



# Staff Report for Information

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**To:** Mayor and Council

**From:** Kelly McDonald, Director of Finance/Treasurer

**Date:** September 12, 2022

**Subject:** Report # FIN-013-2022 2020 Development Charge Statement

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby:

- 1) Receive report FIN-013-2022 2020 Development Charge Statement dated September 12, 2022, for information and
- 2) Directs the Treasurer to forward a copy of the "Treasurer's Statement, 2020 Development Charges" to the Minister of Municipal Affairs and Housing

## Background

Section 43 of the "Development Charges Act, 1997", as amended, requires the Treasurer of a municipality each year to give the council a financial statement relating to development charge bylaws and reserve funds established under Section 33, being the separate reserve funds for each service to which the development charge relates.

Further, the treasurer shall give a copy of the statement to the Minister of Municipal Affairs and Housing within 60 days after giving the statement to Council.

The most recent contact for the Ministry is:

Bridget Foster  
Senior Municipal Advisor,  
Municipal Affairs and Housing,  
2<sup>nd</sup> Floor, 777 Bay Street,  
Toronto, ON M5G 2E5

## **Comments and Analysis**

The collection of development charges supports the funding of municipal infrastructure and capital projects.

Reserve funds are consolidated for banking purposes. Generally, development charges are not collected until after waterworks and sanitary sewage works capital costs have been incurred.

## **Clearview's Strategic Plan**

The above initiative supports the following strategic pillars:

- Governance

## **Financial Implications**

Development charges fund a portion of growth-related capital costs.

The balances of the reserve funds and collections of development charges are taken into account in the preparation of the budget and long-term financial plan.

## **Report Appendices**

Appendix A – Treasurer's Statement, 2020

Appendix B – Reserve Details

Appendix C – Development Charge Usage

Appendix D – Credits Outstanding

## **Approvals**

**Submitted by:** Kelly McDonald, Director of Finance/Treasurer

**Reviewed by:** John Ferguson, CAO

**Financial Implications  
Reviewed by:** Treasurer

**Approved by:** CAO

## **Treasurer's Statement, 2020**

### **Financial Statement relating to Development Charges By-laws and Reserve Funds**

Governing Act: Section 43 of the "Development Charges Act, 1997", as amended  
Paragraphs 12 and 13 of "Ontario Regulation 82/98", as amended

Governing By-laws: By-law # 19-36 effective July 1, 2019 replaces By-law #14-58 effective  
July 14, 2014

### **Background**

Section 43 of the "Development Charges Act, 1997", as amended, requires the Treasurer of a municipality each year to give the Council a financial statement relating to development charge bylaws and reserve funds established under Section 33, being the separate reserve funds for each service to which the development charge relates. Further, the Treasurer shall give a copy of the statement to the Minister of Municipal Affairs and Housing within 60 days after giving the statement to Council.

Reserve funds established under the old Act for eligible services under the new Act are deemed to be reserve funds under the new Act, that is, they continue to be considered as development charges reserve funds. These reserve funds were previously consolidated with reserve funds under the new Act. Reserve funds established under the old Act for ineligible services under the new Act are deemed to be general capital reserve funds. Both types of reserve funds may previously have been included in the Treasurer's Statement in order to provide for a transition from the old Act to the new Act. In addition, the Recreational Land and Federal Gas Tax Reserve Funds, being legislative reserve funds, and Parking, Creemore Sewer Project, and Carruthers Memorial Reserve Funds have been included in the Treasurer's Statement.

By-law # 19-36 came into effect July 1, 2019, replacing By-law #14-58. There were no by-law amendments in 2020.

Ontario Regulation 589/17 came into effect in 2017 amending Ontario Regulation 82/98.

## **Information**

This Report and attached Schedules form the statement providing required information as outlined in "Ontario Regulation 82/98", as amended by regulation 589/17.

The opening and closing balances of the reserve funds and the transactions relating to the funds are provided in the attached Schedules. The total opening balance of the development charges reserve funds at the beginning of 2020 was a negative balance of (\$2,041,768). The balance of the "old" development charges of the Township were consolidated with other reserve funds or transferred to the Capital Fund in previous years.

Development charges collected, and prepayments recognized amounted to \$6,405,749. Non-cash DC credits of \$0 were granted. \$17,602.30 of the Stayner Sewer DCs representing 5 SDUs collected were forwarded to Wasaga Beach with respect to the \$3,520.46 per SDU capacity DCs.

Interest earned by the development charges reserve funds amounted to a net charge of (\$22,949) due to the overall net negative DC balance. The projects financed, in whole or in part, by development charges are also provided on the attached Schedules.

Development charges spent represented \$110,873 Capital Fund and \$681,800 Revenue Fund in financing for the projects.

The net closing balance of the development charges reserve funds at the ending of 2020 was \$3,548,359. The overall net closing balance of all reserve funds was \$7,959,840.

This information is noted in Appendix B.

The specific detailed requirements of the Regulation are addressed under the following headings:

- 1) Description of Services and Categories of Services
- 2) Credits
- 3) Money Borrowed
- 4) Interest Accrued
- 5) Sources of Repayment
- 6) Old Credits

# 1. Description of Services and Categories of Services

## Non-Discounted Services

### **Fire Protection Services:**

Fire protection, rescue, and emergency services, including land, buildings, equipment, and fleet (vehicles, rolling stock)

### **Polices Services:**

Police services including community policing space, land, buildings, and equipment (excluding fleet, vehicles, rolling stock)

### **Roads and Related Services:**

Roads (highways) services including roads, storm water drainage related to roads, bridges, culverts, sidewalks, streetlights, traffic signals, land, buildings (depots and domes), equipment and fleet (vehicles, rolling stock)

### **Wastewater Facilities and Collection Systems:**

Wastewater services including sanitary sewage systems, wastewater collection and treatment services for specific service areas, pipes, structures, land, buildings, and equipment

### **Water Facilities and Distribution Systems:**

Water services including waterworks systems, water supply, distribution, and treatment services for specific service areas, pipes, structures, land, buildings, and equipment

## Discounted Services

### **Administration Services (Growth-Related Studies):**

Growth-related and general government studies including development charges background studies

### **Municipal Parking Spaces:**

Municipal parking lots including land

### **Recreation Services:**

Parks and recreation services including parkland development, trails, outdoor recreational facilities, indoor recreational facilities, land, buildings, equipment, and fleet (vehicles, rolling stock)

### **Library Services:**

Library services including land, buildings, equipment, and collection materials for circulation, reference, and information purposes

## 2. Credits

Section 38(1) of the “Act” provides that “If a municipality agrees to allow a person to perform work that relates to a service to which a development charge by-law relates, the municipality shall give the person a credit towards the development charge in accordance with the agreement.”

There were:

- \$0 in credits and \$6,169,084.83 in prepayments outstanding at the beginning of the year, and
- \$0 in credits and \$4,829,670 in prepayments were granted/received in the year, and
- \$0 in credits and \$96,316 in prepayments were used in the year, and
- \$0 in credits and \$10,902,438.83 in prepayments were outstanding at the ending of the year.

The credits and prepayments are detailed in Appendix D.

## 3. DC Credits funded by Clearview

With the 2014 DC By-law Clearview enacted several new DC Credits which would reduce the amount owing by the developer. The 2019 DC By-law continued these credits. The reduced amount would in turn be funded by Clearview. The following table shows the name of the credits and the amounts funded by Clearview in the calendar year and cumulatively since 2014.

Description	Amount funded in 2020	Amount funded since 2014
Charitable or non-profit for purpose that benefits the community – up to 100% (2014 & 2019)	\$0.00	\$45,951.72
Significant community benefit – up to 20% (2019)	\$0.00	\$0.00
Green Roof – 10% (2014 & 2019)	\$0.00	\$0.00
Grey-water recycling -10 % (2014 & 2019)	\$0.00	\$0.00
Wastewater pre-treatment facility – 20% (2014)	\$0.00	\$0.00
Rainwater capture and re-use – 5% (2014)	\$0.00	\$0.00
New job creation – 0.5%/job max. 30% (2014 & 2019)	\$0.00	\$12,205.50

## **4. Money Borrowed**

Money was available to be borrowed from consolidated reserve funds, being all legislative and discretionary reserve funds, by the municipality during the year to provide short term financing for operations and capital projects. The amounts borrowed were dependent upon the cash flow of the Revenue Fund and Capital Fund during the year. No amounts were borrowed from the reserve funds during the year.

Transfers for any due to or due from amounts were completed in 2020.

## **5. Interest Accrued**

Interest of \$0 was accrued on money borrowed from the consolidated reserve fund by the municipality during the year. Interest of (\$22,949) was accrued on money borrowed within the reserve funds during the year. Reserve funds are consolidated with interest allocated based on respective balances. The amounts of interest accrued are based on the amounts due to and from the funds and prevailing interest rates. The effective annualized interest rate was .7% as at December 31, 2020.

## **6. Sources of Repayment**

Taxation, user rates, reserves, reserve funds, and other sources are available by the municipality to repay money borrowed from consolidated reserve funds and interest on such money. The amounts of repayments are dependent upon the cash flow of the Revenue Fund, Capital Fund, and reserve funds during the year. No amounts were repaid to the reserve funds during the year.

The collection of future development charges is required to repay the \$3,345,355 in borrowings within the reserve funds. This deficit has been reduced by \$569,323 from 2019 (\$3,914,678).

## **7. Old Credits**

There were no credits recognized under Section 14 of the old Act. No applications for the recognition of credits under the old Act were received under the transitional provisions of the new Act.



Respectfully submitted by,

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Kelly McDonald, CPA, CGA  
Director of Finance / Treasurer

Corporation of the Township of Clearview  
PO Box 200  
217 Gideon Street  
Stayner, ON, L0M 1S0

Appendix B - Reserve Details **Township of Clearview**

Financial Statement relating to Development Charge By-laws and Reserve Funds (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)  
Reserve Details  
For the Year Ended December 31, 2020

Reserve Fund Descriptions and Categories of Service	Opening Balances	Revenues					Subtotal	Expenditures					Subtotal	Closing Balances
		DCs	Parkland Cash in Lieu	Other	Interest	Adjustments		Capital Fund	Revenue Fund	Other	Interest	Adjustments		
<b>Development Charges</b>														
<b>Non Discounted Services</b>														
Fire	\$ (372,047)	\$ 59,584			\$ (6,128)	\$ -	\$ 53,456	\$ -	\$ (74,000)	\$ -	\$ -	\$ -	\$ (74,000)	\$ (392,591)
Police	\$ (61,467)	\$ 9,058			\$ (1,037)	\$ -	\$ 8,021	\$ -	\$ (15,600)	\$ -	\$ -	\$ -	\$ (15,600)	\$ (69,046)
Roads and Related	\$ 1,167,728	\$ 347,830			\$ 21,373	\$ -	\$ 369,203	\$ (110,873)	\$ -	\$ -	\$ -	\$ -	\$ (110,873)	\$ 1,426,058
<b>Wastewater</b>														
Stayner	\$ (2,657,544)	\$ 151,218			\$ (42,368)	\$ -	\$ 108,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,548,693)
Creemore	\$ (120,320)	\$ 32,710			\$ (2,216)	\$ -	\$ 30,494	\$ -	\$ (76,000)	\$ -	\$ -	\$ -	\$ (76,000)	\$ (165,826)
New Lowell	\$ (9,023)	\$ -			\$ (148)	\$ -	\$ (148)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,170)
Nottawa	\$ (9,023)	\$ -			\$ (148)	\$ -	\$ (148)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,170)
<b>Water</b>														
Stayner	\$ (517,027)	\$ 5,568,129			\$ (2,567)	\$ -	\$ 5,565,561	\$ -	\$ (499,000)	\$ -	\$ -	\$ -	\$ (499,000)	\$ 4,549,534
Creemore	\$ 177,415	\$ 44,936			\$ 3,170	\$ -	\$ 48,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,521
New Lowell	\$ 34,900	\$ -			\$ 572	\$ -	\$ 572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,472
Nottawa	\$ (2,184)	\$ -			\$ (36)	\$ -	\$ (36)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,220)
<b>Discounted Services</b>														
Administration (Studies)	\$ (175,066)	\$ 29,108			\$ (2,679)	\$ -	\$ 26,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (148,637)
Municipal Parking Spaces	\$ 32,036	\$ 3,934			\$ 553	\$ -	\$ 4,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,522
Recreation	\$ 317,419	\$ 60,831			\$ 5,626	\$ -	\$ 66,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,877
Library	\$ 152,435	\$ 98,412			\$ 3,083	\$ -	\$ 101,495	\$ -	\$ (17,200)	\$ -	\$ -	\$ -	\$ (17,200)	\$ 236,730
<b>Subtotal DCs</b>	<b>\$ (2,041,768)</b>	<b>\$ 6,405,749</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (22,949)</b>	<b>\$ -</b>	<b>\$ 6,382,800</b>	<b>\$ (110,873)</b>	<b>\$ (681,800)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (792,673)</b>	<b>\$ 3,548,359</b>
<b>Other Reserve Funds</b>														
Recreational Land (Parkland)	\$ 463,626		\$ 11,360		\$ 6,533		\$ 17,893	\$ -	\$ (18,700)	\$ -	\$ -	\$ -	\$ (18,700)	\$ 462,819
Parking	\$ 11,504		\$ -		\$ 162		\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,666
Creemore Sewer Project	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carruthers Memorial Park	\$ 146,732		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,732
Provincial Gas Tax	\$ 267,226		\$ 126,907		\$ 3,993		\$ 130,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398,126
Federal Gas Tax	\$ 2,875,787		\$ 429,288		\$ 21,779		\$ 451,067	\$ (542,677)	\$ -	\$ -	\$ -	\$ -	\$ (542,677)	\$ 2,784,177
Building Department	\$ 522,618		\$ 85,383		\$ -		\$ 85,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607,962
<b>Total Reserve Funds</b>	<b>\$ 2,245,724</b>	<b>\$ 6,405,749</b>	<b>\$ 11,360</b>	<b>\$ 641,578</b>	<b>\$ 9,518</b>	<b>\$ -</b>	<b>\$ 7,068,165</b>	<b>\$ (653,550)</b>	<b>\$ (700,500)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,354,050)</b>	<b>\$ 7,959,840</b>

Supplementary Information	Year	Stayner	Creemore	New Lowell	Nottawa	Rural	Total	Non-Residential in m2	Comm./Other	Industrial	Institutional	Total
Residential Unit Counts	2005	47	1	0	0	49	97	2005				
	2006	45	1	0	0	26	72	2006				
	2007	36	1	0	0	23	60	2007				
	2008	25	0	0	0	15	40	2008				
	2009	6	0	0	0	11	17	2009				
	2010	5	1	0	0	28	34	2010	244.8	33.0	0.0	277.8
	2011	17	1	0	0	17	35	2011	606.9	1,386.0	0.0	1,992.9
	2012	4	2	0	0	10	16	2012	1,770.3	978.3	0.0	2,748.5
	2013	3	1	0	0	14	18	2013	1,415.5	833.3	0.0	2,248.8
	2014	21	3	0	0	12	36	2014	2,982.4	0.0	0.0	2,982.4
	2015	1	1	0	0	23	25	2015	42.9	1,104.0	0.0	1,146.9
	2016	5	2	1	1	24	33	2016	2,681.7	0.0	0.0	2,681.7
	2017	13	2	1	0	38	54	2017	1,270.1	10,187.6	0.0	11,457.7
2018	44	2	0	0	19	65	2018	7,487.3	1143.2	688	9,318.5	
2019	99	11	2	4	14	130	2019	260.0	864	0	1,124.0	
2020	49	5	0	0	14	68	2020	6,251.8	121	0	6,372.8	

Appendix C

Township of Clearview

Projects Financed in whole or in part by Development Charges (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)

Development Charge Usage

For the Year Ended December 31, 2020

Projects	Development Charges	Parkland	Other Reserve Funds	Reserves	Revenue Fund Taxation	Revenue Fund User Rates	Federal Grants	Provincial Grants	Other Grants	Developer Contributions	Other Contributions	Proceeds of Long-term Debt	Total Project Amount
<b>Non-Discounted Services</b>													
CR Sewer Loan	\$ 76,000					\$ 162,838							\$ 238,838
ST Reservoir	\$ 128,598					\$ 105,216							\$ 233,814
ST Well 2&4	\$ 62,785					\$ 15,980							\$ 78,765
ST County Road 42 Watermain	\$ 307,617					\$ 146,855							\$ 454,472
Fire: Joint Emerg. Fac. Debt	\$ 74,000				\$ 70,508								\$ 144,508
Police: Joint Emerg. Fac. Debt	\$ 15,600				\$ 1,946								\$ 17,546
Mowat Street Realignment	\$ 110,873												\$ 110,873
													\$ -
<b>Discounted Services</b>													
Library: New Lowell debt	\$ 17,200				\$ 8,487								\$ -
													\$ -
													\$ -
													\$ -
													\$ -
													\$ -
<b>Sub-total Financing</b>	<b>\$ 792,673</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 80,941</b>	<b>\$ 430,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,304,503</b>
Recreational Land (Parkland)		\$ 18,700			\$ 13,280								\$ 31,980
Federal Gas Tax			\$ 542,677										\$ 542,677
<b>Total Financing</b>	<b>\$ 792,673</b>	<b>\$ 18,700</b>	<b>\$ 542,677</b>	<b>\$ -</b>	<b>\$ 94,221</b>	<b>\$ 430,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,879,160</b>

Legend: ST - Stayner, CR - Creemore, NT - Nottawa, NL - New Lowell

**Appendix D**

**Township of Clearview**

Credits Outstanding under Section 38 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)  
For the Year Ended December 31, 2020

<b>Reserve Fund Descriptions and Categories of Services</b>	<b>Opening Balances</b>	<b>Credits Granted</b>			<b>Credits Transferred</b>	<b>Credits Used</b>	<b>Closing Balances</b>
Roads and Related	\$ -						\$ -
Wastewater							
Stayner	\$ -						\$ -
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
Water							
Stayner	\$ -						\$ -
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Individual Credit Holders**

Supplementary Information

Prepayments Outstanding under Section 27 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)  
For the Year Ended December 31, 2020

<b>Reserve Fund Descriptions and Categories of Services</b>	<b>Opening Balances</b>	<b>Prepayments Purchased</b>	<b>Prepayment Converted</b>	<b>Prepayment Credits Issued</b>	<b>Prepayments Transferred</b>	<b>Prepayments Used</b>	<b>Closing Balances</b>
Roads and Related	\$ -						\$ -
Wastewater							
Stayner - Collection and Capacity	\$ 217,193.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,193.14
Stayner - Collection only	\$ 5,951,891.69	\$ -	\$ -	\$ -	\$ -	\$ (96,316.00)	\$ 5,855,575.69
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
Water							
Stayner	\$ -	\$ 4,829,670.00					\$ 4,829,670.00
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
<b>Total</b>	<b>\$ 6,169,084.83</b>	<b>\$ 4,829,670.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (96,316.00)</b>	<b>\$ 10,902,438.83</b>

## Appendix D

## Township of Clearview

Credits Outstanding under Section 38 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)

For the Year Ended December 31, 2020

Individual Prepayment Holders Stayner Wastewater - Collection and Capacity In Dollars (1 SDE unit = \$4,721.59)	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
1063105 Ontario Limited	\$ 217,193.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,193.14
	<b>\$ 217,193.14</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 217,193.14</b>

Individual Prepayment Holders Stayner Wastewater - Collection and Capacity In Units (1 SDE unit = \$4,721.59)	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
1063105 Ontario Limited	46.00	-	-	-	-	-	46.00
	<b>46.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46.00</b>

Individual Prepayment Holders Stayner Wastewater - Collection Only In Dollars (1 SDE unit = \$2,189)	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
TSI Grandtag A2A CP Inc.	\$ 656,700.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656,700.16
TSI BP International Canada Inc.	\$ 1,506,032.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,506,032.38
TSI BP II International Canada Inc.	\$ 564,762.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564,762.15
MacPherson Builders Stayner Ltd	\$ 1,652,695.00	\$ -	\$ -	\$ -	\$ -	\$ (96,316.00)	\$ 1,556,379.00
863195 Ontario Ltd.	\$ 1,221,462.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,221,462.00
F.P.L.M.E.T. Group Incorporated	\$ 350,240.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,240.00
	<b>\$ 5,951,891.69</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (96,316.00)</b>	<b>\$ 5,855,575.69</b>

Individual Prepayment Holders Stayner Wastewater - Collection Only In Units (1 SDE unit = \$2,189)	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
TSI Grandtag A2A CP Inc.	300.00	-	-	-	-	-	300.00
TSI BP International Canada Inc.	688.00	-	-	-	-	-	688.00
TSI BP II International Canada Inc.	258.00	-	-	-	-	-	258.00
MacPherson Builders Stayner Ltd	755.00	-	-	-	-	(44.00)	711.00
863195 Ontario Ltd.	556.00	-	-	-	-	-	556.00
F.P.L.M.E.T. Group Incorporated	160.00	-	-	-	-	-	160.00
	<b>2,717.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(44.00)</b>	<b>2,673.00</b>

Individual Prepayment Holders Stayner Water - Existing Capacity In Dollars (1 SDE unit = \$15,630)	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
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**Appendix D**

**Township of Clearview**

Credits Outstanding under Section 38 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)  
 For the Year Ended December 31, 2020

The Estates of Clearview Inc.	\$	-	\$ 1,844,340.00	\$	-	\$	-	\$	-	\$	1,844,340.00
Aston Meadows	\$	-	\$ 1,844,340.00	\$	-	\$	-	\$	-	\$	1,844,340.00
Manortown	\$	-	\$ 1,140,990.00	\$	-	\$	-	\$	-	\$	1,140,990.00
			\$ -		\$ -		\$ -		\$ -		\$ -
	\$	-	<b>\$ 4,829,670.00</b>	\$	-	\$	-	\$	-	\$	<b>4,829,670.00</b>

<b>Individual Prepayment Holders Stayner Water - Existing Capacity In Dollars (1 SDE unit = \$15,630)</b>	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
The Estates of Clearview Inc.		118.00	-	-	-	-	118.00
Aston Meadows		118.00	-	-	-	-	118.00
Manortown		73.00	-	-	-	-	73.00
		-	-	-	-	-	-
		-	-	-	-	-	-
	-	<b>309.00</b>	-	-	-	-	<b>309.00</b>

Some numbers do not add to 1.00 due to rounding.