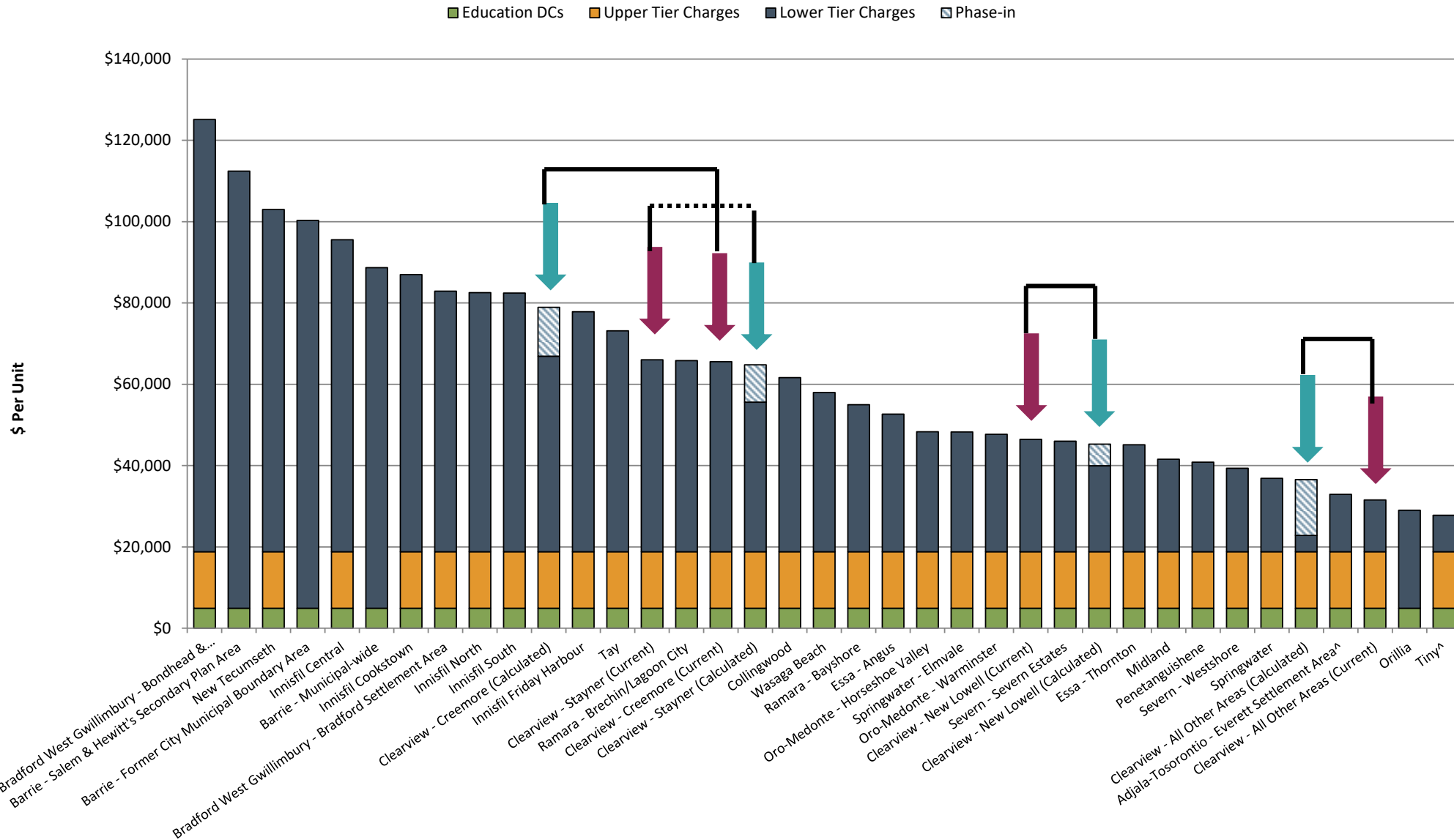
Service/Class of Service	Current	Calculated	80% Mandatory Phase-in (Year 1)
Municipal Wide Services/Classes:			
Services Related to a Highway		3.64	2.91
Public Works (Facilities and Fleet)	3.00	0.60	0.48
Fire Protection Services	0.69	0.76	0.61
Policing Services	0.07	0.07	0.06
Parks and Recreation Services	0.84	1.44	1.15
Administration	0.27	-	-
Library Services	1.34	0.44	0.35
Total Municipal Wide Services/Classes	6.21	6.95	5.56
Area Specific Services:			
<u>Stayner</u>			
Water Supply	6.96	8.62	6.90
Water Distribution	0.97	1.12	0.90
Wastewater Treatment	2.38	4.98	3.98
Wastewater Collection	2.38	1.01	0.81
Wastewater (Pre-payment units only)	2.11	2.09	1.67
Total Urban Services - Stayner	12.69	15.73	12.58
Total Urban Services - Stayner Prepaid	10.04	11.83	9.46
<u>Creemore</u>			
Water	6.24	4.97	3.98
Wastewater	8.03	15.83	12.66
Stormwater	1.59	1.10	0.88
Total Urban Services - Creemore	15.86	21.90	17.52
<u>New Lowell</u>			
Water Services	6.18	5.05	4.04
Total Urban Services - New Lowell	6.18	5.05	4.04
GRAND TOTAL RURAL AREA	6.21	6.95	5.56
GRAND TOTAL STAYNER	18.90	22.68	18.14
GRAND TOTAL STAYNER (Prepaid)	16.25	18.78	15.02
GRAND TOTAL CREEMORE AREA	22.07	28.85	23.08
GRAND TOTAL NEW LOWELL AREA	12.39	12.00	9.60



Survey of Municipal D.C.s

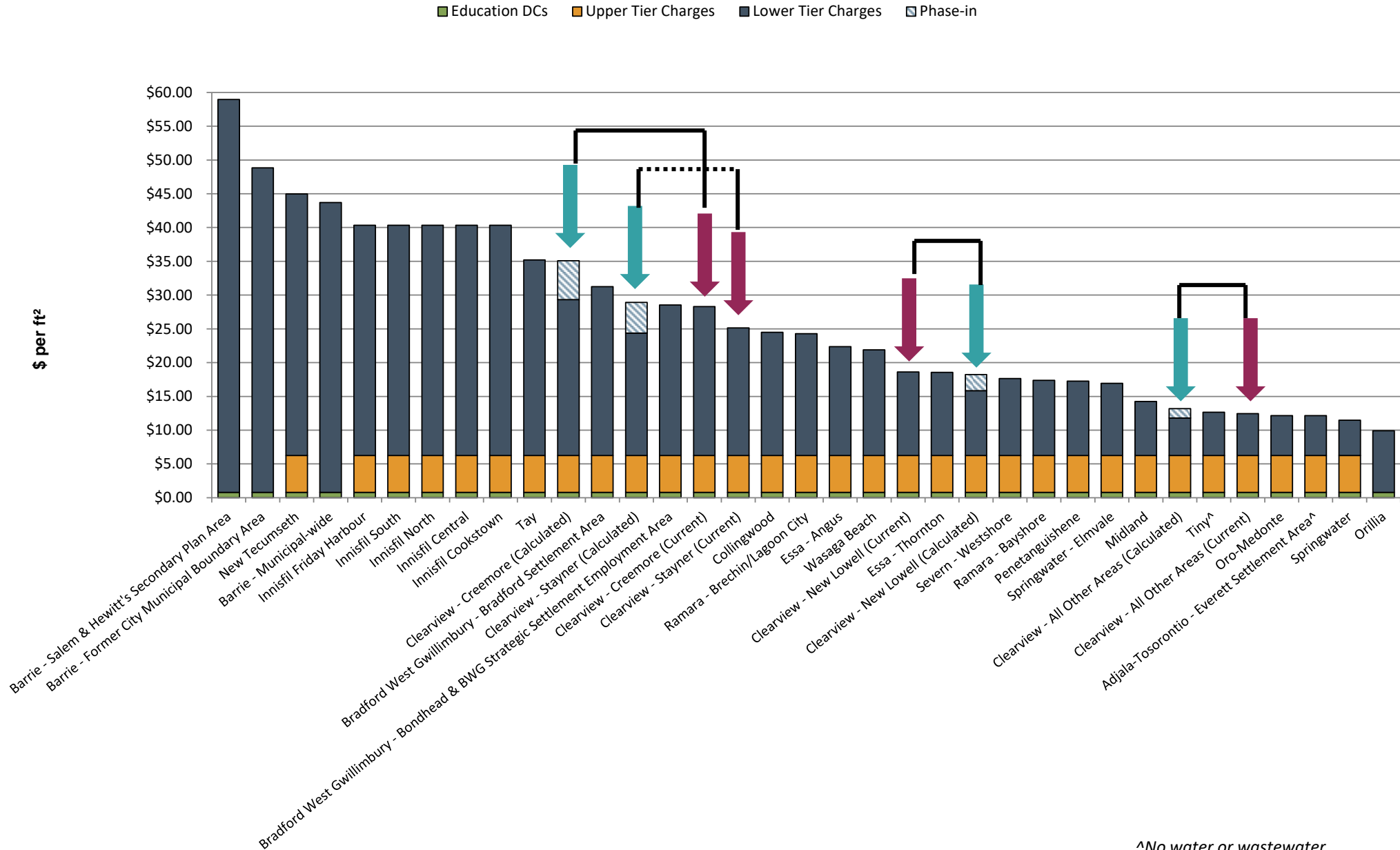
Township of Clearview 2024 D.C. Background
Study & By-law

Survey of Comparator Municipalities – Single/Semi Detached

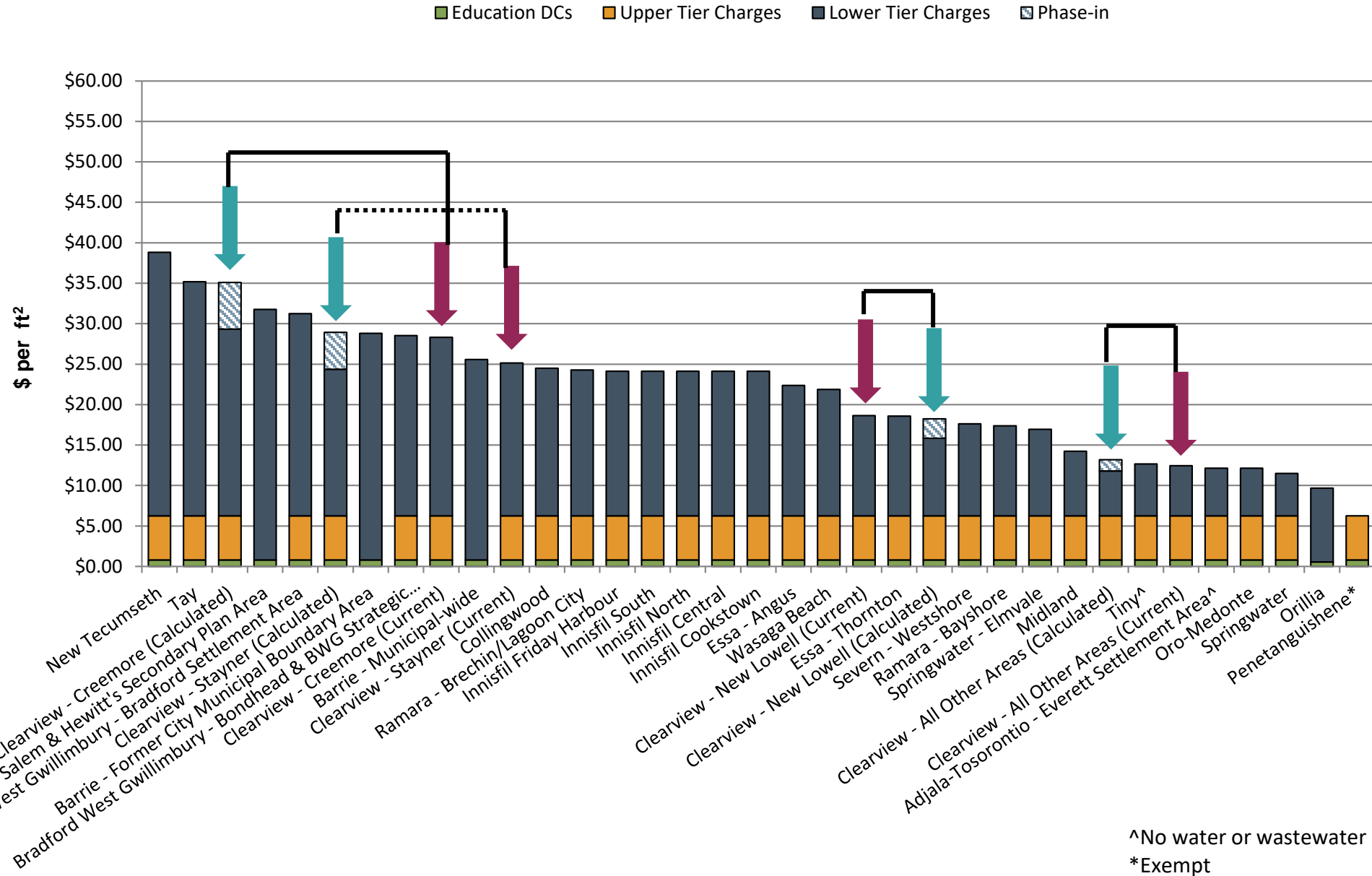


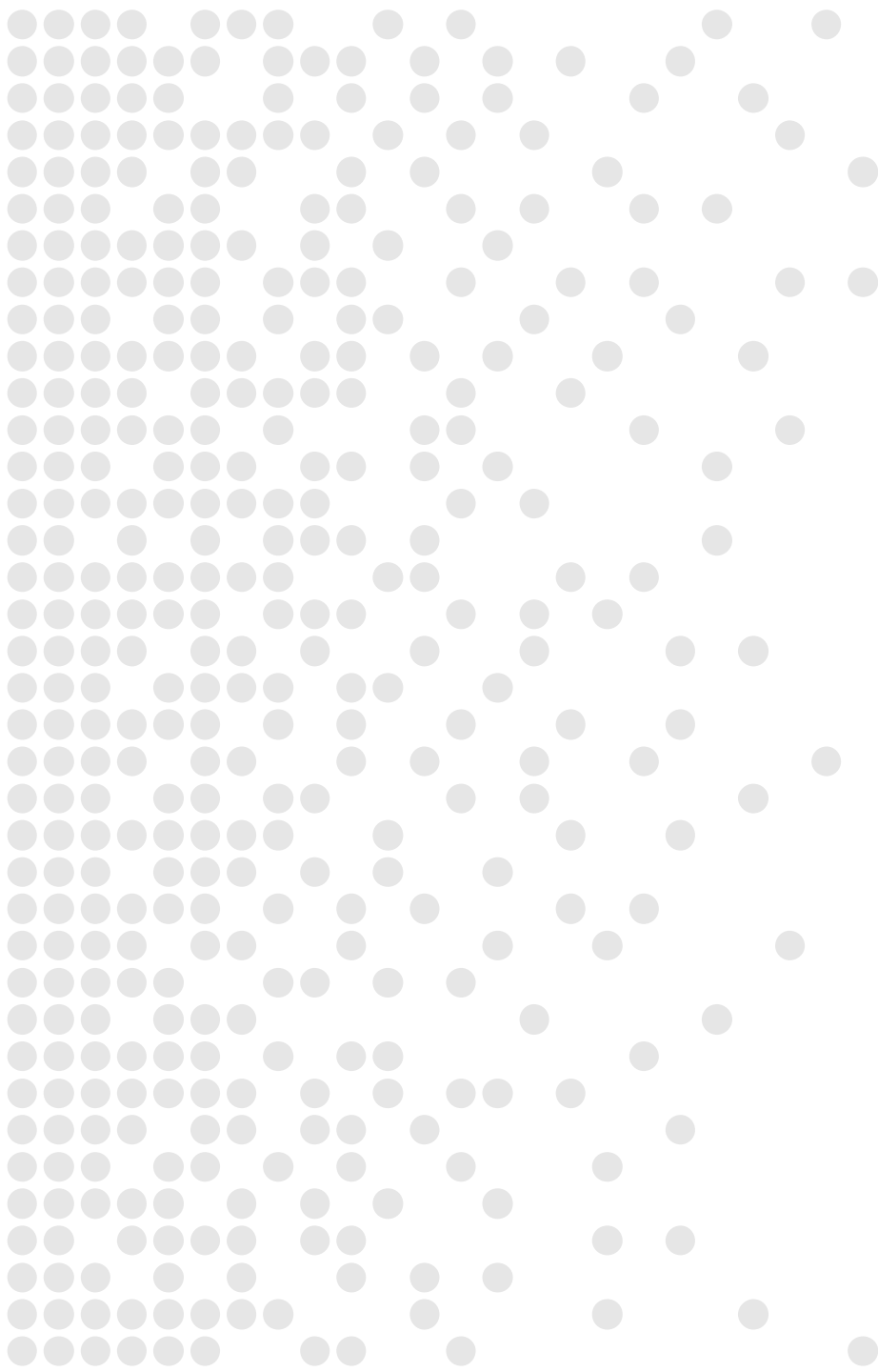
^No water or wastewater

Survey of Comparator Municipalities – Commercial (per sq.ft.)



Survey of Comparator Municipalities – Industrial (per sq.ft.)





D.C. Implementation – Policy Matters and Council Considerations

Township of Clearview 2024 D.C. Background Study & By-law



Mandatory D.C. Exemptions/ Discounts

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- May add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Affordable inclusionary zoning units (affordable housing units required under inclusionary zoning by-laws);
- Non-profit housing;
- Discount for rental housing (based on number of bedrooms – 15% to 25%); and
- Phase-in of D.C.s (maximum charge of 80%, 85%, 90%, 95%, 100% for first 5 Years of the by-law).

As per
Bill 23

Currently Not in Force:

- Affordable rental unit (rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin*);
- Affordable owned unit (cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin*); and
- Attainable units (yet to be defined by legislation).

As per
Bill 134

Note: for affordable and attainable units, the Township shall enter into an agreement which ensures the unit remains affordable or attainable for 25 years.

*Bulletin to be published by the Ministry of Municipal Affairs and Housing

Discretionary D.C. Exemptions & Redevelopment Credits



- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches);
- May phase-in over time; and
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)
 - If the existing building was demolished within 60 months prior

Current Discretionary Exemptions



- Places of worship, cemeteries, or burial grounds;
- Public hospitals;
- Agricultural use buildings which do not receive municipal water or wastewater services;
- Non-residential buildings used accessory to an agricultural operation (if no rezoning is required);
- Development charges for municipal water and wastewater services will not be applied to existing lots of record that, had paid a charge or fee to ensure allocation of said services within the existing capacity of the system;
- Developments constructed by a charitable or non-profit organization for a purpose that benefits the community, as determined by Council (may have up to a 100% exemption);
- Industrial or commercial developments utilizing green technologies as defined by the Planning Act may be eligible for a Township grant for a portion of the D.C.;
- Industrial use developments creating jobs shall have a reduction of 0.5% per new full time equivalent direct jobs created, to a maximum reduction of 30%;
- Unless the By-law provides for a 100% exemption, the total cumulative exemption or reduction shall not exceed 66% of the full D.C. charges; and
- Development for non-residential uses shall be exempt from paying the portion of the D.C. related to recreation and library services.

Discussion: Should we continue with all discretionary exemptions?



Next Steps and Questions

Township of Clearview 2024 D.C. Background
Study & By-law



Next Steps



July 2023 to January 2024

Data collection, staff review, D.C. calculations and policy work



March 20, 2024

Council Workshop/Stakeholder Meeting



March 26, 2024

Release of D.C. Background Study and By-law



April 8, 2024

Public Meeting advertisement placed in newspaper



April 29, 2024

Public Meeting



May 27, 2024

Council Consideration of By-law

Questions

