



# Development Charges Background Study

Township of Clearview

March 26, 2024

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## List of Acronyms and Abbreviations

| <b>Acronym</b> | <b>Full Description of Acronym</b>        |
|----------------|---|
| A.M.P.         | Asset management plan                     |
| C.B.C.         | Community Benefits Charge                 |
| D.C.           | Development charge                        |
| D.C.A.         | Development Charges Act, 1997, as amended |
| F.I.R.         | Financial Information Return              |
| G.F.A.         | Gross floor area                          |
| LPAT           | Local Planning Appeal Tribunal            |
| N.F.P.O.W.     | No fixed place of work                    |
| O.L.T.         | Ontario Land Tribunal                     |
| O.M.B.         | Ontario Municipal Board                   |
| O.P.A.         | Official Plan Amendment                   |
| O. Reg.        | Ontario Regulation                        |
| P.O.A.         | Provincial Offences Act                   |
| P.P.U.         | Persons per unit                          |
| S.D.E.         | Single detached equivalent                |
| S.D.U.         | Single detached unit                      |
| S.W.M.         | Stormwater management                     |
| sq.ft.         | square foot                               |
| sq.m           | square metre                              |



# Executive Summary





# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Clearview required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present D.C. policies of the Township;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
  - Chapter 4 – Approach to calculating the D.C.;
  - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the D.C.s;
  - Chapter 7 – D.C. policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
  
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
  - 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:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Amounts in excess of 15-year historical service calculation; and
    - D.C. reserve funds (where applicable);
  - 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the D.C.





3. Subsequent to the passage of the Township's 2019 D.C. By-law, the Township undertook a D.C. Update Study in 2021 to pass an amending D.C. By-law to incorporate a number of changes to the D.C.A. as a result of the following Acts (details of each Act are provided in Chapter 1 of this report):

- Bill 108: *More Homes, More Choice Act, 2019*
- Bill 138: *Plan to Build Ontario Together Act, 2019*
- Bill 197: *COVID-19 Economic Recovery Act, 2020*
- Bill 213: *Better for People, Smarter for Business Act, 2020*

Since that time, the Province introduced another set of revisions to the D.C.A. through Bill 23: *More Homes Built Faster Act, 2022*. Bill 23 was first introduced on October 25, 2022, and received Royal Assent on November 28, 2022. It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements and the removal of studies as eligible capital costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes. A summary of the changes provided from Bill 23 are outlined below (further details are provided in Chapter 1 of this report):

- Additional Residential Unit Exemption: Allowance of a third unit as-of-right;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;  
Note: Bill 134: *Affordable Homes and Good Jobs Act, 2023* which was released on September 28, 2023 and received Royal Assent on December 4, 2023 provides a new definition of “affordable” under the D.C.A.:
  - Owned unit (lesser of): 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.
  - Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin.

The exemptions for Affordable Units and Attainable Units are not currently in force. These exemptions will be in force upon proclamation and through



the release of the Provincial bulletin. Should the Province release further information before the D.C. by-law(s) is passed, the Township can amend the D.C. study accordingly.

- Historical Level of Service extended to 15-year period instead of the previous 10-year period;
  - Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (note: no services have been prescribed to date);
  - Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
    - Year 1 – 80% of the maximum charge;
    - Year 2 – 85% of the maximum charge;
    - Year 3 – 90% of the maximum charge;
    - Year 4 – 95% of the maximum charge; and
    - Year 5 to expiry – 100% of the maximum charge.
  - D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
  - D.C. for Rental Housing developments to receive a discount as follows:
    - Three or more bedrooms – 25% reduction;
    - Two bedrooms – 20% reduction; and
    - All other bedroom quantities – 15% reduction.
  - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
  - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
4. The growth forecast (Chapter 3) on which the D.C. study is based, projects the following population, housing, and non-residential floor area for the 10-year (2024 to 2034), and buildout of servicing capacity (2024 to buildout) periods.



**Table ES-1**  
**Summary of Growth Forecast by Planning Period**  
**Township of Clearview**

| Measure  | 10 Year<br>2024-2034 | Buildout<br>2024-Buildout | Stayner<br>Buildout<br>2024-Buildout | Creemore<br>Buildout<br>2024-Buildout | New Lowell<br>Buildout<br>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                                  |

The growth forecast prepared as part of this D.C. background study is based on the anticipated servicing capacity (buildout) of the Township's urban areas. This forecast is utilized by the Township to plan for the infrastructure required to service future anticipated development and may differ from other planning forecasts.

5. On June 24, 2019, the Township of Clearview passed By-law 19-36 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended via By-law 21-104. The Township is undertaking a D.C. public process and anticipates passing a new by-law(s) on May 27, 2024, with the mandatory public meeting on April 29, 2024.
6. The Township's D.C.s currently in effect (as of January 1, 2024) for single detached dwelling units for full services are as follows:
  - \$47,247 in Stayner
    - Note that for units in Stayner that entered into a prepayment agreement for their wastewater D.C., the charge is \$42,294 per unit
  - \$46,783 in Creemore
  - \$27,658 in New Lowell

Non-residential charges per sq.ft. for full services are as follows:

- \$18.90 in Stayner
  - Note that for units in Stayner that entered into a prepayment agreement for their wastewater D.C., the charge is \$16.25 per sq.ft.
- \$22.07 in Creemore



- \$12.39 in New Lowell

7. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a Township-wide basis for all services except for water, wastewater, and stormwater which are provided on an area-specific basis. The corresponding single-detached unit charges for full services are as follows:

- \$45,971 in Stayner
  - Note that for units in Stayner that entered into a prepayment agreement for their wastewater D.C., the charge is \$39,287 per unit
- \$60,148 in Creemore
- \$26,475 in New Lowell

Non-residential charges per sq.ft. for full services are as follows:

- \$22.68 in Stayner
  - Note that for units in Stayner that entered into a prepayment agreement for their wastewater D.C., the charge is \$18.78 per sq.ft.
- \$28.85 in Creemore
- \$12.00 in New Lowell

These rates are submitted to Council for its consideration.

8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law(s). This calculation is provided by service and is presented in Table 6-8. A summary of these costs is provided below:

Table ES-2  
Summary of Expenditures Anticipated Over the Life of the By-law(s)

| Summary of Expenditures Anticipated Over the Life of the By-law | Expenditure Amount |
|---|--------------------|
| Total gross expenditures planned over the next ten years        | \$385,796,502      |
| Less: Benefit to existing development                           | \$40,049,260       |
| Less: Post planning period benefit                              | \$82,240,877       |



| <b>Summary of Expenditures Anticipated<br/>Over the Life of the By-law</b> | <b>Expenditure Amount</b> |
|--|---------------------------|
| Less: Ineligible re: Level of Service                                      | \$143,000                 |
| Less: Grants, subsidies and other contributions                            | \$28,503,505              |
| <b>Net costs to be recovered from development charges</b>                  | <b>\$234,859,861</b>      |

This suggests that for the non-D.C. cost over the ten-year D.C. by-law(s) (benefit to existing development, and grants, subsidies and other contributions), \$68.70 million (or an annual amount of \$6.87 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$82.24 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Township plans to spend \$385.80 million over the life of the by-law(s), of which \$234.86 million (61%) is recoverable from D.C.s. Of this net amount, \$222.71 million is recoverable from residential development and \$12.15 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services/class or service are calculated based on a 10-year forecast to 2034:

- Fire Protection Services;
- Policing Services;
- Public Works (Facilities and Fleet);
- Parks and Recreation Services; and
- Library Services.

The following service is calculated based on a buildout forecast:

- Services Related to a Highway.

The following services are calculated on an area-specific basis, based on the buildout of servicing capacity (Stayner, Creemore, and New Lowell):



- Stormwater Drainage and Control Services;
- Water Services; and
- Wastewater Services.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws which are provided under separate cover. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



**Table ES-3**  
**Schedule of Development Charges**

| Service/Class of Service                              | RESIDENTIAL                       |               |                           |                                   |                                     | NON-RESIDENTIAL<br>(per sq.ft. of Gross Floor Area) |
|---|-----------------------------------|---------------|---------------------------|-----------------------------------|-------------------------------------|---|
|   | Single and Semi-Detached Dwelling | Multiples     | Apartments - 2 Bedrooms + | Apartments - Studio and 1 Bedroom | Special Care/Special Dwelling Units |   |
| <b>Township-wide Services/Class of Service:</b>       |                                   |               |                           |                                   |                                     |   |
| 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  |
| <b>Total Township-wide Services/Class of Services</b> | <b>17,138</b>                     | <b>13,890</b> | <b>10,497</b>             | <b>6,930</b>                      | <b>6,370</b>                        | <b>6.95</b>   |
| <b>Urban Services</b>                                 |                                   |               |                           |                                   |                                     |   |
| <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  |
| <b>Total Urban Services - Stayner</b>                 | <b>28,833</b>                     | <b>23,368</b> | <b>17,661</b>             | <b>11,660</b>                     | <b>10,715</b>                       | <b>15.73</b>  |
| <b>Total Urban Services - Stayner (Prepaid)</b>       | <b>22,149</b>                     | <b>17,951</b> | <b>13,567</b>             | <b>8,957</b>                      | <b>8,231</b>                        | <b>11.83</b>  |
| <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  |
| <b>Total Urban Services - Creemore</b>                | <b>43,010</b>                     | <b>34,858</b> | <b>26,344</b>             | <b>17,393</b>                     | <b>15,984</b>                       | <b>21.90</b>  |
| <u>New Lowell</u>                                     |                                   |               |                           |                                   |                                     |   |
| Water   | 9,337                             | 7,567         | 5,719                     | 3,776                             | 3,470                               | 5.05  |
| <b>Total Urban Services - New Lowell</b>              | <b>9,337</b>                      | <b>7,567</b>  | <b>5,719</b>              | <b>3,776</b>                      | <b>3,470</b>                        | <b>5.05</b>   |
| <b>GRAND TOTAL RURAL AREA</b>                         | <b>17,138</b>                     | <b>13,890</b> | <b>10,497</b>             | <b>6,930</b>                      | <b>6,370</b>                        | <b>6.95</b>   |
| <b>GRAND TOTAL STAYNER</b>                            | <b>45,971</b>                     | <b>37,258</b> | <b>28,158</b>             | <b>18,590</b>                     | <b>17,085</b>                       | <b>22.68</b>  |
| <b>GRAND TOTAL STAYNER (Prepaid)</b>                  | <b>39,287</b>                     | <b>31,841</b> | <b>24,064</b>             | <b>15,887</b>                     | <b>14,601</b>                       | <b>18.78</b>  |
| <b>GRAND TOTAL CREEMORE AREA</b>                      | <b>60,148</b>                     | <b>48,748</b> | <b>36,841</b>             | <b>24,323</b>                     | <b>22,354</b>                       | <b>28.85</b>  |
| <b>GRAND TOTAL NEW LOWELL AREA</b>                    | <b>26,475</b>                     | <b>21,457</b> | <b>16,216</b>             | <b>10,706</b>                     | <b>9,840</b>                        | <b>12.00</b>  |





# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

This background study has been prepared pursuant to the requirements of the Development Charges Act, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Township of Clearview.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process beginning mid-2023 through early 2024. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, and the proposed D.C. by-laws, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law(s) to be made available as part of the approval process (included under separate cover).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Clearview's current D.C. policies (Chapter 2) and the policies underlying the proposed by-laws, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



## 1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for April 29, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law(s) will be available for public review on March 26, 2024.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law(s) subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1  
Schedule of Key D.C. Process Dates for the Township of Clearview

| Schedule of Study Milestone   | Dates  |
|---|--|
| 1. Data collection, staff review, engineering work, D.C. calculations and policy work | July 2023 to January 2024                    |
| 2. Public release of final D.C. Background study and proposed by-law(s)               | March 26, 2024                               |
| 3. Public meeting advertisement placed in newspaper(s)                                | At least 21 days prior to the Public Meeting |
| 4. Council Workshop   | March 20, 2024                               |
| 5. Stakeholder Meeting  | March 20, 2024                               |
| 6. Public meeting of Council  | April 29, 2024                               |
| 7. Council considers adoption of background study and passage of by-law(s)            | May 27, 2024                                 |
| 8. Newspaper notice given of by-law passage   | By 20 days after passage                     |
| 9. Last day for by-law appeal   | 40 days after passage                        |
| 10. Township makes pamphlet available (where by-law not appealed)                     | By 60 days after in force date               |



## 1.3 Changes to the D.C.A.: *Bill 108, 138, 197, and 213*

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### 1.3.1 *Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). The following provisions were proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes. As per Bill 23, non-profit housing developments are now exempt from paying D.C.s, however, prior to Bill 23, and as a result of Bill 108, non-profit housing developments paid D.C.s in 21 equal annual payments. Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of the changes that were to take effect upon proclamation by the Lieutenant Governor is provided below:

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible



services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

**Mandatory 10% deduction** - The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

**Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** - A municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

### ***1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019***

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

### ***1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020***

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



### 1.3.3.1 D.C. Related Changes

#### List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
  - Water supply services, including distribution and treatment services;
  - Wastewater services, including sewers and treatment services.
  - Storm water drainage and control services.
  - Services related to a highway.
  - Electrical power services.
  - Toronto-York subway extension.
  - Transit services.
  - Waste diversion services.
  - Policing services.
  - Fire protection services.
  - Ambulance services.
  - Library services.
  - Long-term Care services.
  - Parks and Recreation services, but not the acquisition of land for parks.
  - Public Health services.
  - Childcare and early years services.
  - Housing services (no longer eligible as per Bill 23).
  - Provincial Offences Act services.
  - Services related to emergency preparedness.
  - Services related to airports, but only in the Regional Municipality of Waterloo.
  - Additional services as prescribed.

#### Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).





The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Note: An initial consideration of “class” appears to mean any group of services.

#### Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

#### *1.3.3.2 C.B.C. Related Changes*

##### C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single-tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

#### *1.3.3.3 Combined D.C. and C.B.C. Impacts*

##### D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be



funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

### **1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020**

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law(s).

## **1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022**

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On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the Planning Act and the D.C.A. It is noted that, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements and the removal of studies as eligible capital costs. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes. The following provides a summary of the changes to the D.C.A.:

### **1.4.1 Additional Residential Unit Exemption**

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the creation of the greater of one unit or 1% of the existing residential units will be exempt from a D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;



- A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

### **1.4.2 Removal of Housing as an Eligible D.C. Service**

Housing services are removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

### **1.4.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units**

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Further to the above, Bill 134: *Affordable Homes and Good Jobs Act, 2023* which was released on September 28, 2023 and received Royal Assent on December 4, 2023 provides a new definition of “affordable” under the D.C.A.:



- Owned unit (lesser of): 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
- Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin

*Note: the above exemptions for affordable and attainable units are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations. The bulletin has yet to be published as at the time of writing this report.*

#### **1.4.4 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period**

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

#### **1.4.5 Revised Definition of Capital Costs**

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

#### **1.4.6 Mandatory Phase-in of a D.C.**

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

#### **1.4.7 D.C. By-law Expiry**

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.



### **1.4.8 Installment Payments**

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

### **1.4.9 New Statutory Exemption for Non-Profit Housing**

Non-profit housing units are exempt from D.C.s as well as D.C. instalment payments due after November 28, 2022.

### **1.4.10 Rental Housing Discount**

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

### **1.4.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications**

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### **1.4.12 Requirement to Allocate Funds Received**

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.



# Chapter 2

## Current Township of Clearview D.C. Policies



## 2. Current Township of Clearview D.C. Policies

### 2.1 Schedule of Charges

On June 24, 2019, the Township of Clearview passed By-law 19-36 under the D.C.A. This By-law was amended via By-law 21-104.

These by-laws impose D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as of January 1, 2024.

Table 2-1  
Township of Clearview  
Current D.C. Rates  
January 1, 2024

| Service/Class of Service                      | Residential                       |               |                               |                              |               | Special Care/Special Dwelling Units | Non-Residential (per sq.ft. of Gross Floor Area) |
|---|-----------------------------------|---------------|-------------------------------|------------------------------|---------------|-------------------------------------|--|
|   | Single and Semi-Detached Dwelling | Multiples     | Apartments with >= 2 Bedrooms | Apartments with < 2 Bedrooms |               |                                     |  |
| <b>Municipal Wide Services/Classes:</b>       |                                   |               |                               |                              |               |                                     |  |
| 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                                |  |
| <b>Total Municipal Wide Services/Classes</b>  | <b>12,724</b>                     | <b>10,163</b> | <b>7,316</b>                  | <b>5,113</b>                 | <b>4,591</b>  | <b>6.21</b>                         |  |
| <b>Urban Services</b>                         |                                   |               |                               |                              |               |                                     |  |
| <u>Stayner</u>                                |                                   |               |                               |                              |               |                                     |  |
| Water Supply                                  | 21,863                            | 17,460        | 12,570                        | 8,783.74                     | 8,674.75      | 6.96                                |  |
| Water Distribution                            | 3,064                             | 2,446         | 1,761                         | 1,230.94                     | 1,105.96      | 0.97                                |  |
| Wastewater Treatment                          | 4,808                             | 3,840         | 2,764                         | 1,931.45                     | 1,733.77      | 2.38                                |  |
| Wastewater Collection                         | 4,789                             | 3,824         | 2,753                         | 1,924.17                     | 1,709.09      | 2.38                                |  |
| Wastewater (Pre-payment units only)           | 4,643                             | 3,532         | 2,354                         | 1,569.57                     | 1,555.02      | 2.11                                |  |
| <b>Total Urban Services - Stayner</b>         | <b>34,523</b>                     | <b>27,569</b> | <b>19,848</b>                 | <b>13,870</b>                | <b>13,224</b> | <b>12.69</b>                        |  |
| <b>Total Urban Services - Stayner Prepaid</b> | <b>29,570</b>                     | <b>23,437</b> | <b>16,685</b>                 | <b>11,584</b>                | <b>11,336</b> | <b>10.04</b>                        |  |
| <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                                |  |
| <b>Total Urban Services - Creemore</b>        | <b>34,060</b>                     | <b>27,200</b> | <b>19,582</b>                 | <b>13,683</b>                | <b>12,286</b> | <b>15.86</b>                        |  |
| <u>New Lowell</u>                             |                                   |               |                               |                              |               |                                     |  |
| Water Services                                | 14,934                            | 11,927        | 8,586                         | 6,001                        | 5,387         | 6.18                                |  |
| <b>Total Urban Services - New Lowell</b>      | <b>14,934</b>                     | <b>11,927</b> | <b>8,586</b>                  | <b>6,001</b>                 | <b>5,387</b>  | <b>6.18</b>                         |  |
| <b>GRAND TOTAL RURAL AREA</b>                 | <b>12,724</b>                     | <b>10,163</b> | <b>7,316</b>                  | <b>5,113</b>                 | <b>4,591</b>  | <b>6.21</b>                         |  |
| <b>GRAND TOTAL STAYNER</b>                    | <b>47,247</b>                     | <b>37,732</b> | <b>27,164</b>                 | <b>18,983</b>                | <b>17,815</b> | <b>18.90</b>                        |  |
| <b>GRAND TOTAL STAYNER (Prepaid)</b>          | <b>42,294</b>                     | <b>33,600</b> | <b>24,001</b>                 | <b>16,697</b>                | <b>15,927</b> | <b>16.25</b>                        |  |
| <b>GRAND TOTAL CREEMORE AREA</b>              | <b>46,783</b>                     | <b>37,363</b> | <b>26,898</b>                 | <b>18,796</b>                | <b>16,877</b> | <b>22.07</b>                        |  |
| <b>GRAND TOTAL NEW LOWELL AREA</b>            | <b>27,658</b>                     | <b>22,090</b> | <b>15,902</b>                 | <b>11,113</b>                | <b>9,978</b>  | <b>12.39</b>                        |  |





## 2.2 Services Covered

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The following services are covered under By-law 19-36, as amended:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Administration;
- Stormwater Drainage and Control Services (Creemore);
- Water Services (Stayner, Creemore, and New Lowell); and
- Wastewater Services (Stayner and Creemore).

## 2.3 Timing of D.C. Calculation and Payment

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The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in 6 equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application).

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1%.



## 2.4 Indexing

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Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)<sup>1</sup>.

## 2.5 Redevelopment Allowance

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If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or;
- the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than 60 months prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-law 19-36, as amended:

- “Buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended”;
- “Land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990 c.A.31, as amended”;

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<sup>1</sup> O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



- “Land, buildings or structures for agricultural use which do not receive municipal water or wastewater services”;
- “Non-residential buildings used accessory to an agricultural operation shall be exempt from the D.C. if no rezoning is required”;
- “D.C.s 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 as of the date of passing of this by-law; onus of proof of payment rests with the owner”;
- “Land, buildings, structures or additions constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to D.C.s (nonprofit housing, youth centres, and community centres)”;
- “Land, buildings, structures or additions constructed for uses with a significant community benefit, as determined by Council, may have up to a 20% reduction to D.C.s (private recreation facilities open to the public)”;
- “Land, buildings, structures or additions constructed for industrial or commercial uses utilizing green technologies as defined by the Planning Act may be eligible for a grant for a portion of the D.C. through a Township grant program”;
- “Land, buildings, structures or additions constructed for industrial use creating jobs shall have a reduction in total D.C.s of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%. The determination of what constitutes a new full-time equivalent job and how to measure and verify the total eligible discount to D.C.s shall be determined by policy”;
- “Where a building, structure or addition qualifies for a reduction under clause b(i) or b(ii) further reductions to D.C.s for clauses b(iv), b(v) and/or b(vi) shall be calculated only from the remaining full D.C. portion”;
- “Unless this By-law specifically provides for an exemption of 100% of D.C.s, the total cumulative exemption or reduction in D.C.s shall not exceed 66% of the D.C.s which would apply in the absence of such exemptions or reductions”; and
- “Buildings, structures or additions for non-residential uses shall be exempt from paying the portion of the charges related to municipal parking, recreation and library services”.



# Chapter 3

## Anticipated Development in the Township of Clearview



## 3. Anticipated Development in the Township of Clearview

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2024 to 2034) and a longer-term (2024 to Buildout) time horizon.

The growth forecast prepared as part of this D.C. background study is based on the anticipated servicing capacity (buildout) of the Township's urban areas. This forecast is utilized by the Township to plan for the infrastructure required to service future anticipated development and may differ from other planning forecasts.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

### 3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

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The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- County of Simcoe Official Plan, February 2023;
- County of Simcoe Official Plan Amendment No. 7, CCW - 2022-235 Growth Forecasts and Land Needs Assessment, March 31, 2022, Hemson Consulting Ltd.;
- Township of Clearview Official Plan, Consolidated January 2019;



- Township of Clearview 2019 Development Charges Background Study, February 27, 2019, and 2021 Development Charges Update Study, August 4, 2021, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;
- Residential and non-residential supply opportunities as identified by Township of Clearview staff; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Clearview.

The growth forecast provided herein is based on existing Planning policy in the County.

### 3.3 Summary of Growth Forecast

---

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

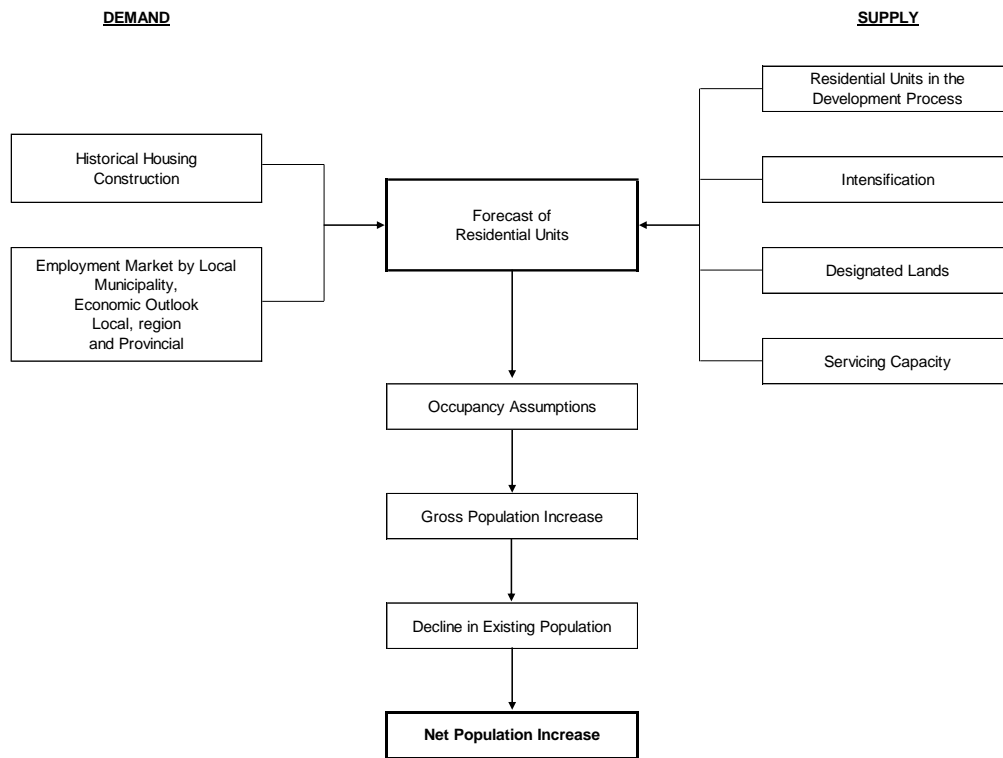
As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of Clearview (excluding census undercount) is anticipated to reach approximately 23,640 by early-2034 and 35,040 by Buildout, resulting in an increase of approximately 7,620 and 19,020 persons, respectively. <sup>[1]</sup>

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<sup>[1]</sup> The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%. Population figures presented herein have been rounded.



Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Township of Clearview  
Residential Growth Forecast Summary**

|             | Year                                 | Population<br>(Including<br>Census<br>Undercount) <sup>[1]</sup> | Excluding Census Undercount |                             |  | Housing Units                  |                                      |                           |       |                     |   | Person Per Unit<br>(P.P.U.): Total<br>Population/<br>Total<br>Households |
|-------------|--------------------------------------|--|-----------------------------|-----------------------------|--|--------------------------------|--------------------------------------|---------------------------|-------|---------------------|---|--|
|             |                                      |  | Population                  | Institutional<br>Population | Population<br>Excluding<br>Institutional<br>Population | Singles &<br>Semi-<br>Detached | Multiple<br>Dwellings <sup>[2]</sup> | Apartments <sup>[3]</sup> | Other | Total<br>Households | Equivalent<br>Institutional<br>Households |  |
| Historical  | Mid 2011                             | 14,150   | 13,734                      | 239                         | 13,495   | 4,631                          | 180                                  | 215                       | 15    | 5,041               | 217                                       | 2.724  |
|             | Mid 2016                             | 14,580   | 14,151                      | 246                         | 13,905   | 4,880                          | 175                                  | 220                       | 60    | 5,335               | 224                                       | 2.652  |
|             | Mid 2021                             | 15,260   | 14,814                      | 199                         | 14,615   | 5,080                          | 235                                  | 235                       | 20    | 5,570               | 181                                       | 2.660  |
| Forecast    | Early 2024                           | 16,500   | 16,018                      | 213                         | 15,805   | 5,459                          | 235                                  | 348                       | 20    | 6,062               | 194                                       | 2.642  |
|             | Early 2034                           | 24,360   | 23,640                      | 322                         | 23,318   | 7,850                          | 513                                  | 662                       | 20    | 9,045               | 293                                       | 2.614  |
|             | Buildout <sup>[4]</sup>              | 36,100   | 35,038                      | 470                         | 34,568   | 10,745                         | 1,728                                | 1,251                     | 20    | 13,744              | 427                                       | 2.549  |
| Incremental | Mid 2011 - Mid 2016                  | 430  | 417                         | 7                           | 410  | 249                            | -5                                   | 5                         | 45    | 294                 | 7   |  |
|             | Mid 2016 - Mid 2021                  | 680  | 663                         | -47                         | 710  | 200                            | 60                                   | 15                        | -40   | 235                 | -43                                       |  |
|             | Mid 2021 - Early 2024                | 1,240  | 1,204                       | 14                          | 1,190  | 379                            | 0                                    | 113                       | 0     | 492                 | 13  |  |
|             | Early 2024 - Early 2034              | 7,860  | 7,622                       | 109                         | 7,513  | 2,391                          | 278                                  | 314                       | 0     | 2,983               | 99  |  |
|             | Early 2024 - Buildout <sup>[4]</sup> | 19,600   | 19,020                      | 257                         | 18,763   | 5,286                          | 1,493                                | 903                       | 0     | 7,682               | 233                                       |  |

[1] Population includes the Census undercount estimated at approximately 3.0% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

[3] Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

[4] The buildout forecast is based on the ultimate servicing capacity for Stayner and Creemore.

Notes:

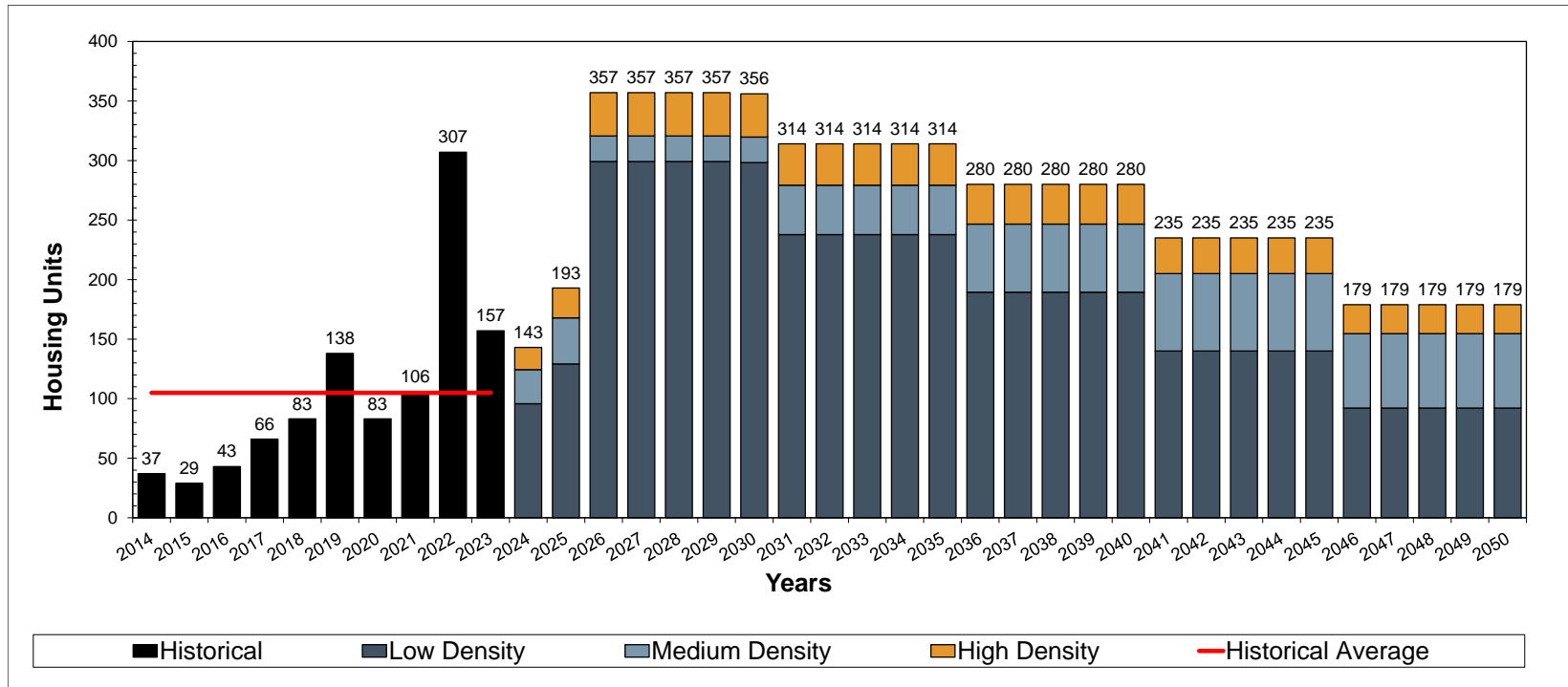
Numbers may not add due to rounding.

Source: Based on discussions with Township staff regarding servicing and land supply by Watson & Associates Economists Ltd.





Figure 3-2  
Township of Clearview  
Annual Housing Forecast <sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Clearview building permit data, 2014 to 2023.



Provided below is a summary of the key assumptions and findings regarding the Township of Clearview D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications, and discussions with Township staff regarding anticipated development trends for the Township of Clearview.
- Based on the above indicators, the 2024 to Buildout household growth forecast for the Township is comprised of a unit mix of 69% low density units (single detached and semi-detached), 19% medium density (multiples except apartments) and 12% high density (studio, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of Clearview
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and Buildout by development location is summarized below.

Table 3-2  
Township of Clearview  
Geographic Location of Residential Development

| Development Location         | Amount of Housing Growth, 2024 to Buildout | Percentage of Housing Growth, 2024 to Buildout |
|------------------------------|--|--|
| Stayner                      | 4,764                                      | 62%  |
| Creemore                     | 1,233                                      | 16%  |
| New Lowell                   | 971  | 13%  |
| Nottawa                      | 500  | 6%   |
| Rural                        | 214  | 3%   |
| <b>Township of Clearview</b> | <b>7,682</b>                               | <b>100%</b>                                    |

Note: Figures may not sum precisely due to rounding.



### 3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

### 4. Population in New Units (Appendix A – Schedules 3, 4 and 5)

- The number of housing units to be constructed by Buildout in the Township of Clearview over the forecast period is presented in Table 3-1. Over the 2024 to Buildout forecast period, the Township is anticipated to average approximately 256 new housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 257 people between 2024 to Buildout.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Clearview. Due to data limitations medium and high density P.P.U. data was derived from the County of Simcoe (Schedule 7b). The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have recently been experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.960
  - Medium density: 2.399
  - High density: 1.615

---

<sup>[1]</sup> Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



## 5. Existing Units and Population Change (Appendix A – Schedules 3, 4, and 5)

- Existing households for early-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.<sup>[1]</sup> The forecast population change in existing households over the 2024 to Buildout forecast period is forecast to decline by approximately 1,924.

## 6. Employment (Appendix A – Schedules 9a, 9b and 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data <sup>[2],[3]</sup> (place of work) for the Township of Clearview is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 220 primary (6%);
  - 745 work at home employment (21%);
  - 803 industrial (22%);
  - 1,198 commercial/population-related (34%); and
  - 600 institutional (17%).
- The 2016 employment by usual place of work, including work at home, is 3,566. An additional 994 employees have been identified for the

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<sup>[1]</sup> Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

<sup>[2]</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

<sup>[3]</sup> Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



Township of Clearview in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup>

- Total employment, including work at home and N.F.P.O.W. for the Township of Clearview is anticipated to reach approximately 6,850 by early-2034 and 9,150 by Buildout. This represents an employment increase of approximately 1,605 for the 10-year forecast period and 3,910 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township of Clearview (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,310 by early-2034 and 3,910 by Buildout. This represents an employment increase of approximately 465 for the 10-year forecast period and 1,060 for the longer-term forecast period. <sup>[2]</sup>

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<sup>[2]</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

<sup>[2]</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 3,310 by early-2034 and 3,910 by buildout.



## 7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 3,000 sq.ft. per employee for primary;
  - 1,100 sq.ft. per employee for industrial;
  - 350 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 398,600 sq.ft. over the 10-year forecast period and 913,500 sq.ft. over the longer-term (Buildout) forecast period.
- In terms of percentage growth, the 2024 to Buildout incremental G.F.A. forecast by sector is broken down as follows:
  - primary – 24%
  - industrial – 47%;
  - commercial/population-related – 17%; and
  - institutional – 12%.

## 8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Clearview by area.
- The amount and percentage of forecast total non-residential growth between 2024 and Buildout by development location is summarized below.



Table 3-3  
Township of Clearview  
Geographic Location of Non-Residential Development

| Development Location         | Amount of Non-Residential G.F.A. (sq.ft.), 2024 to Buildout | Percentage of Non-Residential G.F.A., 2024 to Buildout |
|------------------------------|---|--|
| Stayner                      | 497,500   | 54%  |
| Creemore                     | 96,300  | 11%  |
| New Lowell                   | 75,900  | 8%   |
| Nottawa                      | 23,200  | 3%   |
| Rural                        | 220,600   | 24%  |
| <b>Township of Clearview</b> | <b>913,500</b>  | <b>100%</b>  |

Note: Figures may not sum precisely due to rounding



# Chapter 4

## The Approach to the Calculation of the Charge





## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal services that are provided within the Township.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Township Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1  
The Process of Calculating a Development Charge under the Act that Must be Followed

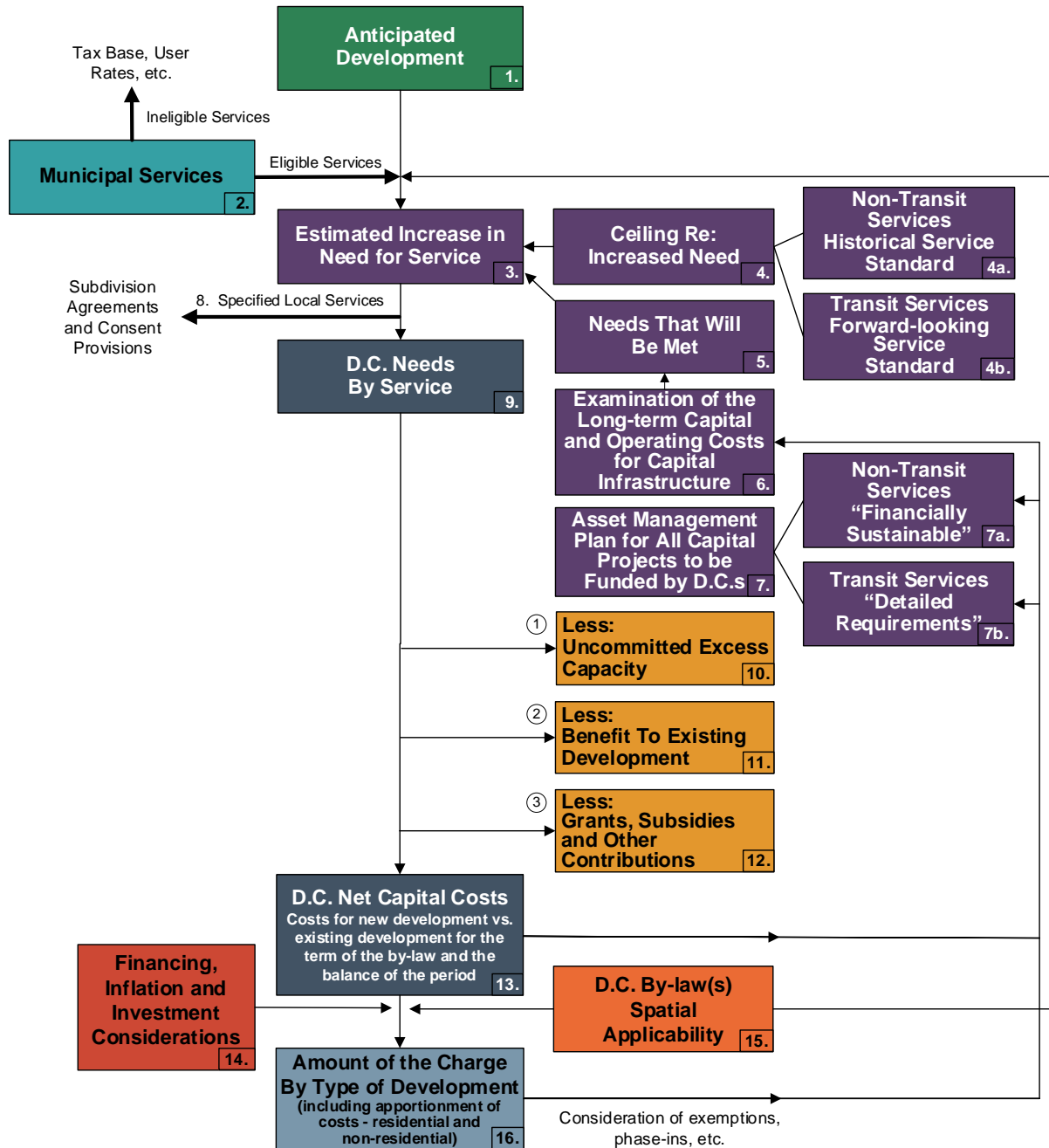




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

| Eligibility for Inclusion in the D.C. Calculation | Description  |
|---|--|
| Yes   | Municipality provides the service – service has been included in the D.C. calculation.     |
| No  | Municipality provides the service – service has not been included in the D.C. calculation. |
| n/a   | Municipality does not provide the service.   |
| Ineligible  | Service is ineligible for inclusion in the D.C. calculation.                               |

| Categories of Municipal Services            | Eligibility for Inclusion in the D.C. Calculation | Service Components                               | Maximum Potential D.C. Recovery % |
|---|---|--|-----------------------------------|
| 1. Services Related to a Highway            | Yes   | 1.1 Arterial roads                               | 100                               |
|   | Yes   | 1.2 Collector roads                              | 100                               |
|   | Yes   | 1.3 Bridges, culverts and roundabouts            | 100                               |
|   | No  | 1.4 Local municipal roads                        | 0                                 |
|   | Yes   | 1.5 Traffic signals                              | 100                               |
|   | Yes   | 1.6 Sidewalks and streetlights                   | 100                               |
|   | Yes   | 1.7 Active transportation                        | 100                               |
| 2. Other Transportation Services            | No  | 2.1 Transit vehicles <sup>[1]</sup> & facilities | 100                               |
|   | No  | 2.2 Other transit infrastructure                 | 100                               |
|   | Ineligible  | 2.3 Municipal parking spaces - indoor            | 0                                 |
|   | Ineligible  | 2.4 Municipal parking spaces - outdoor           | 0                                 |
|   | Yes   | 2.5 Works yards                                  | 100                               |
|   | Yes   | 2.6 Rolling stock <sup>1</sup>                   | 100                               |
|   | n/a   | 2.7 Ferries                                      | 100                               |
|   | n/a   | 2.8 Airport                                      | 100                               |
| 3. Stormwater Drainage and Control Services | Yes   | 3.1 Main channels and drainage trunks            | 100                               |
|   | Yes   | 3.2 Channel connections                          | 100                               |
|   | Yes   | 3.3 Retention/detention ponds                    | 100                               |

<sup>[1]</sup> with 7+ year lifetime



| Categories of Municipal Services              | Eligibility for Inclusion in the D.C. Calculation | Service Components   | Maximum Potential D.C. Recovery % |
|---|---|--|-----------------------------------|
| 4. Fire Protection Services                   | Yes   | 4.1 Fire stations  | 100                               |
|   | Yes   | 4.2 Fire pumpers, aerials and rescue vehicles <sup>[1]</sup>                           | 100                               |
|   | Yes   | 4.3 Small equipment and gear   | 100                               |
| 5. Park Services (i.e., Parks and Open Space) | Ineligible  | 5.1 Acquisition of land for parks, woodlots and E.S.A.s                                | 0                                 |
|   | Yes   | 5.2 Development of area municipal parks  | 100                               |
|   | Yes   | 5.3 Development of district parks  | 100                               |
|   | Yes   | 5.4 Development of municipal-wide parks  | 100                               |
|   | Yes   | 5.5 Development of special purpose parks   | 100                               |
| 6. Recreation Services                        | Yes   | 6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) | 100                               |
|   | Yes   | 6.2 Recreation vehicles and equipment <sup>[1]</sup>                                   | 100                               |
| 7. Library Services                           | Yes   | 7.1 Public library space (incl. furniture and equipment)                               | 100                               |
|   | n/a   | 7.2 Library vehicles <sup>[1]</sup>  | 100                               |
|   | Yes   | 7.3 Library materials  | 100                               |
| 8. Emergency Preparedness Services            | No  | 8.1 Facility space (incl. furniture and equipment)                                     | 100                               |
|   | No  | 8.2 Vehicles <sup>[1]</sup>  | 100                               |
|   | No  | 8.3 Equipment  | 100                               |
| 9. Electrical Power Services                  | Ineligible  | 9.1 Electrical substations   | 0                                 |
|   | Ineligible  | 9.2 Electrical distribution system   | 0                                 |
|   | Ineligible  | 9.3 Electrical system rolling stock  | 0                                 |

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<sup>[1]</sup> with 7+ year lifetime



| Categories of Municipal Services   | Eligibility for Inclusion in the D.C. Calculation | Service Components  | Maximum Potential D.C. Recovery % |
|--|---|---|-----------------------------------|
| 10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres | Ineligible  | 10.1 Cultural space (e.g., art galleries, museums and theatres) | 0                                 |
|  | Ineligible  | 10.2 Tourism facilities and convention centres                  | 0                                 |
| 11. Wastewater Services  | Yes   | 11.1 Treatment plants   | 100                               |
|  | Yes   | 11.2 Sewage trunks  | 100                               |
|  | n/a   | 11.3 Local systems  | 0                                 |
|  | Yes   | 11.4 Vehicles and equipment <sup>[1]</sup>                      | 100                               |
| 12. Water Supply Services  | Yes   | 12.1 Treatment plants   | 100                               |
|  | Yes   | 12.2 Distribution systems                                       | 100                               |
|  | n/a   | 12.3 Local systems  | 0                                 |
|  | Yes   | 12.4 Vehicles and equipment <sup>[1]</sup>                      | 100                               |
| 13. Waste Management Services  | Ineligible  | 13.1 Landfill collection, transfer vehicles and equipment       | 0                                 |
|  | Ineligible  | 13.2 Landfills and other disposal facilities                    | 0                                 |
|  | n/a   | 13.3 Waste diversion facilities                                 | 100                               |
|  | n/a   | 13.4 Waste diversion vehicles and equipment <sup>[1]</sup>      | 100                               |
| 14. Policing Services  | Yes   | 14.1 Policing detachments                                       | 100                               |
|  | n/a   | 14.2 Policing rolling stock <sup>[1]</sup>                      | 100                               |
|  | Yes   | 14.3 Small equipment and gear                                   | 100                               |
| 15. Homes for the Aged   | n/a   | 15.1 Homes for the aged space                                   | 100                               |
|  | n/a   | 15.2 Vehicles <sup>[1]</sup>                                    | 100                               |
| 16. Child Care   | n/a   | 16.1 Child-care space   | 100                               |
|  | n/a   | 16.2 Vehicles <sup>[1]</sup>                                    | 100                               |
| 17. Health   | n/a   | 17.1 Health department space                                    | 100                               |
|  | n/a   | 17.2 Health department vehicles <sup>[1]</sup>                  | 100                               |
| 18. Social Housing   | n/a   | 18.1 Social housing space                                       | 0                                 |
| 19. Provincial Offences Act (P.O.A.)   | n/a   | 19.1 P.O.A. space   | 100                               |

<sup>[1]</sup> with 7+ year lifetime



| Categories of Municipal Services   | Eligibility for Inclusion in the D.C. Calculation | Service Components   | Maximum Potential D.C. Recovery % |
|--|---|--|-----------------------------------|
| 20. Social Services  | Ineligible  | 20.1 Social service space  | 0                                 |
| 21. Ambulance  | n/a   | 21.1 Ambulance station space   | 100                               |
|  | n/a   | 21.2 Vehicles <sup>[1]</sup>   | 100                               |
| 22. Hospital Provision   | Ineligible  | 22.1 Hospital capital contributions  | 0                                 |
| 23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards | Ineligible  | 23.1 Office space  | 0                                 |
|  | Ineligible  | 23.2 Office furniture  | 0                                 |
|  | Ineligible  | 23.3 Computer equipment  | 0                                 |
| 24. Other Services   | Ineligible  | 24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost | 0                                 |
|  | Yes   | 24.2 Interest on money borrowed to pay for growth-related capital  | 0-100                             |

<sup>[1]</sup> with a 7+ year lifetime

## 4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Township's detailed Local Service Policy is provided in Appendix E.



## 4.5 Capital Forecast

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Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes; and
- e) interest on money borrowed to pay for the above-referenced costs;

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Township’s approved and proposed capital budgets and master servicing/needs studies.

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the

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service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to include in the D.C. calculations.

## 4.7 Classes of Services

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein have identified Public Works (Facilities and Fleet) as a class of service.

## 4.8 Existing Reserve Funds

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Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, section 35 does restrict the way in which the funds are used in the future.

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.





The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township's D.C. Reserve Fund balances by service as of December 31, 2023, are shown below:

Table 4-2  
Summary of Development Charges Reserve Fund Balances  
As of December 31, 2023

| Service                       | December 31, 2023<br>Balances |
|-------------------------------|-------------------------------|
| Services Related to a Highway | (722,325.19)                  |
| Parking                       | 50,957.63                     |
| Fire Protection Services      | (1,156,804.20)                |
| Policing Services             | (68,764.85)                   |
| Parks and Recreation Services | 722,379.27                    |
| Library Services              | 717,934.93                    |
| Stayner Water                 | 2,359,097.96                  |
| Stayner Wastewater            | (2,672,010.02)                |
| Creemore Water                | 425,071.86                    |
| Creemore Wastewater           | 470,818.79                    |
| Nottawa Water                 | (2,323.91)                    |
| Nottawa Wastewater            | (9,598.79)                    |
| New Lowell Water              | 100,718.64                    |
| New Lowell Wastewater         | (9,598.79)                    |
| General Administration        | (60,284.45)                   |
| <b>Total</b>                  | <b>145,268.88</b>             |

Note: Amounts in brackets are deficit balances.

## 4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:



- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

#### **4.9.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area, or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards, or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e., cost per unit.

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

#### **4.9.2 Reduction for Uncommitted Excess Capacity**

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Township’s “excess capacity,” other than excess capacity which is “committed.”



“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g., if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

### **4.9.3 Reduction for Benefit to Existing Development**

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. Alternatively, where a clear existing service problem is to be remedied, a deduction should be made accordingly.



In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### **4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

### **4.10 Municipal-wide vs. Area Rating**

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4 of this report.



## 4.11 Allocation of Development

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This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

## 4.12 Asset Management

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The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on the asset management planning. This examination has been included in Appendix F.

## 4.13 Transit

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The D.C.A. provides for the following matters for Transit:

- The Background Study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
  - The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
    - i. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - ii. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - iii. the anticipated development after the 10-year period immediately following the preparation of the background study.



- An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
- An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
- An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- A forward-looking service standard (as per 6.1(2) of the Regulations):
  - The service is a discrete service.
  - No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
  - No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- A detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Township does not currently charge a D.C. for transit services and no D.C. for future transit services is being proposed at this time. However, it is acknowledged that the Township currently utilizes Simcoe County's LINX and LINX+ transit services which has a bus serving Stayner with a connection to Wasaga Beach. The transit services are provided by the County; therefore, the above calculation and reporting requirements are not required.

#### **4.14 Mandatory Phase-in of a D.C.**

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As described in Chapter 1, all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

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- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

As noted in section 1.4, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.



# Chapter 5

## D.C.-Eligible Cost Analysis by Service





## 5. D.C. Eligible Cost Analysis by Service

### 5.1 Introduction

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This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

- the service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts (note that this is not required for stormwater, water, or wastewater); and
- the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

The nature of the capital projects and timing identified in the Chapter reflects Council’s current intention. Over time, however, Township projects and Council priorities change; accordingly, Council’s intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

### 5.2 Service Levels and 10-Year Capital Costs for Clearview’s D.C. Calculation

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This section evaluates the development-related capital requirements for fire protection services, police services, public works (facilities and fleet), and library services over a Township-wide 10-year planning period from 2024 to 2034.

#### 5.2.1 Fire Protection Services

The Township of Clearview’s fire services are currently operated from 19,145 sq.ft. of facility space across five (5) fire stations. The historical level of service provides for an average level of service of 1.29 sq.ft. per capita or \$810 per capita. This provides the Township with a maximum D.C. eligible amount for recovery over the forecast period of approximately \$6.18 million for fire facilities.



The fire department has a current inventory of 18 vehicles. The inventory provided over the previous 15-year period results in a calculated average level of service of 1.20 vehicles per 1,000 population, and an average level of investment of \$583 per capita. This level of service provides for a D.C.-eligible amount for recovery over the forecast period of approximately \$4.44 million for fire vehicles and equipment.

In addition to vehicles, the Township also provides a total of approximately \$2.40 million in small equipment and gear. This results in a calculated average level of service for the historical 15-year period of \$166 per capita. Providing for a D.C.-eligible amount for recovery over the forecast period of approximately \$1.26 million for small equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 2024 to 2034 forecast period for fire services is approximately \$11.88 million.

To service new development, the Township has identified future capital needs totaling approximately \$4.37 million, including outstanding debt principal and interest payments that are associated with the Clearview/Simcoe Emergency Services Facility, and the New Lowell Fire and Public Works Facility. Additionally, the Township included the need for an aerial ladder truck, and a provision for small equipment and gear which is calculated assuming the need for bunker gear and P.P.E for 50 volunteer fire fighters and five (5) S.C.B.A.s. Of this amount, a deduction of approximately \$0.46 million has been made to recognize the share of the projects that benefit growth outside the forecast period. A recovery of approximately \$1.16 million was added to the calculations to recognize the Township's D.C. reserve fund deficit. Therefore, the net growth-related amount of approximately \$5.06 million has been included in the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 94% being allocated to residential development and 6% being allocated to non-residential development.



Table 5-1  
Infrastructure Costs Included in the Development Charge Calculation  
Fire Protection Services

| Prj. No | Increased Service Needs<br>Attributable to Anticipated<br>Development<br><br>2024-2034               | Timing<br>(year) | Gross Capital<br>Cost Estimate<br>(2024\$) | Post Period<br>Benefit | Other<br>Deductions | Net Capital<br>Cost | Less:                                 |   | Potential D.C. Recoverable Cost |                                 |  |
|---------|--|------------------|--|------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|---------------------------------|--|
|         |  |                  |  |                        |                     |                     | Benefit to<br>Existing<br>Development | Grants, Subsidies<br>and Other<br>Contributions<br>Attributable to New<br>Development | Total                           | Residential<br>Share<br><br>94% | Non-<br>Residential<br>Share<br><br>6% |
| 1       | Clearview/Simcoe Emergency Services Facility (Twp Portion) Outstanding Growth Related Debt Principal | 2024-2042        | 1,113,873                                  | -                      |                     | 1,113,873           | -                                     |   | 1,113,873                       | 1,047,040                       | 66,832                                 |
| 2       | Clearview/Simcoe Emergency Services Facility (Twp Portion) Growth Related Debt Interest (Discounted) | 2024-2042        | 550,675                                    | -                      |                     | 550,675             | -                                     |   | 550,675                         | 517,634                         | 33,040                                 |
| 3       | New Lowell Fire and Public Works Facility (Fire Portion) - Growth Related Debt Principal             | 2024             | 454,350                                    | -                      |                     | 454,350             | -                                     |   | 454,350                         | 427,089                         | 27,261                                 |
| 4       | New Lowell Fire and Public Works Facility (Fire Portion) - Growth Related Debt Interest              | 2024-2043        | 92,923                                     | -                      |                     | 92,923              | -                                     |   | 92,923                          | 87,348                          | 5,575                                  |
| 5       | Provision for additional small equipment and gear  | 2024-2051        | 300,000                                    | -                      |                     | 300,000             | -                                     |   | 300,000                         | 282,000                         | 18,000                                 |
| 6       | Aerial ladder truck  | 2025             | 1,854,000                                  | 463,500                |                     | 1,390,500           | -                                     |   | 1,390,500                       | 1,307,070                       | 83,430                                 |
|         | Reserve Fund Adjustment  |                  | 1,156,804                                  | -                      |                     | 1,156,804           | -                                     |   | 1,156,804                       | 1,087,396                       | 69,408                                 |
|         | <b>Total</b>   |                  | <b>5,522,624</b>                           | <b>463,500</b>         | <b>-</b>            | <b>5,059,124</b>    | <b>-</b>                              | <b>-</b>  | <b>5,059,124</b>                | <b>4,755,577</b>                | <b>303,547</b>                         |



### **5.2.2 Police Services**

The Township of Clearview currently has two facilities that provide 3,819 sq.ft. of building area. The sq.ft. provided over the period from 2009 to 2023 provides for an average level of service of 0.23 sq.ft. per capita or a level of investment of \$103 per capita. This level of service provides the Township with a maximum D.C. eligible amount for recovery over the forecast period of \$786,895 for police facilities.

In addition to police facilities, the Township currently provides small equipment and gear for 15.66 full-time equivalent equipped uniform members, providing for an average level of service of \$7 per capita. This level of service provides the Township with a maximum D.C. eligible amount for recovery over the forecast period of \$50,991 for small equipment and gear to equip new police officers.

Based on the above, the maximum D.C.-eligible amount for recovery over the 10-year forecast period for policing services is \$837,886.

To service new development, the Township has identified future capital needs totalling \$399,952, including a provision for small equipment and gear with a capital cost of \$50,000, and outstanding debt principal and interest payments that are associated with the Stayner Emergency Services Hub. A recovery of \$68,765 has been included in the D.C. calculations to recover for the existing reserve fund deficit. In total, the net growth-related amount of \$468,717 has been included in the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 94% being allocated to residential development and 6% being allocated to non-residential development.



Table 5-2  
Infrastructure Costs Included in the Development Charge Calculation  
Police Services

| Prj. No | Increased Service Needs Attributable to Anticipated Development          | 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 |
|         | 2024-2034  |               |                                      |                     |                  |                  |                                 |   |                                 | 94%               | 6%                    |
| 1       | Stayner Emergency Services Hub - Outstanding Debt Principal (Discounted) | 2024-2042     | 234,179                              | -                   |                  | 234,179          | -                               |   | 234,179                         | 220,128           | 14,051                |
| 2       | Stayner Emergency Services Hub - Outstanding Debt Interest (Discounted)  | 2024-2042     | 115,773                              | -                   |                  | 115,773          | -                               |   | 115,773                         | 108,827           | 6,946                 |
| 3       | Provision for Small Equipment and Gear                                   | 2024-2051     | 50,000                               | -                   |                  | 50,000           | -                               |   | 50,000                          | 47,000            | 3,000                 |
|         | Reserve Fund Adjustment  |               | 68,765                               | -                   |                  | 68,765           | -                               |   | 68,765                          | 64,639            | 4,126                 |
|         | <b>Total</b>   |               | <b>468,717</b>                       | <b>-</b>            | <b>-</b>         | <b>468,717</b>   | <b>-</b>                        | <b>-</b>  | <b>468,717</b>                  | <b>440,594</b>    | <b>28,123</b>         |



### **5.2.3 Public Works (Facilities and Fleet)**

The Township operates its Public Works division by utilizing five (5) facilities totalling 49,711 sq.ft. of facility space. The 15-year historical average level of service is approximately 2.52 sq.ft. per capita, or a level of investment of \$880 per capita. When applied to the growth anticipated over the forecast period, the Township would be eligible to recover approximately \$6.71 million in D.C.s for public works facilities.

In addition to facility space, the Township operates a fleet of 42 vehicles and equipment, with a total value of approximately \$9.00 million. The 15-year historical average level of service is approximately 2.90 vehicles and equipment per 1,000 population, or a level of investment of \$625 per capita. This level of service provides the Township with a maximum D.C.-eligible amount of approximately \$4.76 million for recovery over the forecast period.

In total, the maximum D.C.-eligible amount for recovery over the 10-year forecast period to 2034 for public works (facilities and fleet) is approximately \$11.47 million.

Based on the projected growth over the 2024 to 2034 forecast period, the Township has identified future capital needs totaling approximately \$4.20 million. The capital projects include the public works portion of the New Lowell Fire and Public Works Facility and various vehicles and equipment. A deduction of \$186,900 has been made from the calculations to reflect the share of the projects that benefit existing development. The resulting net growth-related amount included in the D.C. calculations is approximately \$4.02 million.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 94% being allocated to residential development and 6% being allocated to non-residential development.



Table 5-3  
Infrastructure Costs Included in the Development Charge Calculation  
Public Works (Facilities and Fleet)

| Prj. No | Increased Service Needs Attributable to Anticipated Development<br><br>2024-2034     | 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<br><br>94% | Non-Residential Share<br><br>6% |
| 1       | New Lowell Fire and Public Works Facility (Public Works portion)                     | 2024          | 905,205                              | -                   |                  | 905,205          | -                               |   | 905,205                         | 850,893                      | 54,312                          |
| 2       | New Lowell Fire and Public Works Facility (Public Works portion) Discounted Interest | 2024-2043     | 185,131                              | -                   |                  | 185,131          | -                               |   | 185,131                         | 174,023                      | 11,108                          |
| 3       | Sidewalk Machine   | 2024-2033     | 257,500                              | -                   |                  | 257,500          | -                               |   | 257,500                         | 242,050                      | 15,450                          |
| 4       | Sidewalk Machine   | 2024-2033     | 265,200                              | -                   |                  | 265,200          | -                               |   | 265,200                         | 249,288                      | 15,912                          |
| 5       | Tandem Plow  | 2024-2033     | 412,000                              | -                   |                  | 412,000          | -                               |   | 412,000                         | 387,280                      | 24,720                          |
| 6       | Sidewalk Machine   | 2024-2033     | 265,200                              | -                   |                  | 265,200          | -                               |   | 265,200                         | 249,288                      | 15,912                          |
| 7       | Service Vehicle (1 Ton)  | 2024-2033     | 123,600                              | -                   |                  | 123,600          | -                               |   | 123,600                         | 116,184                      | 7,416                           |
| 8       | Mower  | 2024-2033     | 26,800                               | -                   |                  | 26,800           | -                               |   | 26,800                          | 25,192                       | 1,608                           |
| 9       | Tandem Plow  | 2024-2033     | 424,400                              | -                   |                  | 424,400          | -                               |   | 424,400                         | 398,936                      | 25,464                          |
| 10      | Street Sweeper   | 2024-2033     | 566,500                              | -                   |                  | 566,500          | 186,900                         |   | 379,600                         | 356,824                      | 22,776                          |
| 11      | Vac Truck Combo  | 2024-2033     | 772,500                              | -                   |                  | 772,500          | -                               |   | 772,500                         | 726,150                      | 46,350                          |
|         | <b>Total</b>   |               | <b>4,204,036</b>                     | <b>-</b>            | <b>-</b>         | <b>4,204,036</b> | <b>186,900</b>                  | <b>-</b>  | <b>4,017,136</b>                | <b>3,776,108</b>             | <b>241,028</b>                  |



## **5.2.4 Parks and Recreation Services**

The Township currently has 127.7 acres of parkland within its jurisdiction. This parkland consists of various sized parks. The level of service provided over the historical 15-year period (2009-2023) equals an average of 8.9 acres of parkland per 1,000 population, or an investment of \$498 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$3.80 million.

The Township also currently provides 91 parkland amenities including various sports courts and fields, an outdoor pool, splash pad and fountain, etc. Over the historical 15-year period (2009 to 2023), the Township has provided an average of approximately 5.7 amenities per 1,000 population, or an investment of \$688 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$5.24 million.

The Township also provides 11,762 linear metres of parkland trails, providing an average level of service of 1.14 linear metres of parkland trails per capita, or an investment of \$82 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$0.62 million.

With respect to recreation facilities, the Township operates out of 104,292 sq.ft. of facility space. Based on the inventory of space provided over the historical 15-year period (2009 to 2023), the Township has provided an average of approximately 7.18 sq.ft. of space per capita or an investment of \$5,560 per capita. Over the forecast period the Township would be eligible to collect approximately \$42.38 million from D.C.s for recreation facility space.

The Township also maintains and operates a fleet of 27 vehicles and equipment, which has an estimated replacement value of approximately \$1.46 million. This results in a calculated average level of service for the historical 15-year period of \$63 per capita, providing a D.C. eligible amount for recovery over the forecast period of approximately \$0.48 million.

In total the Township is eligible to collect approximately \$52.52 million for parks and recreation services.

Based on the projected growth over the 10-year forecast period to 2034, the Township has identified future capital needs totaling approximately \$58.53 million. These capital





needs include a provision for trail development, a provision for parkland development including amenities, various vehicles and equipment, a multiuse facility, and a maintenance server building. Of this amount, a deduction of approximately \$46.35 million has been made to recognize the share of the multiuse facility project that benefits growth outside the forecast period. Additionally, the existing reserve fund balance of approximately \$0.72 million has been deducted from the calculations. Therefore, the net growth-related amount of approximately \$11.45 million has been included in the D.C. calculations.

As the predominant users of parks and recreation tend to be residents of the Township, the forecasted growth-related costs have been allocated 95% to residential development, and 5% to non-residential development.



Table 5-4  
Infrastructure Costs Included in the Development Charge Calculation  
Parks and Recreation Services

| Prj.No | Increased Service Needs<br>Attributable to Anticipated<br>Development | Timing (year) | Gross<br>Capital Cost<br>Estimate<br>(2024\$) | Post Period<br>Benefit | Other<br>Deductions | Net Capital<br>Cost | Less:                                 |   | Potential D.C. Recoverable Cost |                      |                              |
|--------|---|---------------|---|------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|----------------------|------------------------------|
|        |   |               |   |                        |                     |                     | Benefit to<br>Existing<br>Development | Grants,<br>Subsidies<br>and Other<br>Contributions<br>Attributable<br>to New<br>Development | Total                           | Residential<br>Share | Non-<br>Residential<br>Share |
|        | 2024-2034   |               |   |                        |                     |                     |                                       |   |                                 | 95%                  | 5%                           |
|        | <b>Parks &amp; Equipment</b>  |               |   |                        |                     |                     |                                       |   |                                 |                      |                              |
| 1      | Provision for Trail Development                                       | 2024-2032     | 433,100                                       | -                      |                     | 433,100             | -                                     |   | 433,100                         | 411,445              | 21,655                       |
| 2      | Provision for Parkland<br>Development (including Amenities)           | 2024-2032     | 4,377,500                                     | -                      |                     | 4,377,500           | -                                     |   | 4,377,500                       | 4,158,625            | 218,875                      |
| 3      | Utility Tractor (enclosed)  | 2025          | 103,000                                       | -                      |                     | 103,000             | -                                     |   | 103,000                         | 97,850               | 5,150                        |
| 4      | Enclosed Trailer (new)  | 2025          | 20,600  | -                      |                     | 20,600              | -                                     |   | 20,600                          | 19,570               | 1,030                        |
| 5      | Zero Turn Mower (new)   | 2026          | 15,500  | -                      |                     | 15,500              | -                                     |   | 15,500                          | 14,725               | 775                          |
| 6      | Zero Turn Mower (new)   | 2028          | 16,000  | -                      |                     | 16,000              | -                                     |   | 16,000                          | 15,200               | 800                          |
|        | <b>Recreation Facilities</b>  |               |   |                        |                     |                     |                                       |   |                                 |                      |                              |
| 7      | Multiuse Facility   | 2033          | 51,500,000                                    | 46,350,000             |                     | 5,150,000           | -                                     |   | 5,150,000                       | 4,892,500            | 257,500                      |
| 8      | Maintenance Service Building  | 2025          | 2,060,000                                     | -                      |                     | 2,060,000           | -                                     |   | 2,060,000                       | 1,957,000            | 103,000                      |
|        | Reserve Fund Adjustment   |               |   | -                      |                     | -                   | 722,379                               |   | (722,379)                       | (686,260)            | (36,119)                     |
|        | <b>Total</b>  |               | <b>58,525,700</b>                             | <b>46,350,000</b>      | <b>-</b>            | <b>12,175,700</b>   | <b>722,379</b>                        | <b>-</b>  | <b>11,453,321</b>               | <b>10,880,655</b>    | <b>572,666</b>               |



### **5.2.5 Library Services**

The Township currently operates its library services out of the three (3) facilities including the Stayner, Creemore, and New Lowell (Sunnidale) branches. The total floor area of library facility space provided in the Township is 11,695 sq.ft. Over the previous 15-year period, the average level of service was approximately 0.61 sq.ft. of facility space per capita, or an investment of \$588 per capita. Over the forecast period, the D.C. eligible amount for recovery is approximately \$4.48 million for library facilities.

The Township has a current inventory of 138,346 collection materials and electronic resources, with a total value of approximately \$14.29 million. Over the past 15-years, the average level of service was 8.83 collection materials per capita, or an investment of \$879 per capita. Based on the historical level of service, the Township would be eligible to collect approximately \$6.70 million from D.C.s for library collection items.

In total, the Township would be eligible to collect approximately \$11.19 million from D.C.s for library services.

With respect to capital needs to accommodate growth over the forecast period, the Township has identified additions to the Creemore, Stayner, and New Lowell (Sunnidale) branches, a provision for collection materials, and debt recovery related to the Stayner Library Branch. In total, the gross capital cost estimate is approximately \$7.01 million. A deduction of approximately \$2.79 million has been made to recognize that the Stayner Branch Addition project benefits growth entirely outside the forecast period. Additionally, the existing reserve fund balance of approximately \$0.72 million has been deducted from the calculations. Therefore, the net growth-related amount of approximately \$3.50 million has been included in the D.C. calculations.

While library usage is predominantly residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, growth-related capital costs have been allocated 95% to residential development and 5% to non-residential development.



Table 5-5  
Infrastructure Costs Included in the Development Charge Calculation  
Library Services

| Prj.No | Increased Service Needs<br>Attributable to Anticipated<br>Development | Timing<br>(year) | Gross<br>Capital Cost<br>Estimate<br>(2024\$) | Post Period<br>Benefit | Other<br>Deductions | Net Capital<br>Cost | Less:                                 |   | Potential D.C. Recoverable Cost |                      |                              |
|--------|---|------------------|---|------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|----------------------|------------------------------|
|        |   |                  |   |                        |                     |                     | Benefit to<br>Existing<br>Development | Grants,<br>Subsidies and<br>Other<br>Contributions<br>Attributable to<br>New<br>Development | Total                           | Residential<br>Share | Non-<br>Residential<br>Share |
|        | 2024-2034   |                  |   |                        |                     |                     |                                       |   |                                 | 95%                  | 5%                           |
| 1      | Stayner Library Branch Growth<br>Related Principal                    | 2024-2041        | 1,735,794                                     | -                      |                     | 1,735,794           | -                                     |   | 1,735,794                       | 1,649,004            | 86,790                       |
| 2      | Stayner Library Branch Growth<br>Related Interest                     | 2024-2041        | 104,487                                       | -                      |                     | 104,487             | -                                     |   | 104,487                         | 99,263               | 5,224                        |
| 3      | Creemore Branch (1,000 sq.ft.<br>addition)                            | 2025             | 930,000                                       | -                      |                     | 930,000             | -                                     |   | 930,000                         | 883,500              | 46,500                       |
| 4      | Stayner Branch (3,000 sq.ft.<br>addition)                             | 2039             | 2,790,000                                     | 2,790,000              |                     | -                   | -                                     |   | -                               | -                    | -                            |
| 5      | New Lowell Branch (1,000 sq.ft.<br>addition)                          | 2030-2034        | 930,000                                       | -                      |                     | 930,000             | -                                     |   | 930,000                         | 883,500              | 46,500                       |
| 6      | Provision for Collection<br>Materials                                 | 2024-2033        | 515,000                                       | -                      |                     | 515,000             | -                                     |   | 515,000                         | 489,250              | 25,750                       |
|        | Reserve Fund Adjustment   |                  |   |                        |                     |                     | 717,935                               |   | (717,935)                       | (682,038)            | (35,897)                     |
|        | <b>Total</b>  |                  | <b>7,005,281</b>                              | <b>2,790,000</b>       | <b>-</b>            | <b>4,215,281</b>    | <b>717,935</b>                        | <b>-</b>  | <b>3,497,346</b>                | <b>3,322,479</b>     | <b>174,867</b>               |



## 5.3 Service Levels and Buildout Capital Costs for Clearview's D.C. Calculation

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This section evaluates the development-related capital requirements over the buildout forecast period for Services Related to a Highway – Roads and Related.

### 5.3.1 Services Related to a Highway – Roads and Related

The Township of Clearview currently owns and maintains:

- 170.50 km of rural asphalt roads;
- 259.50 km of rural gravel roads;
- 60.00 km of semi-urban roads;
- 10.00 km of urban roads;
- 48.00 km of summer only or un-maintained roads; and
- Two (2) traffic signals.

The level of service provided over the historical 15-year period translates to an average investment of \$59,605 per capita and a maximum D.C. eligible amount of approximately \$1.13 billion for recovery over the forecast period.

The Township has identified future capital needs totalling approximately \$149.38 million, of which approximately \$35.21 million benefits existing development. The capital projects include road urbanizations, provisions for future road works estimated at a cost of approximately \$5.00 million per km, and a bridge project. Note, this cost is based on recent urban road construction projects in the Township. Deductions of approximately \$29.82 million and \$18.55 million have been made from the calculations for the share of the projects that benefit growth outside the forecast period, and the local service component of the capital projects, respectively. Further, approximately \$0.72 million has been added to the calculations to reflect the reserve fund deficit. Therefore, the net growth-related amount of approximately \$66.53 million has been included in the D.C. calculations.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 95% being allocated to residential development and 5% being allocated to non-residential development.



**Table 5-6  
Infrastructure Costs Included in the Development Charge Calculation  
Services Related to a Highway – Roads and Related**

| Prj. No | Increased Service Needs Attributable to Anticipated Development<br><br>2024-Buildout | 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<br>95% | Non-Residential Share<br>5% |
|         | <b>Stayner and Area Transportation Needs (Urbanization):</b>                         |               |                                      |                     |                  |                  |                                 |  |                                 |                          |                             |
| 1       | Industrial Rd - CR 42 to Side St - new 900 m   | 2030          | 4,500,000                            | 70,200              |                  | 4,429,800        | 1,125,000                       | 3,150,000  | 154,800                         | 147,060                  | 7,740                       |
| 2       | Margaret St - CR 42 to Clarence St - 520 m   | 2024-2034     | 2,600,000                            | 40,500              |                  | 2,559,500        | 650,000                         | 1,820,029  | 89,471                          | 84,998                   | 4,474                       |
| 3       | Margaret St - Clarence St to Warrington Rd - 860 m                                   | 2024-2034     | 4,300,000                            | 67,000              |                  | 4,233,000        | 1,075,000                       | 3,010,048  | 147,952                         | 140,555                  | 7,398                       |
| 4       | Industrial Rd - CR 91 to Regina St - new 600 m                                       | 2024-2034     | 3,000,000                            | 280,600             |                  | 2,719,400        | -                               | 2,100,000  | 619,400                         | 588,430                  | 30,970                      |
| 5       | Industrial Rd - CR 91 to Regina St - Bridge Crossing                                 | 2024-2034     | 1,600,000                            | 99,700              |                  | 1,500,300        | 160,000                         | 1,120,136  | 220,164                         | 209,155                  | 11,008                      |
| 6       | North St - Hwy 26 to Valleyfield St - 680m   | 2024-2034     | 3,400,000                            | 795,100             |                  | 2,604,900        | 850,000                         | -  | 1,754,900                       | 1,667,155                | 87,745                      |
| 7       | Scott St - Hwy 26 to Locke Ave - 750 m   | 2024-2034     | 3,750,000                            | 876,900             |                  | 2,873,100        | 937,500                         | -  | 1,935,600                       | 1,838,820                | 96,780                      |
| 8       | Mowat St - Hwy 26 to N Limit - 920 m   | 2024-2034     | 4,600,000                            | 71,700              |                  | 4,528,300        | 1,150,000                       | 3,220,059  | 158,241                         | 150,329                  | 7,912                       |
| 9       | Mowat St - N Limit to CR96 - 900 m   | 2024-2034     | 4,500,000                            | 1,052,300           |                  | 3,447,700        | 1,125,000                       | -  | 2,322,700                       | 2,206,565                | 116,135                     |
| 10      | North/South Collector (Dancor) - new 620 m   | 2024-2034     | 3,100,000                            | 290,000             |                  | 2,810,000        | -                               | 2,170,028  | 639,972                         | 607,973                  | 31,999                      |
| 11      | North/South Collector - (Clearview Pk N of Dancor) - new 300 m                       | 2024-2034     | 1,500,000                            | 467,700             |                  | 1,032,300        | -                               | -  | 1,032,300                       | 980,685                  | 51,615                      |
| 12      | Warrington Rd - Margaret St Ext to Superior St - 600 m                               | 2024-2034     | 3,000,000                            | 701,600             |                  | 2,298,400        | 750,000                         | -  | 1,548,400                       | 1,470,980                | 77,420                      |
| 13      | East/West Collector (Emerald Ck)   | 2024-2034     | 2,800,000                            | 43,600              |                  | 2,756,400        | 700,000                         | 1,960,111  | 96,289                          | 91,475                   | 4,814                       |



**Table 5-6 (Continued)**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**Services Related to a Highway – Roads and Related**

| Prj. No       | Increased Service Needs Attributable to Anticipated Development | 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 |
| 2024-Buildout |   |               |                                      |                     |                  |                  |                                 |  | 95%                             | 5%                |                       |
| 14            | Sunnidale St - Cherry St to Centre Line Rd - 1450 m             | 2035-2043     | 7,250,000                            | 1,695,400           |                  | 5,554,600        | 1,812,500                       | -  | 3,742,100                       | 3,554,995         | 187,105               |
| 15            | Cherry St - Sunnidale St to Hwy 26 - 400 m                      | 2035-2043     | 2,000,000                            | 467,700             |                  | 1,532,300        | 500,000                         | -  | 1,032,300                       | 980,685           | 51,615                |
| 16            | Superior/Mowat Intersection Realignment                         | 2024-2034     | 1,300,000                            | 304,000             |                  | 996,000          | 325,000                         | -  | 671,000                         | 637,450           | 33,550                |
| 17            | Superior St - Warrington Rd to Hwy 26E 500m                     | 2024-2034     | 2,500,000                            | 584,600             |                  | 1,915,400        | 625,000                         | -  | 1,290,400                       | 1,225,880         | 64,520                |
| 18            | Birchwood Blvd from Locke Ave to Wyant Road 360m                | 2024-2029     | 1,800,000                            | 420,900             |                  | 1,379,100        | 450,000                         | -  | 929,100                         | 882,645           | 46,455                |
| 19            | Perry Street from Highway 26 to Christopher 760m                | 2024-2029     | 3,800,000                            | 888,600             |                  | 2,911,400        | 950,000                         | -  | 1,961,400                       | 1,863,330         | 98,070                |
| 20            | Quebec Street from Side St to Airport Road 900m                 | 2024-2029     | 4,500,000                            | 1,052,300           |                  | 3,447,700        | 1,125,000                       | -  | 2,322,700                       | 2,206,565         | 116,135               |
| 21            | Sutherland Street from County 91 to Centre 360m                 | 2024-2029     | 1,800,000                            | 420,900             |                  | 1,379,100        | 450,000                         | -  | 929,100                         | 882,645           | 46,455                |
| 22            | Centre Street from Airport Road to Side Street 860m             | 2024-2029     | 4,300,000                            | 1,005,600           |                  | 3,294,400        | 1,075,000                       | -  | 2,219,400                       | 2,108,430         | 110,970               |
| 23            | Superior Street from Highway 26 to Oak Street 850m              | 2024-2029     | 4,250,000                            | 993,900             |                  | 3,256,100        | 1,062,500                       | -  | 2,193,600                       | 2,083,920         | 109,680               |
| 24            | Wyant Road from Birchwood to Highway 26 460m                    | 2024-2029     | 2,300,000                            | 537,900             |                  | 1,762,100        | 575,000                         | -  | 1,187,100                       | 1,127,745         | 59,355                |
| 25            | Oak Street from Superior Street to Highway 26 730m              | 2024-2029     | 3,650,000                            | 853,600             |                  | 2,796,400        | 912,500                         | -  | 1,883,900                       | 1,789,705         | 94,195                |
| 26            | Other Road Works Identified in Transportation Plan              | 2024-2029     | 25,000,000                           | 5,846,300           |                  | 19,153,700       | 6,250,000                       | -  | 12,903,700                      | 12,258,515        | 645,185               |



Table 5-6 (Continued)  
 Infrastructure Costs Included in the Development Charge Calculation  
 Services Related to a Highway – Roads and Related

| Prj. No       | Increased Service Needs Attributable to Anticipated Development | 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 |
| 2024-Buildout |   |               |                                      |                     |                  |                    |                                 |  | 95%                             | 5%                |                       |
|               | <b>Creemore Transportation Needs (Urbanization):</b>            |               |                                      |                     |                  |                    |                                 |  |                                 |                   |                       |
| 27            | Mary St from County Road 9 to Edward St 760m                    | 2024-2034     | 3,800,000                            | 888,600             |                  | 2,911,400          | 950,000                         | -  | 1,961,400                       | 1,863,330         | 98,070                |
| 28            | Edward St E - County Road 42 to Mary St 1950m                   | 2024-2034     | 9,750,000                            | 2,280,100           |                  | 7,469,900          | 2,437,500                       | -  | 5,032,400                       | 4,780,780         | 251,620               |
| 29            | Caroline St from Mill St to Mary St 410m                        | 2024-2030     | 2,050,000                            | 479,400             |                  | 1,570,600          | 512,500                         | -  | 1,058,100                       | 1,005,195         | 52,905                |
| 30            | Francis St from Mary St to Mill St 400m                         | 2024-2030     | 2,000,000                            | 467,700             |                  | 1,532,300          | 500,000                         | -  | 1,032,300                       | 980,685           | 51,615                |
| 31            | County 9 from Mary St to Mill St 1120m                          | 2024-2030     | 5,600,000                            | 1,309,600           |                  | 4,290,400          | 1,400,000                       | -  | 2,890,400                       | 2,745,880         | 144,520               |
| 32            | Provision for Future Road Works                                 | 2024-2034     | 3,000,000                            | 701,600             |                  | 2,298,400          | 750,000                         | -  | 1,548,400                       | 1,470,980         | 77,420                |
| 33            | Provision for Future Road Works                                 | 2035-2043     | 15,000,000                           | 3,507,800           |                  | 11,492,200         | 3,750,000                       | -  | 7,742,200                       | 7,355,090         | 387,110               |
|               | <b>Other Bridges Projects:</b>                                  |               |                                      |                     |                  |                    |                                 |  |                                 |                   |                       |
| 34            | BR-152a-28 Mowat Street   | 2024-2034     | 1,080,000                            | 252,600             |                  | 827,400            | 270,000                         | -  | 557,400                         | 529,530           | 27,870                |
|               | Reserve Fund Adjustment   |               | 722,325                              | -                   |                  | 722,325            | -                               | -  | 722,325                         | 686,209           | 36,116                |
|               | <b>Total</b>  |               | <b>150,102,325</b>                   | <b>29,816,000</b>   | <b>-</b>         | <b>120,286,325</b> | <b>35,205,000</b>               | <b>18,550,411</b>  | <b>66,530,914</b>               | <b>63,204,368</b> | <b>3,326,546</b>      |

\*Represents Local Service Contribution





## 5.4 Area-Specific Capital Costs for Clearview's D.C. Calculation

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This section evaluates the development-related capital requirements for those services that are evaluated on an area-specific basis over the 2024-buildout forecast period.

To service growth, the Township of Clearview provides water supply and distribution system services to Stayner and Creemore, and water supply to New Lowell. The Township provides wastewater facilities and collection system services to Stayner and Creemore. Finally, the Township provides stormwater drainage and control services to Creemore.

### 5.4.1 Stayner Area Specific Services

The following D.C. calculations are based on the “Buildout” forecast period which was determined by the ultimate servicing capacity of Stayner. This forecast is utilized by the Township to plan for the infrastructure required to service future anticipated development.

#### 5.4.1.1 Stayner – Water Supply

The Township is currently undergoing discussions and negotiations with the development community in Stayner regarding the funding of water infrastructure. Several capital projects are required for the water supply in Stayner based on the anticipated growth in the area. These projects include the Klondike Water Supply (Watermain and Well Supply), a Transmission Main, expanded back-up well supply, water supply agreements, and debt recoveries. In total, the gross capital cost is approximately \$73.63 million. A deduction of approximately \$2.09 million has been made to account for the existing reserve fund balance. Therefore, the net growth-related amount of approximately \$71.54 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Stayner over the buildout forecast period. This results in a 94% allocation to residential development and a 6% allocation to non-residential development.



**Table 5-7**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**Stayner Water Supply**

| Prj.No | Increased Service Needs Attributable to Anticipated Development            | 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 |
|        | 2024-Buildout  |               |                                      |                     |                  |                   |                                 |   |                                 | 94%               | 6%                    |
| 1      | Debt 7100 cu m Reservoir \$ 3,000,000 - Growth-related Principal           | 2024-2026     | 299,843                              | -                   |                  | 299,843           | -                               |   | 299,843                         | 281,852           | 17,991                |
| 2      | Debt 7100 cu m Reservoir \$ 3,000,000 - Discounted Growth-related Interest | 2024-2026     | 16,633                               | -                   |                  | 16,633            | -                               |   | 16,633                          | 15,635            | 998                   |
| 3      | Stayner Well No 2 (no 4) Debt - Growth-related Principal                   | 2024-2037     | 705,895                              | -                   |                  | 705,895           | -                               |   | 705,895                         | 663,541           | 42,354                |
| 4      | Stayner Well No 2 (no 4) Debt - Discounted Growth-related Interest         | 2024-2037     | 69,398                               | -                   |                  | 69,398            | -                               |   | 69,398                          | 65,234            | 4,164                 |
| 5      | Airport Road Water Supply - Growth-related Principal                       | 2024-2039     | 4,320,000                            | -                   |                  | 4,320,000         | -                               |   | 4,320,000                       | 4,060,800         | 259,200               |
| 6      | Airport Road Water Supply - Discounted Growth-related Interest             | 2024-2039     | 244,955                              | -                   |                  | 244,955           | -                               |   | 244,955                         | 230,258           | 14,697                |
| 7      | Water Supply Agreements  | 2024          | 309,000                              | -                   |                  | 309,000           | -                               |   | 309,000                         | 290,460           | 18,540                |
| 8      | Klondike Water Supply (Watermain and Well Supply) (4,366 cu.m and 110 L/s) | 2024-2025     | 63,448,000                           | -                   |                  | 63,448,000        | -                               |   | 63,448,000                      | 59,641,120        | 3,806,880             |
| 9      | Transmission Main PW(CR96) to Hwy26/RR (600mm)                             | 2028          | 3,700,000                            | -                   |                  | 3,700,000         | -                               |   | 3,700,000                       | 3,478,000         | 222,000               |
| 10     | Expand back-up well supply - Additional 10 L/s                             | 2028          | 515,000                              | -                   |                  | 515,000           | -                               |   | 515,000                         | 484,100           | 30,900                |
|        | Reserve Fund Adjustment  |               |                                      |                     |                  |                   | 2,092,508                       |   | (2,092,508)                     | (1,966,958)       | (125,551)             |
|        | <b>Total</b>   |               | <b>73,628,724</b>                    | <b>-</b>            | <b>-</b>         | <b>73,628,724</b> | <b>2,092,508</b>                | <b>-</b>  | <b>71,536,216</b>               | <b>67,244,043</b> | <b>4,292,173</b>      |



#### 5.4.1.2 Stayner – Water Distribution

The Township has identified several capital projects required in Stayner for water distribution services over the buildout forecast. These capital projects include various watermains with a total gross capital cost of approximately \$17.72 million. Deductions of approximately \$2.07 million and \$6.13 million have been made to reflect the share of the projects that benefit existing development, and other contributions (i.e. local service policy requirements), respectively. Additionally, a deduction of approximately \$0.27 million has been made to account for the existing reserve fund balance. Therefore, the net growth-related amount of approximately \$9.25 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Stayner over the buildout forecast period. This results in a 94% allocation to residential development and a 6% allocation to non-residential development.



**Table 5-8  
Infrastructure Costs Included in the Development Charge Calculation  
Stayner Water Distribution**

| Prj.No | Increased Service Needs Attributable to Anticipated Development            | 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<br>94% | Non-Residential Share<br>6% |
|        | <b>2024-Buildout</b>   |               |                                      |                     |                  |                   |                                 |   |                                 |                          |                             |
|        | <b>Central</b>   |               |                                      |                     |                  |                   |                                 |   |                                 |                          |                             |
| 1      | 300mm Elm/Locke Hwy26E to Hwy26N 1050m                                     | 2026          | 2,173,000                            | -                   |                  | 2,173,000         | 543,300                         |   | 1,629,700                       | 1,531,918                | 97,782                      |
| 2      | 300mm dia Hwy26N Locke to Emerald 580m                                     | 2026          | 1,205,000                            | -                   |                  | 1,205,000         | -                               | 723,000   | 482,000                         | 453,080                  | 28,920                      |
| 3      | 300mm dia Hwy26N Emerald to Cityscape 220m                                 | 2026          | 453,000                              | -                   |                  | 453,000           | -                               | 271,800   | 181,200                         | 170,328                  | 10,872                      |
| 4      | 300mm dia Cityscape Hwy26N to 27/28 Sdrd 340m                              | 2026          | 587,000                              | -                   |                  | 587,000           | -                               | 352,200   | 234,800                         | 220,712                  | 14,088                      |
|        | <b>North East Quadrant</b>   |               |                                      |                     |                  |                   |                                 |   |                                 |                          |                             |
| 5      | 200mm dia Emerald Ck - PW Yard to Hwy26N 690m                              | 2026          | 742,000                              | -                   |                  | 742,000           | -                               | 742,000   | -                               | -                        | -                           |
| 6      | 300mm dia Grank Trunk Road from Hwy26E to Nottawasaga Station N limit 620m | 2024-2026     | 1,082,000                            | -                   |                  | 1,082,000         | -                               | 649,200   | 432,800                         | 406,832                  | 25,968                      |
| 7      | 300mm dia Mowat N limit Dancor to STP 800m                                 | 2026          | 1,092,000                            | -                   |                  | 1,092,000         | -                               |   | 1,092,000                       | 1,026,480                | 65,520                      |
|        | <b>South East Quadrant</b>   |               |                                      |                     |                  |                   |                                 |   |                                 |                          |                             |
| 8      | 300mm dia Margaret to Warrington to Phillips 2200m                         | 2024          | 4,553,000                            | -                   |                  | 4,553,000         | 455,300                         | 1,365,900   | 2,731,800                       | 2,567,892                | 163,908                     |
| 9      | 300mm dia William/Oak CR42 to Hwy26E 640m                                  | 2026          | 1,329,000                            | -                   |                  | 1,329,000         | 332,300                         |   | 996,700                         | 936,898                  | 59,802                      |
| 10     | 300mm dia Sunnidale Street From Phillips to Centreline 1230m               | 2024          | 1,576,000                            | -                   |                  | 1,576,000         | 740,700                         |   | 835,300                         | 785,182                  | 50,118                      |
|        | <b>North West Quadrant</b>   |               |                                      |                     |                  |                   |                                 |   |                                 |                          |                             |
| 11     | 200mm dia Industrial Road CR91 to TSI Subdivision 650m                     | 2028          | 670,000                              | -                   |                  | 670,000           | -                               | 670,000   | -                               | -                        | -                           |
| 12     | 300mm dia TSI Subdivision Industrial Road to Hwy26N 1300m                  | 2026          | 2,256,000                            | -                   |                  | 2,256,000         | -                               | 1,353,600   | 902,400                         | 848,256                  | 54,144                      |
|        | Reserve Fund Adjustment  |               |                                      |                     |                  |                   | 266,590                         | -   | (266,590)                       | (250,594)                | (15,995)                    |
|        | <b>Total</b>   |               | <b>17,718,000</b>                    | <b>-</b>            | <b>-</b>         | <b>17,718,000</b> | <b>2,338,190</b>                | <b>6,127,700</b>  | <b>9,252,110</b>                | <b>8,696,984</b>         | <b>555,127</b>              |



### 5.4.1.3 Wastewater Facilities

The Township has identified the need for several wastewater facility capital projects including additional sewage capacity in two phases, upgrades to the wastewater treatment plant and sewage pumping station No.2 pumps and generators, and a standby generator at the wastewater treatment plant. In total, the gross capital cost is approximately \$39.91 million. Additionally, approximately \$1.35 million has been added to the calculations to reflect the reserve fund deficit. Therefore, the net growth-related amount of approximately \$41.26 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Stayner over the buildout forecast period. This results in a 94% allocation to residential development and a 6% allocation to non-residential development.



Table 5-9  
Infrastructure Costs Included in the Development Charge Calculation  
Stayner Wastewater Facilities

| Prj.No | Increased Service Needs Attributable to Anticipated Development | 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 |
|        | 2024-Buildout   |               |                                      |                     |                  |                   |                                 |   |                                 | 94%               | 6%                    |
| 1      | 2,500 m <sup>3</sup> /d Sewage Capacity Phase 1                 | 2026          | 9,764,300                            | -                   |                  | 9,764,300         | -                               |   | 9,764,300                       | 9,178,442         | 585,858               |
| 2      | 2,500 m <sup>3</sup> /d Sewage Capacity Phase 2                 | 2037          | 9,764,300                            | -                   |                  | 9,764,300         | -                               |   | 9,764,300                       | 9,178,442         | 585,858               |
| 3      | Upgrades to WWTP for 5,000 m <sup>3</sup> /d                    | 2037          | 19,096,400                           | -                   |                  | 19,096,400        | -                               |   | 19,096,400                      | 17,950,616        | 1,145,784             |
| 4      | Upgrade SPS No.2 Pumps and Generator                            | 2037          | 872,200                              | -                   |                  | 872,200           | -                               |   | 872,200                         | 819,868           | 52,332                |
| 5      | Standby Generator at WWTP                                       | 2026          | 412,000                              | -                   |                  | 412,000           | -                               |   | 412,000                         | 387,280           | 24,720                |
|        | Reserve Fund Adjustment   |               | 1,345,973                            | -                   |                  | 1,345,973         | -                               |   | 1,345,973                       | 1,265,215         | 80,758                |
|        | <b>Total</b>  |               | <b>41,255,173</b>                    | <b>-</b>            | <b>-</b>         | <b>41,255,173</b> | <b>-</b>                        | <b>-</b>  | <b>41,255,173</b>               | <b>38,779,863</b> | <b>2,475,310</b>      |



#### 5.4.1.4 Wastewater Collection

The Township has identified the need for several wastewater collection capital projects including sewer pipe oversizing and additional depth projects, the Sunnidale Street sewage pumping station and forcemain, and a trunk sewer upgrade. In total, the gross capital cost is approximately \$13.14 million. A deduction of approximately \$6.08 million has been made to reflect the share of the projects that benefit existing development. To recover the current reserve fund deficit, approximately \$1.33 million has been added to the calculations. Therefore, the net growth-related amount of approximately \$8.39 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Stayner over the buildout forecast period. This results in a 94% allocation to residential development and a 6% allocation to non-residential development.

#### Prepayment Agreement Units

As noted in the Township's 2019 D.C. Background Study, Clearview and Wasaga Beach entered into an agreement on September 20, 2010 (which was amended November 3, 2012). The agreement (as amended) provides for Clearview to purchase sewage treatment capacity (up to 5,000 cu.m per day) from Wasaga Beach. The purchase price for the full capacity is \$19,690,000 (\$13,640,200 in 2019 dollars). The Township contracted to commence purchasing capacity from the Town in 2014. The purchases will be made at the time of each building permit being issued for new residential units and new non-residential gross floor space. The payment to the Town is based upon a set amount of capacity being purchased at the rate of \$3,900 per cu.m per day capacity ( $\$19.69 \text{ million} / 5,000 \text{ cu.m/day capacity} = \$3,900 \text{ cu.m/day capacity}$ ). The schedule of capacity to be purchased and the price for this purchase is as follows:



| Capital Charges per Unit          | Volume Allotment of Capacity (cu.m/unit) | Cost per Unit or per Sq.ft. (2024\$) |
|-----------------------------------|--|--------------------------------------|
| Single/semi Detached              | 1.1                                      | 4,290                                |
| Medium Density                    | 0.9                                      | 3,510                                |
| Apartments - Bachelor & 1 Bedroom | 0.4                                      | 1,560                                |
| Apartments - 2+ Bedrooms          | 0.7                                      | 2,730                                |
|                                   |  |                                      |
| <i>Non-residential</i>            |  |                                      |
| Per sq.ft. of Building Space      | 0.0005353                                | 2.09                                 |

Updated PPU relative percent and indexed cost





Table 5-10  
Infrastructure Costs Included in the Development Charge Calculation  
Stayner Wastewater Collection

| Prj.No | Increased Service Needs Attributable to Anticipated Development  | 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 |
|        | 2024-Buildout  |               |                                      |                     |                  |                   |                                 |   |                                 | 94%               | 6%                    |
| 1      | Sewer Pipes Oversizing and Additional Depth                      |               |                                      |                     |                  |                   |                                 |   |                                 |                   |                       |
| 1a     | Perry Street, Eastment to Brock Street, upsizing existing (270m) | 2025          | 677,200                              | -                   |                  | 677,200           | 316,000                         |   | 361,200                         | 339,528           | 21,672                |
| 1b     | Hwy 26 to Public Works, Emerald Creek (710m)                     | 2026          | 1,874,000                            | -                   |                  | 1,874,000         | 133,900                         |   | 1,740,100                       | 1,635,694         | 104,406               |
| 1c     | Wyant Road to Public Works, Emerald Creek (430m)                 | 2026          | 1,134,900                            | -                   |                  | 1,134,900         | 462,100                         |   | 672,800                         | 632,432           | 40,368                |
| 2      | Sewage Pumping Station and Forcemain (Sunnidale St)              | 2024          | 5,249,300                            | -                   |                  | 5,249,300         | 3,170,600                       |   | 2,078,700                       | 1,953,978         | 124,722               |
| 3      | Trunk Sewer Upgrade (Montreal/Brock/Easement - 1660m)            | 2026 +        | 4,206,100                            | -                   |                  | 4,206,100         | 1,997,900                       |   | 2,208,200                       | 2,075,708         | 132,492               |
|        | Reserve Fund Adjustment  |               | 1,326,037                            | -                   |                  | 1,326,037         | -                               |   | 1,326,037                       | 1,246,475         | 79,562                |
|        | <b>Total</b>   |               | <b>14,467,537</b>                    | <b>-</b>            | <b>-</b>         | <b>14,467,537</b> | <b>6,080,500</b>                | <b>-</b>  | <b>8,387,037</b>                | <b>7,883,815</b>  | <b>503,222</b>        |



## **5.4.2 Creemore Area Specific Services**

The following D.C. calculations are based on the “Buildout” forecast period which was determined by the ultimate servicing capacity of Creemore. This forecast is utilized by the Township to plan for the infrastructure required to service future anticipated development.

### **5.4.2.1 Water Supply**

The Township has identified several capital projects required in Creemore for water supply services over the buildout forecast with a total gross capital cost of approximately \$12.80 million. Projects identified include a 1,570 cu.m reservoir, well water supply, a well pumphouse, as well as environmental assessment, and well supply investigation. A deduction of approximately \$1.36 million has been made to reflect the share of the works that benefit development in the post-forecast period. Additionally, a deduction of approximately \$0.43 million has been made to account for the existing reserve fund balance. Therefore, the net growth-related amount of approximately \$11.02 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Creemore over the buildout forecast period. This results in a 96% allocation to residential development and a 4% allocation to non-residential development.



Table 5-11  
Infrastructure Costs Included in the Development Charge Calculation  
Creemore Water Supply

| Prj.No | Increased Service Needs Attributable to Anticipated Development | 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 |
|        | 2024-Buildout   |               |                                      |                     |                  |                   |                                 |   |                                 | 96%               | 4%                    |
| 1      | 1,570 m <sup>3</sup> Reservoir                                  | 2025          | 4,851,300                            | 534,000             |                  | 4,317,300         | -                               |   | 4,317,300                       | 4,144,608         | 172,692               |
| 2      | 1,300 m <sup>3</sup> /d Well Water Supply                       | 2025          | 2,154,800                            | 237,000             |                  | 1,917,800         | -                               |   | 1,917,800                       | 1,841,088         | 76,712                |
| 3      | 1,300 m <sup>3</sup> /d Well Pumphouse(s)                       | 2025          | 5,333,100                            | 587,000             |                  | 4,746,100         | -                               |   | 4,746,100                       | 4,556,256         | 189,844               |
| 4      | Environmental Assessment and source water protection plan       | 2024-2026     | 216,100                              | -                   |                  | 216,100           | -                               |   | 216,100                         | 207,456           | 8,644                 |
| 5      | Well Supply Investigation                                       | 2024          | 248,600                              | -                   |                  | 248,600           | -                               |   | 248,600                         | 238,656           | 9,944                 |
|        | Reserve Fund Adjustment   |               |                                      |                     |                  |                   | 425,072                         |   | (425,072)                       | (408,069)         | (17,003)              |
|        | <b>Total</b>  |               | <b>12,803,900</b>                    | <b>1,358,000</b>    | <b>-</b>         | <b>11,445,900</b> | <b>425,072</b>                  | <b>-</b>  | <b>11,020,828</b>               | <b>10,579,995</b> | <b>440,833</b>        |



#### 5.4.2.2 *Water Distribution*

The Township has identified five (5) capital projects relating to water distribution with a total gross capital cost of approximately \$5.73 million. Deductions of approximately \$3.17 million and \$1.61 million have been made to reflect the share of the works that benefit existing development, and the share that is to be provided as a local service contribution from developers, respectively. Therefore, the net growth-related amount of approximately \$0.95 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Creemore over the buildout forecast period. This results in a 96% allocation to residential development and a 4% allocation to non-residential development.



Table 5-12  
Infrastructure Costs Included in the Development Charge Calculation  
Creemore Water Distribution

| Prj.No | Increased Service Needs Attributable to Anticipated Development | 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 |
|        | 2024-Buildout   |               |                                      |                     |                  |                  |                                 |  |                                 | 96%               | 4%                    |
| 1      | 200mm dia Mary, from Edward to WWTP (replacement) 560m          | 2026          | 1,197,400                            | -                   |                  | 1,197,400        | 558,790                         | 638,610  | -                               | -                 | -                     |
| 2      | 300mm Edward Street (450 m, Mill Street to Mary Street)         | 2026          | 962,200                              | -                   |                  | 962,200          | 599,520                         | 120,893  | 241,787                         | 232,115           | 9,671                 |
| 3      | 300mm Edward, Mary Street to 101 Edward East limits (610m)      | 2026          | 1,304,400                            | -                   |                  | 1,304,400        | 240,810                         | 354,530  | 709,060                         | 680,698           | 28,362                |
| 4      | 200mm George Street (450m, Mill Street to Mary Street, 450m)    | 2026          | 962,200                              | -                   |                  | 962,200          | 753,610                         | 208,590  | -                               | -                 | -                     |
| 5      | 200mm George Street (Mary Street to Zeng East limits, 610m)     | 2026          | 1,304,400                            | -                   |                  | 1,304,400        | 1,021,630                       | 282,770  | -                               | -                 | -                     |
|        | <b>Total</b>  |               | <b>5,730,600</b>                     | <b>-</b>            | <b>-</b>         | <b>5,730,600</b> | <b>3,174,360</b>                | <b>1,605,393</b>   | <b>950,847</b>                  | <b>912,813</b>    | <b>38,034</b>         |

\*Represents Local Service Contribution



### 5.4.2.3 *Wastewater Facilities*

The Township has identified the need for several wastewater facility capital projects in Creemore including wastewater treatment plant upgrades and an environmental assessment. In total, the gross capital cost is approximately \$38.47 million. A deduction of approximately \$0.47 million has been made to account for the existing reserve fund balance. Therefore, the net growth-related amount of approximately \$28.08 million has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Creemore over the buildout forecast period. This results in a 96% allocation to residential development and a 4% allocation to non-residential development.



Table 5-13  
Infrastructure Costs Included in the Development Charge Calculation  
Creemore Wastewater Facilities

| Prj.No | Increased Service Needs Attributable to Anticipated Development | 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 |
|        | 2024-Buildout   |               |                                      |                     |                  |                   |                                 |   |                                 | 96%               | 4%                    |
| 1      | WWTP Upgrades (860 cu.m/d Total)                                | 2026          | 10,300,000                           | -                   |                  | 10,300,000        | -                               |   | 10,300,000                      | 9,888,000         | 412,000               |
| 2      | WWTP Upgrades (1400 cu.m/d Total)                               | 2028          | 11,330,000                           | -                   |                  | 11,330,000        | -                               |   | 11,330,000                      | 10,876,800        | 453,200               |
| 3      | WWTP Upgrades (2100 m3/d)                                       | 2032          | 16,480,000                           | 9,924,277           |                  | 6,555,723         | -                               |   | 6,555,723                       | 6,293,494         | 262,229               |
| 4      | Environmental Assessment  | 2024          | 360,500                              | -                   |                  | 360,500           | -                               |   | 360,500                         | 346,080           | 14,420                |
|        | Reserve Fund Adjustment   |               |                                      |                     |                  |                   | 470,819                         |   | (470,819)                       | (451,986)         | (18,833)              |
|        | <b>Total</b>  |               | <b>38,470,500</b>                    | <b>9,924,277</b>    | <b>-</b>         | <b>28,546,223</b> | <b>470,819</b>                  | <b>-</b>  | <b>28,075,404</b>               | <b>26,952,388</b> | <b>1,123,016</b>      |



#### *5.4.2.4 Wastewater Collection*

The Township has identified the need for approximately \$10.04 million of wastewater collection capital projects in Creemore. These projects include a sewage forcemain, sewage pumping station (South East Quadrant), and two (2) truck sewers. These costs are fully growth-related and included in the D.C. calculation.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Creemore over the buildout forecast period. This results in a 96% allocation to residential development and a 4% allocation to non-residential development.





Table 5-14  
Infrastructure Costs Included in the Development Charge Calculation  
Creemore Wastewater Collection

| Prj.No | Increased Service Needs Attributable to Anticipated Development | 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 |
|        | <b>2024-Buildout</b>  |               |                                      |                     |                  |                   |                                 |   |                                 | 96%               | 4%                    |
| 1      | Sewage Forcemain related to SPS 630m                            | 2025-2026     | 778,700                              | -                   |                  | 778,700           | -                               |   | 778,700                         | 747,552           | 31,148                |
| 2      | Sewage Pumping Station South East Quadrant                      | 2025-2026     | 6,022,400                            | -                   |                  | 6,022,400         | -                               |   | 6,022,400                       | 5,781,504         | 240,896               |
| 3      | Trunk Sewer (County Rd. 9 to Edward Street, 1000m)              | 2026          | 1,905,500                            | -                   |                  | 1,905,500         | -                               |   | 1,905,500                       | 1,829,280         | 76,220                |
| 4      | Trunk Sewer (Edward Street to SPS, 700m)                        | 2026          | 1,333,900                            | -                   |                  | 1,333,900         | -                               |   | 1,333,900                       | 1,280,544         | 53,356                |
|        | <b>Total</b>  |               | <b>10,040,500</b>                    | -                   | -                | <b>10,040,500</b> | -                               | -   | <b>10,040,500</b>               | <b>9,638,880</b>  | <b>401,620</b>        |



#### 5.4.2.5 *Stormwater Drainage and Control Services*

As mentioned in the Township's 2019 D.C. Background Study, in 2010, R.J. Burnside completed a study with respect to East Creemore Drainage. Annual flooding and storm water management issues in the community of Creemore created the need for the Township to review strategies to mitigate the effects of stormwater runoff. As a result, the Township needed to consider options to resolve the drainage issues in the vicinity of County Road 9, Edward Street and County Road 42. A breakdown of these costs were provided in a Township report to Council in 2019 (PW-0022019). Costs were identified as those being attributable to Developers (as part of the Township's local service policy), Township costs (benefit to existing development), Simcoe County costs, and costs required to service growth. These costs have been updated and re-distributed between the four categories based on the location of developments benefitting from the works.

As a result, the total gross capital cost of the work is approximately \$6.40 million, and this work is anticipated to occur from 2024 to 2026. Approximately \$2.22 million has been deducted from the calculations to reflect the amount of the works that will be funded by the developers as part of their local service requirements, and approximately \$1.39 million has been deducted to reflect the portion of the costs that benefit existing development. Additionally, approximately \$0.14 million has been deducted to reflect the portion of the project anticipated to be funded by the County. The resulting net-growth-related capital cost included in the D.C. calculations is approximately \$2.65 million.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in Creemore over the buildout forecast period. This results in a 96% allocation to residential development and a 4% allocation to non-residential development.



Table 5-15  
 Infrastructure Costs Included in the Development Charge Calculation  
 Creemore Stormwater Drainage and Control Services

| Prj.No | Increased Service Needs<br>Attributable to Anticipated<br>Development | Timing<br>(year) | Gross<br>Capital<br>Cost<br>Estimate<br>(2024\$) | Post Period<br>Benefit | Other<br>Deductions* | Net Capital<br>Cost | Less:                                 |   | Potential D.C. Recoverable Cost |                      |                              |
|--------|---|------------------|--|------------------------|----------------------|---------------------|---------------------------------------|---|---------------------------------|----------------------|------------------------------|
|        |   |                  |  |                        |                      |                     | Benefit to<br>Existing<br>Development | Grants, Subsidies<br>and Other<br>Contributions<br>Attributable to New<br>Development | Total                           | Residential<br>Share | Non-<br>Residential<br>Share |
|        | 2024-Buildout   |                  |  |                        |                      |                     |                                       |   |                                 | 96%                  | 4%                           |
| 1      | East Creemore Drainage  | 2024-2026        | 6,400,000  | -                      | 143,000              | 6,257,000           | 1,391,300                             | 2,220,000   | 2,645,700                       | 2,539,872            | 105,828                      |
|        | <b>Total</b>  |                  | <b>6,400,000</b>                                 | <b>-</b>               | <b>143,000</b>       | <b>6,257,000</b>    | <b>1,391,300</b>                      | <b>2,220,000</b>  | <b>2,645,700</b>                | <b>2,539,872</b>     | <b>105,828</b>               |

\*Reflects the portion of the project anticipated to be funded by the County



### **5.4.3 New Lowell Area Specific Services**

The following D.C. calculation is based on the “Buildout” forecast period which was determined by the ultimate servicing capacity of New Lowell. This forecast is utilized by the Township to plan for the infrastructure required to service future anticipated development.

#### **5.4.3.1 Water Supply**

Two (2) capital projects are required in New Lowell for water supply services over the buildout forecast with a total gross capital cost of approximately \$9.68 million. Projects identified include a 1,675 cu.m reservoir, and 971 cu.m per day water supply. A deduction of approximately \$0.10 million has been made to account for the existing reserve fund balance, therefore resulting in a net growth-related amount of approximately \$9.58 million being included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment in New Lowell over the buildout forecast period. This results in a 96% allocation to residential development and a 4% allocation to non-residential development.



Table 5-16  
Infrastructure Costs Included in the Development Charge Calculation  
New Lowell Water Supply

| Prj.No | Increased Service Needs Attributable to Anticipated Development | 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 |
|        | 2024-Buildout   |               |                                      |                     |                  |                  |                                 |   |                                 | 96%               | 4%                    |
| 1      | 1,675 cu.m. Reservoir   | 2028          | 5,693,300                            | -                   |                  | 5,693,300        | -                               |   | 5,693,300                       | 5,465,568         | 227,732               |
| 2      | 971 cu.m./day CNT Water Supply                                  | 2028          | 3,986,100                            | -                   |                  | 3,986,100        | -                               |   | 3,986,100                       | 3,826,656         | 159,444               |
|        | Reserve Fund Adjustment   |               |                                      |                     |                  |                  | 100,719                         |   | (100,719)                       | (96,690)          | (4,029)               |
|        | <b>Total</b>  |               | <b>9,679,400</b>                     | <b>-</b>            | <b>-</b>         | <b>9,679,400</b> | <b>100,719</b>                  | <b>-</b>  | <b>9,578,681</b>                | <b>9,195,534</b>  | <b>383,147</b>        |



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Table 6-1 calculates the proposed D.C. for Stayner water area-specific services, while Tables 6-2a and 6-2b calculate the proposed D.C.s for Stayner wastewater area-specific services. Table 6-3 calculates the proposed D.C. for Creemore stormwater, water, and wastewater area-specific services. Table 6-4 calculates the proposed D.C. for New Lowell Water area-specific services. Table 6-5 calculates the proposed D.C. for Services Related to a Highway – Roads and Related over a buildout forecast period. Table 6-6 calculates the proposed D.C. for fire protection services, policing services, public works (facilities and fleet), parks and recreation services, and library services over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, multiples, apartments 2+ bedrooms, apartments studio and 1 bedroom, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charge in Tables 6-1, through 6-6.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-7 summarizes the total D.C. that is applicable for Township-wide services and Table 6-8 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the life of the by-law(s).



Table 6-1  
Township of Clearview  
Development Charge Calculation  
Stayner Water Services

| SERVICE/CLASS                                       | 2024\$ D.C.-Eligible Cost |                  | 2024\$ D.C.-Eligible Cost |             |
|---|---------------------------|------------------|---------------------------|-------------|
|   | Residential               | Non-Residential  | S.D.U.                    | per sq.ft.  |
|   | \$                        | \$               | \$                        | \$          |
| 1. <u>Water Services</u>                            |                           |                  |                           |             |
| 1.1 Stayner Water Supply                            | 67,244,043                | 4,292,173        | 15,814                    | 8.62        |
| 1.2 Stayner Water Distribution                      | 8,696,984                 | 555,127          | 2,045                     | 1.12        |
|   | 75,941,027                | 4,847,300        | 17,859                    | 9.74        |
| <b>TOTAL</b>  | <b>75,941,027</b>         | <b>4,847,300</b> | <b>17,859</b>             | <b>9.74</b> |
| D.C.-Eligible Capital Cost                          | 75,941,027                | 4,847,300        |                           |             |
| Buildout Gross Population/GFA Growth (sq.ft.)       | 12,587                    | 497,500          |                           |             |
| <b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b> | <b>\$6,033.29</b>         | <b>\$9.74</b>    |                           |             |
| <b><u>By Residential Unit Type</u></b>              | <b><u>P.P.U.</u></b>      |                  |                           |             |
| Single and Semi-Detached Dwelling                   | 2.960                     | \$17,859         |                           |             |
| Multiples   | 2.399                     | \$14,474         |                           |             |
| Apartments - 2 Bedrooms +                           | 1.813                     | \$10,938         |                           |             |
| Apartments - Studio and 1 Bedroom                   | 1.197                     | \$7,222          |                           |             |
| Special Care/Special Dwelling Units                 | 1.100                     | \$6,637          |                           |             |





Table 6-2a  
Township of Clearview  
Development Charge Calculation  
Stayner Wastewater Services

| SERVICE/CLASS                                       | 2024\$ D.C.-Eligible Cost |                  | 2024\$ D.C.-Eligible Cost |             |
|---|---------------------------|------------------|---------------------------|-------------|
|   | Capital Works             | Non-Residential  | S.D.U.                    | per sq.ft.  |
|   | \$                        | \$               | \$                        | \$          |
| 2. <u>Wastewater Services</u>                       |                           |                  |                           |             |
| 2.1 Wastewater Facilities - Stayner                 | 38,779,863                | 2,475,310        | 9,120                     | 4.98        |
| 2.2 Wastewater Collection - Stayner                 | 7,883,815                 | 503,222          | 1,854                     | 1.01        |
|   | 46,663,677                | 2,978,533        | 10,974                    | 5.99        |
|   |                           |                  |                           |             |
| <b>TOTAL</b>  | <b>46,663,677</b>         | <b>2,978,533</b> | <b>10,974</b>             | <b>5.99</b> |
|   |                           |                  |                           |             |
| D.C.-Eligible Capital Cost                          | 46,663,677                | \$2,978,533      |                           |             |
| Buildout Gross Population/GFA Growth (sq.ft.)       | 12,587                    | 497,500          |                           |             |
| <b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b> | <b>\$3,707.29</b>         | <b>\$5.99</b>    |                           |             |
| <b>By Residential Unit Type</b>                     | <b>P.P.U.</b>             |                  |                           |             |
| Single and Semi-Detached Dwelling                   | 2.960                     | \$10,974         |                           |             |
| Multiples   | 2.399                     | \$8,894          |                           |             |
| Apartments - 2 Bedrooms +                           | 1.813                     | \$6,721          |                           |             |
| Apartments - Studio and 1 Bedroom                   | 1.197                     | \$4,438          |                           |             |
| Special Care/Special Dwelling Units                 | 1.100                     | \$4,078          |                           |             |



Table 6-2b  
Township of Clearview  
Development Charge Calculation  
Stayner Wastewater Services

| SERVICE/CLASS  | 2024\$ D.C.-Eligible Cost                          |                     |
|--|--|---------------------|
|  | Capital Costs for<br>Prepayment Agreement<br>Units |                     |
| 2. <u>Wastewater Services</u>                          |  | \$                  |
| 2.3 Wastewater Treatment Capacity                      |  | 19,690,000          |
|  |  |                     |
| <b>TOTAL</b>   |  | <b>\$19,690,000</b> |
|  |  |                     |
| D.C.-Eligible Capital Cost                             |  | \$19,690,000        |
| Maximum Allowable Capacity for Purchase (cu.m per day) |  | 5,000               |
| <b>Cost Per cu.m</b>                                   |  | <b>\$3,900</b>      |
|  | <b><u>Volume Allotment of</u></b>                  |                     |
| <b><u>By Residential Unit Type</u></b>                 | <b><u>Capacity</u></b>                             |                     |
| Single and Semi-Detached Dwelling                      | 1.1  | \$4,290             |
| Apartments - 2 Bedrooms +                              | 0.7  | \$2,730             |
| Apartments - Studio and 1 Bedroom                      | 0.4  | \$1,560             |
| Multiples  | 0.9  | \$3,510             |
| Special Care/Special Dwelling Units                    | 0.4  | \$1,590             |
|  |  |                     |
| <u>Non-Residential</u>                                 |  |                     |
| Per Sq. Ft. of Building Space                          | 0.0005353  | \$2.09              |



Table 6-3  
Township of Clearview  
Development Charge Calculation  
Creemore Services

| SERVICE/CLASS                                       | 2024\$ D.C.-Eligible Cost |                  | 2024\$ D.C.-Eligible Cost |              |
|---|---------------------------|------------------|---------------------------|--------------|
|   | Residential               | Non-Residential  | S.D.U.                    | per sq.ft.   |
|   | \$                        | \$               | \$                        | \$           |
| 3. <u>Stormwater Drainage and Control Services</u>  |                           |                  |                           |              |
| 3.1 Channels, drainage and ponds                    | 2,539,872                 | 105,828          | 2,158                     | 1.10         |
|   | 2,539,872                 | 105,828          | 2,158                     | 1.10         |
| 4. <u>Water Services</u>                            |                           |                  |                           |              |
| 4.1 Water Supply - Creemore                         | 10,579,995                | 440,833          | 8,989                     | 4.58         |
| 4.2 Water Distribution - Creemore                   | 912,813                   | 38,034           | 776                       | 0.39         |
|   | 11,492,808                | 478,867          | 9,765                     | 4.97         |
| 5. <u>Wastewater Services</u>                       |                           |                  |                           |              |
| 5.1 Wastewater Facilities - Creemore                | 26,952,388                | 1,123,016        | 22,898                    | 11.66        |
| 5.2 Wastewater - Sewers - Creemore                  | 9,638,880                 | 401,620          | 8,189                     | 4.17         |
|   | 36,591,268                | 1,524,636        | 31,087                    | 15.83        |
| <b>TOTAL</b>  | <b>50,623,948</b>         | <b>2,109,331</b> | <b>43,010</b>             | <b>21.90</b> |
| D.C.-Eligible Capital Cost                          | 50,623,948                | 2,109,331        |                           |              |
| Buildout Gross Population/GFA Growth (sq.ft.)       | 3,484                     | 96,300           |                           |              |
| <b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b> | <b>\$14,530.41</b>        | <b>\$21.90</b>   |                           |              |
| <b><u>By Residential Unit Type</u></b>              | <b><u>P.P.U.</u></b>      |                  |                           |              |
| Single and Semi-Detached Dwelling                   | 2.960                     | \$43,010         |                           |              |
| Multiples   | 2.399                     | \$34,858         |                           |              |
| Apartments - 2 Bedrooms +                           | 1.813                     | \$26,344         |                           |              |
| Apartments - Studio and 1 Bedroom                   | 1.197                     | \$17,393         |                           |              |
| Special Care/Special Dwelling Units                 | 1.100                     | \$15,983         |                           |              |



Table 6-4  
Township of Clearview  
Development Charge Calculation  
New Lowell Water Services

| SERVICE/CLASS                                       | 2024\$ D.C.-Eligible Cost |                 | 2024\$ D.C.-Eligible Cost |             |
|---|---------------------------|-----------------|---------------------------|-------------|
|   | Residential               | Non-Residential | S.D.U.                    | per sq.ft.  |
|   | \$                        | \$              | \$                        | \$          |
| 6. <u>Water Services</u>                            |                           |                 |                           |             |
| 6.1 Water Facilities- New Lowell                    | 9,195,534                 | 383,147         | 9,337                     | 5.05        |
|   | 9,195,534                 | 383,147         | 9,337                     | 5.05        |
|   |                           |                 |                           |             |
| <b>TOTAL</b>  | <b>9,195,534</b>          | <b>383,147</b>  | <b>9,337</b>              | <b>5.05</b> |
|   |                           |                 |                           |             |
| D.C.-Eligible Capital Cost                          | 9,195,534                 | 383,147         |                           |             |
| Buildout Gross Population/GFA Growth (sq.ft.)       | 2,915                     | 75,900          |                           |             |
| <b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b> | <b>\$3,154.56</b>         | <b>\$5.05</b>   |                           |             |
| <b>By Residential Unit Type</b>                     | <b>P.P.U.</b>             |                 |                           |             |
| Single and Semi-Detached Dwelling                   | 2.960                     | \$9,337         |                           |             |
| Multiples   | 2.399                     | \$7,568         |                           |             |
| Apartments - 2 Bedrooms +                           | 1.813                     | \$5,719         |                           |             |
| Apartments - Studio and 1 Bedroom                   | 1.197                     | \$3,776         |                           |             |
| Special Care/Special Dwelling Units                 | 1.100                     | \$3,470         |                           |             |

Table 6-5  
Township of Clearview  
Development Charge Calculation  
Buildout Township-wide Services

| SERVICE/CLASS                                       | 2024\$ D.C.-Eligible Cost |                  | 2024\$ D.C.-Eligible Cost |             |
|---|---------------------------|------------------|---------------------------|-------------|
|   | Residential               | Non-Residential  | S.D.U.                    | per sq.ft.  |
|   | \$                        | \$               | \$                        | \$          |
| 7. <u>Services Related to a Highway</u>             |                           |                  |                           |             |
| 7.1 Roads and Related                               | 63,204,368                | 3,326,546        | 8,933                     | 3.64        |
|   | 63,204,368                | 3,326,546        | 8,933                     | 3.64        |
|   |                           |                  |                           |             |
| <b>TOTAL</b>  | <b>63,204,368</b>         | <b>3,326,546</b> | <b>8,933</b>              | <b>3.64</b> |
|   |                           |                  |                           |             |
| D.C.-Eligible Capital Cost                          | 63,204,368                | 3,326,546        |                           |             |
| Buildout Gross Population/GFA Growth (sq.ft.)       | 20,944                    | 913,500          |                           |             |
| <b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b> | <b>\$3,017.78</b>         | <b>\$3.64</b>    |                           |             |
| <b>By Residential Unit Type</b>                     | <b>P.P.U.</b>             |                  |                           |             |
| Single and Semi-Detached Dwelling                   | 2.960                     | \$8,933          |                           |             |
| Multiples   | 2.399                     | \$7,240          |                           |             |
| Apartments - 2 Bedrooms +                           | 1.813                     | \$5,471          |                           |             |
| Apartments - Studio and 1 Bedroom                   | 1.197                     | \$3,612          |                           |             |
| Special Care/Special Dwelling Units                 | 1.100                     | \$3,320          |                           |             |



Table 6-6  
Township of Clearview  
Development Charge Calculation  
10-year Township-wide Services/Class of Service

| SERVICE/CLASS   | 2024\$ D.C.-Eligible Cost |                  | 2024\$ D.C.-Eligible Cost |             |
|---|---------------------------|------------------|---------------------------|-------------|
|   | Residential               | Non-Residential  | S.D.U.                    | per sq. ft. |
|   | \$                        | \$               | \$                        | \$          |
| 8. <u>Fire Protection Services</u>  |                           |                  |                           |             |
| 8.1 Fire facilities, vehicles & equipment   | 4,755,577                 | 303,547          | 1,684                     | 0.76        |
|   | 4,755,577                 | 303,547          | 1,684                     | 0.76        |
| 9. <u>Policing Services</u>   |                           |                  |                           |             |
| 9.1 Facilities, vehicles and equipment, small equipment and gear                        | 440,594                   | 28,123           | 156                       | 0.07        |
|   | 440,594                   | 28,123           | 156                       | 0.07        |
| 10. <u>Public Works</u>   |                           |                  |                           |             |
| 10.1 Public Works (Facilities and Fleet)  | 3,776,108                 | 241,028          | 1,337                     | 0.60        |
|   | 3,776,108                 | 241,028          | 1,337                     | 0.60        |
| 11. <u>Parks and Recreation Services</u>  |                           |                  |                           |             |
| 11.1 Park development, amenities, trails, vehicles, equipment and recreation facilities | 10,880,655                | 572,666          | 3,853                     | 1.44        |
|   | 10,880,655                | 572,666          | 3,853                     | 1.44        |
| 12. <u>Library Services</u>   |                           |                  |                           |             |
| 12.1 Library facilities, materials and vehicles   | 3,322,479                 | 174,867          | 1,175                     | 0.44        |
|   | 3,322,479                 | 174,867          | 1,175                     | 0.44        |
| <b>TOTAL</b>  | <b>23,175,412</b>         | <b>1,320,232</b> | <b>8,206</b>              | <b>3.31</b> |
| D.C.-Eligible Capital Cost  | 23,175,412                | 1,320,232        |                           |             |
| 10-Year Gross Population/GFA Growth (sq.ft.)  | 8,360                     | 398,600          |                           |             |
| <b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>                                     | <b>\$2,772.18</b>         | <b>\$3.31</b>    |                           |             |
| <b><u>By Residential Unit Type</u></b>  | <b><u>P.P.U.</u></b>      |                  |                           |             |
| Single and Semi-Detached Dwelling   | 2.960                     | \$8,206          |                           |             |
| Multiples   | 2.399                     | \$6,650          |                           |             |
| Apartments - 2 Bedrooms +   | 1.813                     | \$5,026          |                           |             |
| Apartments - Studio and 1 Bedroom   | 1.197                     | \$3,318          |                           |             |
| Special Care/Special Dwelling Units   | 1.100                     | \$3,049          |                           |             |



Table 6-7  
Township of Clearview  
Development Charge Calculation  
Total All Services

|  | 2024\$ D.C.-Eligible Cost |                   | 2024\$ D.C.-Eligible Cost |              |
|--|---------------------------|-------------------|---------------------------|--------------|
|  | Residential               | Non-Residential   | S.D.U.                    | per sq. ft.  |
|  | \$                        | \$                | \$                        | \$           |
| Stayner Services                         | 122,604,704               | 7,825,832         | 28,833                    | 15.73        |
| Creemore Services                        | 50,623,948                | 2,109,331         | 43,010                    | 21.90        |
| New Lowell Services                      | 9,195,534                 | 383,147           | 9,337                     | 5.05         |
| Municipal-wide Services/Classes Buildout | 63,204,368                | 3,326,546         | 8,933                     | 3.64         |
| Municipal-wide Services/Classes 10 Year  | 23,175,412                | 1,320,232         | 8,206                     | 3.31         |
| <b>Total Stayner</b>                     | <b>208,984,484</b>        | <b>12,472,610</b> | <b>45,972</b>             | <b>22.68</b> |
| <b>Total Creemore</b>                    | <b>137,003,728</b>        | <b>6,756,109</b>  | <b>60,149</b>             | <b>28.85</b> |
| <b>Total New Lowell</b>                  | <b>95,575,314</b>         | <b>5,029,925</b>  | <b>26,476</b>             | <b>12.00</b> |

Note: Stayner Wastewater D.C. for units with a prepayment agreement is not included in summary table above



**Table 6-8**  
**Township of Clearview**  
**Development Charge Calculation**  
**Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the**  
**Life of the By-law(s)**

| Service/Class   | Total Gross Cost     | Sources of Financing              |                     |                     |                          |                      |                     |
|---|----------------------|-----------------------------------|---------------------|---------------------|--------------------------|----------------------|---------------------|
|   |                      | Tax Base or Other Non-D.C. Source |                     |                     | Post D.C. Period Benefit | D.C. Reserve Fund    |                     |
|   |                      | Other Deductions                  | Benefit to Existing | Other Funding       |                          | Residential          | Non-Residential     |
| <b>Stayner</b>  |                      |                                   |                     |                     |                          |                      |                     |
| 1. Water Services   |                      |                                   |                     |                     |                          |                      |                     |
| 1.1 Water Supply - Stayner  | 71,928,159           | 0                                 | 0                   | 0                   | 0                        | 67,612,469           | 4,315,690           |
| 1.2 Water Distribution - Stayner  | 17,718,000           | 0                                 | 2,071,600           | 6,127,700           | 0                        | 8,947,578            | 571,122             |
| 2. Wastewater Services  |                      |                                   |                     |                     |                          |                      |                     |
| 2.1 Wastewater Facilities - Stayner   | 10,176,300           | 0                                 | 0                   | 0                   | 0                        | 9,565,722            | 610,578             |
| 2.2 Wastewater Collection - Stayner   | 8,935,400            | 0                                 | 4,082,600           | 0                   | 0                        | 4,561,632            | 291,168             |
| <b>Creemore</b>   |                      |                                   |                     |                     |                          |                      |                     |
| 3. Stormwater Drainage and Control Services   |                      |                                   |                     |                     |                          |                      |                     |
| 3.1 Channels, drainage and ponds  | 6,400,000            | 143,000                           | 1,391,300           | 2,220,000           | 0                        | 2,539,872            | 105,828             |
| 4. Water Services   |                      |                                   |                     |                     |                          |                      |                     |
| 4.1 Water Supply - Creemore   | 12,803,900           | 0                                 | 0                   | 0                   | 1,358,000                | 10,988,064           | 457,836             |
| 4.2 Water Distribution - Creemore   | 5,730,600            | 0                                 | 3,174,360           | 1,605,393           | 0                        | 912,813              | 38,034              |
| 5. Wastewater Services  |                      |                                   |                     |                     |                          |                      |                     |
| 5.1 Wastewater Facilities - Creemore  | 38,470,500           | 0                                 | 0                   | 0                   | 9,924,277                | 27,404,374           | 1,141,849           |
| 5.2 Wastewater - Sewers - Creemore  | 10,040,500           | 0                                 | 0                   | 0                   | 0                        | 9,638,880            | 401,620             |
| <b>New Lowell</b>   |                      |                                   |                     |                     |                          |                      |                     |
| 6. Water Services   |                      |                                   |                     |                     |                          |                      |                     |
| 6.1 Water Supply - New Lowell   | 9,679,400            | 0                                 | 0                   | 0                   | 0                        | 9,292,224            | 387,176             |
| 7. Services Related to a Highway  |                      |                                   |                     |                     |                          |                      |                     |
| 7.1 Roads and Related   | 125,130,000          | 0                                 | 29,142,500          | 18,550,411          | 24,145,100               | 50,627,389           | 2,664,599           |
| 8. Fire Protection Services   |                      |                                   |                     |                     |                          |                      |                     |
| 8.1 Fire facilities, vehicles & equipment   | 3,395,833            | 0                                 | 0                   | 0                   | 463,500                  | 2,756,393            | 175,940             |
| 9. Policing Services  |                      |                                   |                     |                     |                          |                      |                     |
| 9.1 Facilities, vehicles and equipment, small equipment and gear                        | 212,936              | 0                                 | 0                   | 0                   | 0                        | 200,160              | 12,776              |
| 10. Public Works  |                      |                                   |                     |                     |                          |                      |                     |
| 10.1 Public Works (Facilities and Fleet)  | 4,121,756            | 0                                 | 186,900             | 0                   | 0                        | 3,698,764            | 236,091             |
| 11. Parks and Recreation Services   |                      |                                   |                     |                     |                          |                      |                     |
| 11.1 Park development, amenities, trails, vehicles, equipment and recreation facilities | 58,525,700           | 0                                 | 0                   | 0                   | 46,350,000               | 11,566,915           | 608,785             |
| 12. Library Services  |                      |                                   |                     |                     |                          |                      |                     |
| 12.1 Library facilities, materials and vehicles   | 2,527,518            | 0                                 | 0                   | 0                   | 0                        | 2,401,142            | 126,376             |
| <b>Total Expenditures &amp; Revenues</b>  | <b>\$385,796,502</b> | <b>\$143,000</b>                  | <b>\$40,049,260</b> | <b>\$28,503,505</b> | <b>\$82,240,877</b>      | <b>\$222,714,393</b> | <b>\$12,145,468</b> |



# Chapter 7

## D.C. Policy Recommendations and D.C. By-law Rules





## 7. D.C. Policy Recommendations and D.C. By-law Rules

### 7.1 Introduction

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Subsection 5 (1) 9 states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6).”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Township’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213 and 23.



## 7.2 D.C. By-law Structure

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**It is recommended that:**

- the Township uses a uniform Township-wide D.C. calculation for all Municipal services, except stormwater, water, and wastewater services; and
- separate D.C. by-laws be used for Township-wide services and for each urban serviced area (i.e. Stayner, Creemore, and New Lowell).

## 7.3 D.C. By-law Rules

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The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with section 6 of the D.C.A.

**It is recommended that the following sections provide the basis for the D.C.s.:**

### ***7.3.1 Payment in any Particular Case***

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998; or
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.”



### **7.3.2 Determination of the Amount of the Charge**

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for parks and recreation services and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for services related to a highway a 95% residential/5% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout (2024 to buildout) forecast period;
  - for fire protection services, policing services, and public works (facilities and fleet) a 94% residential/6% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year (2024 to 2034) forecast period;
  - for Stayner water and wastewater services, a 94% residential/6% non-residential attribution has been made based on a population vs. employment growth ratio over the Stayner buildout (2024 to buildout) forecast period;
  - for Creemore stormwater, water, and wastewater services, a 96% residential/4% non-residential attribution has been made based on a population vs. employment growth ratio over the Creemore buildout (2024 to buildout) forecast period; and
  - for New Lowell water services, a 96% residential/4% non-residential attribution has been made based on a population vs. employment growth ratio over the New Lowell buildout (2024 to buildout) forecast period.



### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than 60 months prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

### **7.3.4 Exemptions (full or partial)**

- a) Statutory exemptions:
  - industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
  - buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
  - 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;
  - a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
  - affordable units, attainable units, and affordable inclusionary zoning units (to be in force at a later date);
  - non-profit housing; and



- discount for rental housing units based on bedroom size (i.e., three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions for Council's consideration:

- Buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- Land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990 c.A.31, as amended;
- Land, buildings or structures for agricultural use which do not receive municipal water or wastewater services;
- Non-residential buildings used accessory to an agricultural operation shall be exempt from the D.C. if no rezoning is required;
- D.C.s 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 as of the date of passing of this by-law; onus of proof of payment rests with the owner;
- Land, buildings, structures or additions constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to D.C.s (nonprofit housing, youth centres, and community centres);
- Land, buildings, structures or additions constructed for industrial or commercial uses utilizing green technologies as defined by the Planning Act may be eligible for a grant for a portion of the D.C. through a Township grant program;
- Land, buildings, structures or additions constructed for industrial use creating jobs shall have a reduction in total D.C.s of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%. The determination of what constitutes a new full-time equivalent job and how to measure and verify the total eligible discount to D.C.s shall be determined by policy;
- Unless this By-law specifically provides for an exemption of 100% of D.C.s, the total cumulative exemption or reduction in D.C.s shall not exceed 66% of the D.C.s which would apply in the absence of such exemptions or reductions; and



- Buildings, structures or additions for non-residential uses shall be exempt from paying the portion of the charges related to recreation and library services.

### **7.3.5 Phasing in**

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

As noted in earlier sections, as of the time of writing, the Province has announced (on December 13, 2023) potential changes to the phase-in requirements. The details of these changes will be forthcoming in early 2024 and Watson will monitor and advise as to the nature of these changes.

### **7.3.6 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in 6 equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application).

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1%.



### **7.3.7 The Applicable Areas**

The charges developed herein provide for varying charges within the Township, as follows:

- Stormwater, water, and wastewater charges will be imposed within the urban service areas of the Township.
- Remaining services – the full residential and non-residential charge will be imposed on all lands within the Township.

### **7.3.8 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)<sup>1</sup>.

## **7.4 Other D.C. By-law Provisions**

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**It is recommended that:**

### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

The Township's D.C. collections are currently reserved in 15 separate reserve funds: Administration Services, Fire Protection Services, Police Services, Stayner Municipal Waterworks, Stayner Municipal Wastewater, Creemore Municipal Waterworks, Creemore Municipal Wastewater, Nottawa Municipal Waterworks, Nottawa Municipal Wastewater, New Lowell Municipal Waterworks, New Lowell Municipal Wastewater, Municipal Parking, Roads and Related Services, Recreation Services, and Library Services.

It is recommended that the Township rename the Recreation Services reserve fund to "Parks and Recreation Services" and create a new reserve fund named "Public Works (Facilities and Fleet)". With respect to the Administration Services and Municipal

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<sup>1</sup> O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



Parking reserve funds, it is recommended that the amounts be utilized or incorporated as part of the Township's General Capital Reserves as these services are no longer eligible D.C. services.

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

#### **7.4.2 By-law In-force Date**

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

#### **7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing**

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per section 11 of O. Reg. 82/98).

#### **7.4.4 Area Rating**

The D.C.A. requires that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

Currently the Township's by-law provides for area-rating for stormwater, water, and wastewater services. All other services to be recovered on a uniform, Township-wide





basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All Township services, with the exception of stormwater, water, and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks and recreation facilities, etc.) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the stormwater, water, and wastewater charges on an area-specific basis and continue to provide all other D.C.s on a uniform Township-wide basis.



## 7.5 Other Recommendations

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### It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all non-stormwater/water/wastewater services and on an urban-area basis for stormwater, water, and wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated March 26, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated March 26, 2024;”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law(s) as provided under separate cover”.



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Introduction

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This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **8.1.1 Public Meeting of Council**

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e., if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

#### **8.1.2 Other Consultation Activity**

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge,



particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## **8.2 Anticipated Impact of the Charge on Development**

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The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via housing prices and can impact project feasibility in some cases (e.g., rental apartments).

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

### 8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Township Clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

### 8.3.3 By-law Pamphlet

In addition to the "notice" information, the Township must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the OLT, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Township must give one copy of the most recent pamphlet without charge to any person who requests one.

### **8.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Township Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Township is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **8.3.5 Complaints**

A person required to pay a D.C., or his agent, may complain to the Township Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Township Council to the OLT.



### **8.3.6 Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work, which does not exceed the average level of service. The credit applies only to the service to which the work relates unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

### **8.3.7 Front-Ending Agreements**

The Township and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the Township to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act*, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

### **8.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 or section 53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”





It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the Township is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 Township of Clearview Residential Growth Forecast Summary

| Year        | Population (Including Census Undercount) <sup>[1]</sup> | Excluding Census Undercount |                          |   | Housing Units           |                                   |                           |       |                  |                                     | Person Per Unit (P.P.U.): Total Population/ Total Households |       |
|-------------|---|-----------------------------|--------------------------|---|-------------------------|-----------------------------------|---------------------------|-------|------------------|-------------------------------------|--|-------|
|             |   | Population                  | Institutional Population | Population Excluding Institutional Population | Singles & Semi-Detached | Multiple Dwellings <sup>[2]</sup> | Apartments <sup>[3]</sup> | Other | Total Households | Equivalent Institutional Households |  |       |
| Historical  | Mid 2011  | 14,150                      | 13,734                   | 239   | 13,495                  | 4,631                             | 180                       | 215   | 15               | 5,041                               | 217  | 2.724 |
|             | Mid 2016  | 14,580                      | 14,151                   | 246   | 13,905                  | 4,880                             | 175                       | 220   | 60               | 5,335                               | 224  | 2.652 |
|             | Mid 2021  | 15,260                      | 14,814                   | 199   | 14,615                  | 5,080                             | 235                       | 235   | 20               | 5,570                               | 181  | 2.660 |
| Forecast    | Early 2024  | 16,500                      | 16,018                   | 213   | 15,805                  | 5,459                             | 235                       | 348   | 20               | 6,062                               | 194  | 2.642 |
|             | Early 2034  | 24,360                      | 23,640                   | 322   | 23,318                  | 7,850                             | 513                       | 662   | 20               | 9,045                               | 293  | 2.614 |
|             | Buildout <sup>[4]</sup>                                 | 36,100                      | 35,038                   | 470   | 34,568                  | 10,745                            | 1,728                     | 1,251 | 20               | 13,744                              | 427  | 2.549 |
| Incremental | Mid 2011 - Mid 2016                                     | 430                         | 417                      | 7   | 410                     | 249                               | -5                        | 5     | 45               | 294                                 | 7  |       |
|             | Mid 2016 - Mid 2021                                     | 680                         | 663                      | -47   | 710                     | 200                               | 60                        | 15    | -40              | 235                                 | -43  |       |
|             | Mid 2021 - Early 2024                                   | 1,240                       | 1,204                    | 14  | 1,190                   | 379                               | 0                         | 113   | 0                | 492                                 | 13   |       |
|             | Early 2024 - Early 2034                                 | 7,860                       | 7,622                    | 109   | 7,513                   | 2,391                             | 278                       | 314   | 0                | 2,983                               | 99   |       |
|             | Early 2024 - Buildout <sup>[4]</sup>                    | 19,600                      | 19,020                   | 257   | 18,763                  | 5,286                             | 1,493                     | 903   | 0                | 7,682                               | 233  |       |

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 3.0% and has been rounded.

<sup>[2]</sup> Includes Townhouses and apartments in duplexes.

<sup>[3]</sup> Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

<sup>[4]</sup> The buildout forecast is based on the ultimate servicing capacity for Stayner and Creemore.

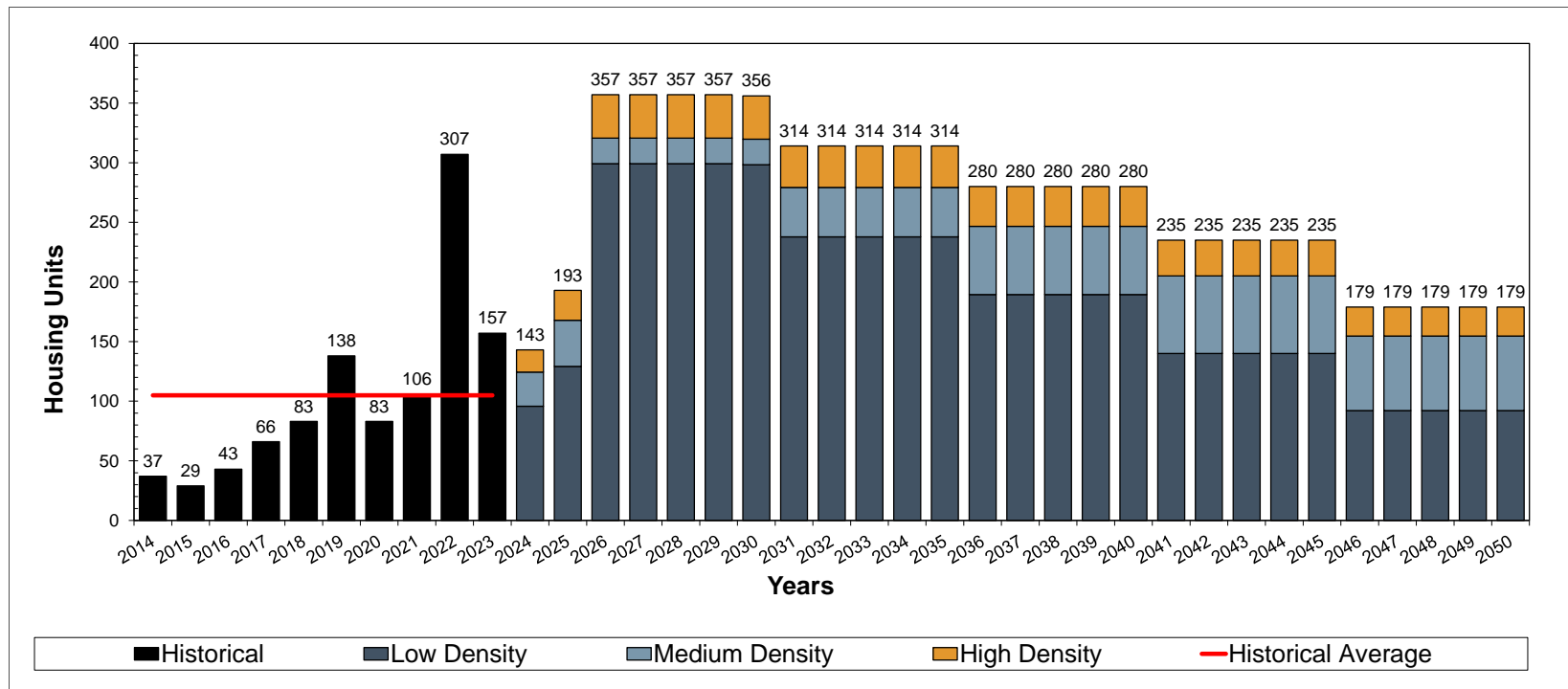
**Notes:**

Numbers may not add due to rounding.

Source: Based on discussions with Township staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Figure 1  
Township of Clearview  
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Clearview building permit data, 2014 to 2023.



**Schedule 2**  
**Township of Clearview**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

| Development Location  | Timing                         | Single & Semi-Detached | Multiples <sup>[1]</sup> | Apartments <sup>[2]</sup> | Total Residential Units | Gross Population In New Units | Existing Unit Population Change | Net Population Increase, Excluding Institutional | Institutional Population | Net Population Including Institutional |
|-----------------------|--------------------------------|------------------------|--------------------------|---------------------------|-------------------------|-------------------------------|---------------------------------|--|--------------------------|--|
| Stayner               | 2024 - 2034                    | 1,471                  | 198                      | 287                       | 1,956                   | 5,293                         | -580                            | 4,713  | 65                       | 4,778                                  |
|                       | 2024 - Buildout <sup>[3]</sup> | 2,940                  | 1,000                    | 824                       | 4,764                   | 12,433                        | -1,511                          | 10,922   | 154                      | 11,076                                 |
| Creemore              | 2024 - 2034                    | 224                    | 19                       | 27                        | 270                     | 752                           | -135                            | 617  | 19                       | 636                                    |
|                       | 2024 - Buildout <sup>[3]</sup> | 969                    | 185                      | 79                        | 1,233                   | 3,440                         | -352                            | 3,088  | 44                       | 3,132                                  |
| New Lowell            | 2024 - 2034                    | 491                    | 0                        | 0                         | 491                     | 1,453                         | 0                               | 1,453  | 17                       | 1,470                                  |
|                       | 2024 - Buildout <sup>[3]</sup> | 971                    | 0                        | 0                         | 971                     | 2,874                         | -1                              | 2,873  | 41                       | 2,914                                  |
| Nottawa               | 2024 - 2034                    | 97                     | 61                       | 0                         | 158                     | 433                           | -1                              | 432  | 8                        | 440                                    |
|                       | 2024 - Buildout <sup>[3]</sup> | 192                    | 308                      | 0                         | 500                     | 1,307                         | -3                              | 1,304  | 18                       | 1,322                                  |
| Rural                 | 2024 - 2034                    | 108                    | 0                        | 0                         | 108                     | 320                           | -22                             | 298  | 0                        | 298                                    |
|                       | 2024 - Buildout <sup>[3]</sup> | 214                    | 0                        | 0                         | 214                     | 633                           | -57                             | 576  | 0                        | 576                                    |
| Township of Clearview | 2024 - 2034                    | 2,391                  | 278                      | 314                       | 2,983                   | 8,251                         | -738                            | 7,513  | 109                      | 7,622                                  |
|                       | 2024 - Buildout <sup>[3]</sup> | 5,286                  | 1,493                    | 903                       | 7,682                   | 20,687                        | -1,924                          | 18,763   | 257                      | 19,020                                 |

<sup>[1]</sup> Includes Townhouses and apartments in duplexes.

<sup>[2]</sup> Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

<sup>[3]</sup> The buildout forecast is based on the ultimate servicing capacity for Stayner and Creemore.

Source: Watson & Associates Economists Ltd.



Schedule 3  
Township of Clearview  
Current Year Growth Forecast  
Mid-2021 to Early-2024

|   |  | Population |
|---|--|------------|
| Mid 2021 Population   |  | 14,814     |
| Occupants of New Housing Units, Mid 2021 to Early 2024                  | <i>Units (2)</i>                             | 492        |
|   | <i>multiplied by P.P.U. (3)</i>              | 2,562      |
|   | <i>gross population increase</i>             | 1,261      |
| Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2024 | <i>Units</i>                                 | 13         |
|   | <i>multiplied by P.P.U. (3)</i>              | 1,100      |
|   | <i>gross population increase</i>             | 14         |
| Decline in Housing Unit Occupancy, Mid 2021 to Early 2024               | <i>Units (4)</i>                             | 5,570      |
|   | <i>multiplied by P.P.U. decline rate (5)</i> | -0.013     |
|   | <i>total decline in population</i>           | -71        |
| Population Estimate to Early 2024                                       |  | 16,018     |
| <i>Net Population Increase, Mid 2021 to Early 2024</i>                  |  | 1,204      |

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.  
 (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.  
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type                    | Persons Per Unit <sup>1</sup><br>(P.P.U.) | % Distribution of<br>Estimated Units <sup>2</sup> | Weighted Persons<br>Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles &amp; Semi Detached</i> | 2.810                                     | 77%   | 2.165                                |
| <i>Multiples (6)</i>               | 2.328                                     | 0%  | 0.000                                |
| <i>Apartments (7)</i>              | 1.730                                     | 23%   | 0.397                                |
| <b>Total</b>                       |   | 100%  | 2.562                                |

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhouses and apartments in duplexes.  
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.  
 Note: Numbers may not add to totals due to rounding.



**Schedule 4  
Township of Clearview  
10-Year Growth Forecast  
Early-2024 to Early-2034**

|   |  | Population |
|---|--|------------|
| Early 2024 Population   |  | 16,018     |
| Occupants of New Housing Units, Early 2024 to Early 2034                  | <i>Units (2)</i>                             | 2,983      |
|   | <i>multiplied by P.P.U. (3)</i>              | 2,766      |
|   | <i>gross population increase</i>             | 8,251      |
| Occupants of New Equivalent Institutional Units, Early 2024 to Early 2034 | <i>Units</i>                                 | 99         |
|   | <i>multiplied by P.P.U. (3)</i>              | 1,100      |
|   | <i>gross population increase</i>             | 109        |
| Decline in Housing Unit Occupancy, Early 2024 to Early 2034               | <i>Units (4)</i>                             | 6,062      |
|   | <i>multiplied by P.P.U. decline rate (5)</i> | -0.122     |
|   | <i>total decline in population</i>           | -738       |
| Population Estimate to Early 2034   |  | 23,640     |
| <i>Net Population Increase, Early 2024 to Early 2034</i>                  |  | 7,622      |

(1) Early 2024 Population based on:

2021 Population (14,814) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (492 x 2.562 = 1,261) + (13 x 1.1 = 14) + (5,570 x -0.013 = -71) = 16,018

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type                    | Persons Per Unit <sup>1</sup><br>(P.P.U.) | % Distribution of<br>Estimated Units <sup>2</sup> | Weighted Persons<br>Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles &amp; Semi Detached</i> | 2.960                                     | 80%   | 2.373                                |
| <i>Multiples (6)</i>               | 2.399                                     | 9%  | 0.224                                |
| <i>Apartments (7)</i>              | 1.615                                     | 11%   | 0.170                                |
| <i>one bedroom or less</i>         | 1.197                                     |   |                                      |
| <i>two bedrooms or more</i>        | 1.813                                     |   |                                      |
| <b>Total</b>                       |   | 100%  | 2.766                                |

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2024 households based upon 2021 Census (5,570 units) + Mid 2021 to Early 2024 unit estimate (492 units) = 6,062 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.





Schedule 5  
Township of Clearview  
Long-Term Growth Forecast  
Early-2024 to Buildout

|   |  | Population |
|---|--|------------|
| Early 2024 Population   |  | 16,018     |
| Occupants of New Housing Units, Early 2024 to Buildout                  | <i>Units (2)</i>                             | 7,682      |
|   | <i>multiplied by P.P.U. (3)</i>              | 2,693      |
|   | <i>gross population increase</i>             | 20,687     |
| Occupants of New Equivalent Institutional Units, Early 2024 to Buildout | <i>Units</i>                                 | 233        |
|   | <i>multiplied by P.P.U. (3)</i>              | 1,100      |
|   | <i>gross population increase</i>             | 257        |
| Decline in Housing Unit Occupancy, Early 2024 to Buildout               | <i>Units (4)</i>                             | 6,062      |
|   | <i>multiplied by P.P.U. decline rate (5)</i> | -0.317     |
|   | <i>total decline in population</i>           | -1,924     |
| Population Estimate to Buildout   |  | 35,038     |
| <i>Net Population Increase, Early 2024 to Buildout</i>                  |  | 19,020     |

(1) Early 2024 Population based on:

2016 Population (14,814) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (492 x = 1,261) + (5,570 x - 0.0102 = -57) = 16,018

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

| Structural Type                    | Persons Per Unit <sup>1</sup><br>(P.P.U.) | % Distribution of<br>Estimated Units <sup>2</sup> | Weighted Persons<br>Per Unit Average |
|------------------------------------|---|---|--------------------------------------|
| <i>Singles &amp; Semi Detached</i> | 2.960                                     | 69%   | 2.037                                |
| <i>Multiples (6)</i>               | 2.399                                     | 19%   | 0.466                                |
| <i>Apartments (7)</i>              | 1.615                                     | 12%   | 0.190                                |
| <i>one bedroom or less</i>         | 1.197                                     |   |                                      |
| <i>two bedrooms or more</i>        | 1.813                                     |   |                                      |
| <b>Total</b>                       |   | 100%  | 2.693                                |

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2024 households based upon 2021 Census (5,570 units) + Mid 2021 to Early 2024 unit estimate (492 units) = 6,062 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6  
Township of Clearview  
Historical Residential Building Permits  
Years 2014 to 2023

| Year                         | Residential Building Permits |                          |                           |            |
|------------------------------|------------------------------|--------------------------|---------------------------|------------|
|                              | Singles & Semi Detached      | Multiples <sup>[1]</sup> | Apartments <sup>[2]</sup> | Total      |
| 2014                         | 37                           | 0                        | 0                         | 37         |
| 2015                         | 29                           | 0                        | 0                         | 29         |
| 2016                         | 41                           | 0                        | 2                         | 43         |
| 2017                         | 59                           | 3                        | 4                         | 66         |
| 2018                         | 73                           | 0                        | 10                        | 83         |
| Sub-total                    | 239                          | 3                        | 16                        | 258        |
| <b>Average (2014 - 2018)</b> | <b>48</b>                    | <b>1</b>                 | <b>3</b>                  | <b>52</b>  |
| % Breakdown                  | 92.6%                        | 1.2%                     | 6.2%                      | 100.0%     |
| 2019                         | 68                           | 61                       | 9                         | 138        |
| 2020                         | 69                           | 0                        | 14                        | 83         |
| 2021                         | 88                           | 0                        | 18                        | 106        |
| 2022                         | 213                          | 0                        | 94                        | 307        |
| 2023                         | 155                          | 0                        | 2                         | 157        |
| Sub-total                    | 593                          | 61                       | 137                       | 791        |
| <b>Average (2019 - 2023)</b> | <b>119</b>                   | <b>12</b>                | <b>27</b>                 | <b>158</b> |
| % Breakdown                  | 75.0%                        | 7.7%                     | 17.3%                     | 100.0%     |
| 2014 - 2023                  |                              |                          |                           |            |
| Total                        | 832                          | 64                       | 153                       | 1,049      |
| <b>Average</b>               | <b>83</b>                    | <b>6</b>                 | <b>15</b>                 | <b>105</b> |
| % Breakdown                  | 79.3%                        | 6.1%                     | 14.6%                     | 100.0%     |

<sup>[1]</sup> Includes Townhouses and apartments in duplexes.

<sup>[2]</sup> Includes studio, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Township of Clearview data, by Watson & Associates Economists Ltd.



Schedule 7a  
Township of Clearview  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

| Age of Dwelling | Singles and Semi-Detached |       |       |        |       |       | 25 Year Average | 25 Year Average Adjusted <sup>[1]</sup> |
|-----------------|---------------------------|-------|-------|--------|-------|-------|-----------------|---|
|                 | < 1 BR                    | 1 BR  | 2 BR  | 3/4 BR | 5+ BR | Total |                 |   |
| 1-5             | -                         | -     | -     | 2.818  | -     | 2.810 |                 |   |
| 6-10            | -                         | -     | -     | 3.077  | -     | 3.059 |                 |   |
| 11-15           | -                         | -     | -     | 2.892  | -     | 3.130 |                 |   |
| 16-20           | -                         | -     | -     | 3.114  | 3.063 | 2.970 |                 |   |
| 20-25           | -                         | -     | -     | 2.948  | 3.467 | 3.000 | 2.994           | 2.960                                   |
| 25-35           | -                         | -     | -     | 2.851  | -     | 2.800 |                 |   |
| 35+             | -                         | 1.750 | 2.032 | 2.542  | 3.615 | 2.562 |                 |   |
| <b>Total</b>    | -                         | 1.824 | 2.025 | 2.678  | 3.592 | 2.693 |                 |   |

| Age of Dwelling | All Density Types |       |       |        |       |       |
|-----------------|-------------------|-------|-------|--------|-------|-------|
|                 | < 1 BR            | 1 BR  | 2 BR  | 3/4 BR | 5+ BR | Total |
| 1-5             | -                 | -     | -     | 2.702  | -     | 2.764 |
| 6-10            | -                 | -     | -     | 3.077  | -     | 2.971 |
| 11-15           | -                 | -     | -     | 2.892  | -     | 2.960 |
| 16-20           | -                 | -     | -     | 3.114  | 3.063 | 2.971 |
| 20-25           | -                 | -     | 1.647 | 2.915  | 3.467 | 2.783 |
| 25-35           | -                 | -     | -     | 2.854  | -     | 2.682 |
| 35+             | -                 | 1.289 | 2.000 | 2.559  | 3.652 | 2.513 |
| <b>Total</b>    | -                 | 1.367 | 1.951 | 2.679  | 3.612 | 2.624 |

<sup>[1]</sup> Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.



Schedule 7b  
County of Simcoe  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

| Age of Dwelling | Multiples <sup>[1]</sup> |              |              |              |              |              | 25 Year Average | 25 Year Average Adjusted <sup>[3]</sup> |
|-----------------|--------------------------|--------------|--------------|--------------|--------------|--------------|-----------------|---|
|                 | < 1 BR                   | 1 BR         | 2 BR         | 3/4 BR       | 5+ BR        | Total        |                 |   |
| 1-5             | -                        | 1.319        | 1.836        | 2.755        | 3.000        | <b>2.328</b> |                 |   |
| 6-10            | -                        | 1.421        | 1.724        | 2.733        | -            | <b>2.447</b> |                 |   |
| 11-15           | -                        | 2.071        | 1.634        | 2.625        | -            | <b>2.442</b> |                 |   |
| 16-20           | -                        | 1.333        | 1.974        | 2.719        | 3.333        | <b>2.509</b> |                 |   |
| 20-25           | -                        | 1.344        | 1.853        | 2.645        | 4.150        | <b>2.419</b> | 2.429           | 2.399                                   |
| 25-35           | -                        | 1.269        | 1.691        | 2.699        | 3.118        | <b>2.385</b> |                 |   |
| 35+             | 0.789                    | 1.310        | 1.887        | 2.637        | 3.369        | <b>2.297</b> |                 |   |
| <b>Total</b>    | <b>1.250</b>             | <b>1.344</b> | <b>1.833</b> | <b>2.673</b> | <b>3.478</b> | <b>2.370</b> |                 |   |

| Age of Dwelling | Apartments <sup>[2]</sup> |              |              |              |              |              | 25 Year Average | 25 Year Average Adjusted <sup>[3]</sup> |
|-----------------|---------------------------|--------------|--------------|--------------|--------------|--------------|-----------------|---|
|                 | < 1 BR                    | 1 BR         | 2 BR         | 3/4 BR       | 5+ BR        | Total        |                 |   |
| 1-5             | -                         | 1.237        | 1.749        | 2.587        | -            | <b>1.730</b> |                 |   |
| 6-10            | -                         | 1.186        | 1.597        | 2.270        | -            | <b>1.617</b> |                 |   |
| 11-15           | -                         | 1.236        | 1.596        | 2.414        | -            | <b>1.625</b> |                 |   |
| 16-20           | -                         | 1.219        | 1.621        | 2.172        | -            | <b>1.568</b> |                 |   |
| 20-25           | -                         | 1.227        | 1.770        | 2.417        | -            | <b>1.710</b> | 1.650           | 1.615                                   |
| 25-35           | -                         | 1.152        | 1.681        | 2.410        | -            | <b>1.616</b> |                 |   |
| 35+             | 0.981                     | 1.185        | 1.738        | 2.640        | 2.958        | <b>1.600</b> |                 |   |
| <b>Total</b>    | <b>1.014</b>              | <b>1.193</b> | <b>1.711</b> | <b>2.527</b> | <b>3.129</b> | <b>1.620</b> |                 |   |

| Age of Dwelling | All Density Types |              |              |              |              |              |
|-----------------|-------------------|--------------|--------------|--------------|--------------|--------------|
|                 | < 1 BR            | 1 BR         | 2 BR         | 3/4 BR       | 5+ BR        | Total        |
| 1-5             | 3.308             | 1.367        | 1.861        | 3.070        | 4.262        | <b>2.831</b> |
| 6-10            | 2.417             | 1.403        | 1.738        | 3.038        | 4.484        | <b>2.896</b> |
| 11-15           | -                 | 1.514        | 1.761        | 2.958        | 4.132        | <b>2.837</b> |
| 16-20           | -                 | 1.452        | 1.831        | 2.914        | 3.899        | <b>2.836</b> |
| 20-25           | -                 | 1.419        | 1.815        | 2.819        | 3.935        | <b>2.714</b> |
| 25-35           | -                 | 1.248        | 1.760        | 2.795        | 3.964        | <b>2.651</b> |
| 35+             | 1.580             | 1.262        | 1.815        | 2.630        | 3.637        | <b>2.396</b> |
| <b>Total</b>    | <b>1.977</b>      | <b>1.305</b> | <b>1.808</b> | <b>2.785</b> | <b>3.894</b> | <b>2.589</b> |

[1] Includes townhouses and apartments in duplexes.

[2] Includes studio, 1 bedroom and 2 bedroom+ apartments.

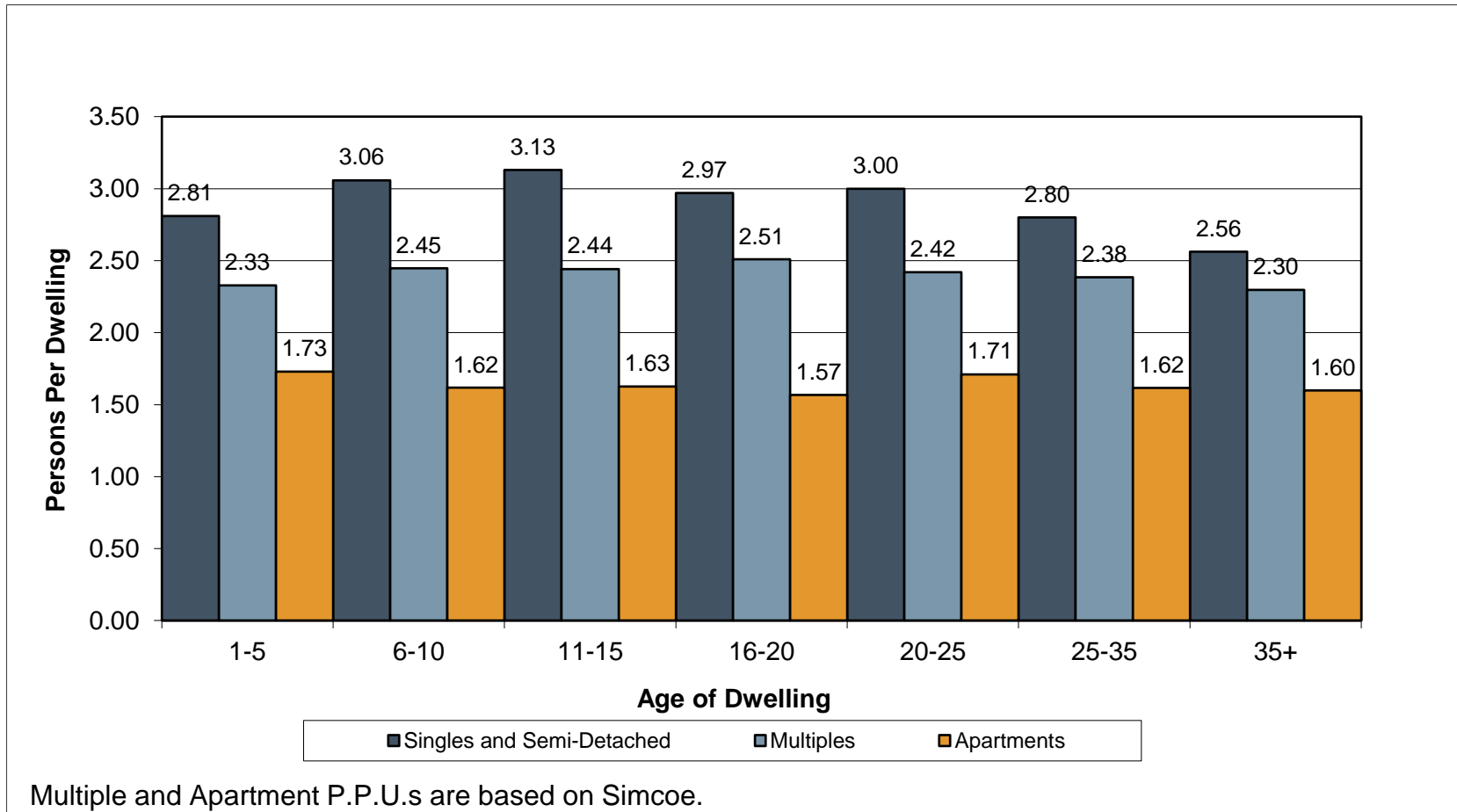
[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population



Schedule 8  
Township of Clearview  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





## Schedule 9a Township of Clearview Employment Forecast, 2024 to Buildout

| Period                               | Population | Activity Rate |              |            |                                      |               |        |                           |                                  | Employment |              |            |                                      |               |       |                           |  | Employment<br>Total (Excluding<br>Work at Home and<br>N.F.P.O.W.) |
|--------------------------------------|------------|---------------|--------------|------------|--------------------------------------|---------------|--------|---------------------------|----------------------------------|------------|--------------|------------|--------------------------------------|---------------|-------|---------------------------|--|---|
|                                      |            | Primary       | Work at Home | Industrial | Commercial/<br>Population<br>Related | Institutional | Total  | N.F.P.O.W. <sup>[1]</sup> | Total<br>Including<br>N.F.P.O.W. | Primary    | Work at Home | Industrial | Commercial/<br>Population<br>Related | Institutional | Total | N.F.P.O.W. <sup>[1]</sup> | Total<br>Employment<br>(Including<br>N.F.P.O.W.) |   |
| Mid 2011                             | 13,734     | 0.008         | 0.054        | 0.044      | 0.074                                | 0.039         | 0.220  | 0.042                     | 0.262                            | 115        | 735          | 608        | 1,023                                | 540           | 3,021 | 583                       | 3,604  | 2,286   |
| Mid 2016                             | 14,151     | 0.016         | 0.053        | 0.057      | 0.085                                | 0.042         | 0.252  | 0.070                     | 0.322                            | 220        | 745          | 803        | 1,198                                | 600           | 3,566 | 994                       | 4,560  | 2,821   |
| Early 2024                           | 16,018     | 0.014         | 0.071        | 0.051      | 0.075                                | 0.038         | 0.249  | 0.078                     | 0.327                            | 225        | 1,141        | 810        | 1,206                                | 603           | 3,985 | 1,257                     | 5,242  | 2,844   |
| Early 2034                           | 23,640     | 0.011         | 0.071        | 0.040      | 0.060                                | 0.029         | 0.211  | 0.078                     | 0.290                            | 264        | 1,684        | 946        | 1,407                                | 691           | 4,992 | 1,855                     | 6,847  | 3,308   |
| Buildout <sup>[2]</sup>              | 35,038     | 0.008         | 0.071        | 0.034      | 0.047                                | 0.022         | 0.183  | 0.078                     | 0.261                            | 297        | 2,496        | 1,200      | 1,643                                | 768           | 6,404 | 2,750                     | 9,154  | 3,908   |
| <b>Incremental Change</b>            |            |               |              |            |                                      |               |        |                           |                                  |            |              |            |                                      |               |       |                           |  |   |
| Mid 2011 - Mid 2016                  | 417        | 0.007         | -0.001       | 0.012      | 0.010                                | 0.003         | 0.032  | 0.028                     | 0.060                            | 105        | 10           | 195        | 175                                  | 60            | 545   | 411                       | 956  | 535   |
| Mid 2016 - Early 2024                | 1,867      | -0.001        | 0.019        | -0.006     | -0.009                               | -0.005        | -0.003 | 0.008                     | 0.005                            | 5          | 396          | 7          | 8                                    | 3             | 419   | 263                       | 682  | 23  |
| Early 2024 - Early 2034              | 7,622      | -0.003        | 0.000        | -0.011     | -0.016                               | -0.008        | -0.038 | 0.000                     | -0.038                           | 39         | 543          | 136        | 201                                  | 88            | 1,007 | 598                       | 1,605  | 464   |
| Early 2024 - Buildout <sup>[2]</sup> | 19,020     | -0.006        | 0.000        | -0.016     | -0.028                               | -0.016        | -0.066 | 0.000                     | -0.066                           | 72         | 1,355        | 390        | 437                                  | 165           | 2,419 | 1,493                     | 3,912  | 1,064   |
| <b>Annual Average</b>                |            |               |              |            |                                      |               |        |                           |                                  |            |              |            |                                      |               |       |                           |  |   |
| Mid 2011 - Mid 2016                  | 83         | 0.001         | 0.000        | 0.002      | 0.002                                | 0.001         | 0.006  | 0.006                     | 0.012                            | 21         | 2            | 39         | 35                                   | 12            | 109   | 82                        | 191  | 107   |
| Mid 2016 - Early 2024                | 249        | 0.000         | 0.002        | -0.001     | -0.001                               | -0.001        | 0.000  | 0.001                     | 0.001                            | 1          | 53           | 1          | 1                                    | 0             | 56    | 35                        | 91   | 3   |
| Early 2024 - Early 2034              | 762        | 0.000         | 0.000        | -0.001     | -0.002                               | -0.001        | -0.004 | 0.000                     | -0.004                           | 4          | 54           | 14         | 20                                   | 9             | 101   | 60                        | 161  | 46  |
| Early 2024 - Buildout <sup>[2]</sup> | 679        | 0.000         | 0.000        | -0.001     | -0.001                               | -0.001        | -0.002 | 0.000                     | -0.002                           | 2          | 45           | 13         | 15                                   | 6             | 81    | 50                        | 131  | 38  |

<sup>[1]</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>[2]</sup> The buildout forecast is based on the ultimate servicing capacity for Stayner and Creemore.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Based on discussions with Township staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Schedule 9b  
Township of Clearview  
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to Buildout

| Period                               | Population | Employment |            |                                      |               |       | Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup> |            |                                      |               |         |
|--------------------------------------|------------|------------|------------|--------------------------------------|---------------|-------|--|------------|--------------------------------------|---------------|---------|
|                                      |            | Primary    | Industrial | Commercial/<br>Population<br>Related | Institutional | Total | Primary - Non-<br>Bona Fide<br>Farming <sup>[2]</sup>      | Industrial | Commercial/<br>Population<br>Related | Institutional | Total   |
| Mid 2011                             | 13,734     | 115        | 608        | 1,023                                | 540           | 2,286 |  |            |                                      |               |         |
| Mid 2016                             | 14,151     | 220        | 803        | 1,198                                | 600           | 2,821 |  |            |                                      |               |         |
| Early 2024                           | 16,018     | 225        | 810        | 1,206                                | 603           | 2,844 |  |            |                                      |               |         |
| Early 2034                           | 23,640     | 264        | 946        | 1,407                                | 691           | 3,308 |  |            |                                      |               |         |
| Buildout <sup>[3]</sup>              | 35,038     | 297        | 1,200      | 1,643                                | 768           | 3,908 |  |            |                                      |               |         |
| <b>Incremental Change</b>            |            |            |            |                                      |               |       |  |            |                                      |               |         |
| Mid 2011 - Mid 2016                  | 417        | 105        | 195        | 175                                  | 60            | 535   |  |            |                                      |               |         |
| Mid 2016 - Early 2024                | 1,867      | 5          | 7          | 8                                    | 3             | 23    |  |            |                                      |               |         |
| Early 2024 - Early 2034              | 7,622      | 39         | 136        | 201                                  | 88            | 464   | 117,000  | 149,600    | 70,400                               | 61,600        | 398,600 |
| Early 2024 - Buildout <sup>[3]</sup> | 19,020     | 72         | 390        | 437                                  | 165           | 1,064 | 216,000  | 429,000    | 153,000                              | 115,500       | 913,500 |
| <b>Annual Average</b>                |            |            |            |                                      |               |       |  |            |                                      |               |         |
| Mid 2011 - Mid 2016                  | 83         | 21         | 39         | 35                                   | 12            | 107   |  |            |                                      |               |         |
| Mid 2016 - Early 2024                | 249        | 1          | 1          | 1                                    | 0             | 3     |  |            |                                      |               |         |
| Early 2024 - Early 2034              | 762        | 4          | 14         | 20                                   | 9             | 47    | 11,700   | 14,960     | 7,040                                | 6,160         | 39,860  |
| Early 2024 - Buildout <sup>[3]</sup> | 634        | 2          | 13         | 15                                   | 6             | 36    | 7,200  | 14,300     | 5,100                                | 3,850         | 30,450  |

<sup>[1]</sup> Square Foot Per Employee Assumptions

|                                 |       |
|---------------------------------|-------|
| Primary - Non-Bona Fide Farming | 3,000 |
| Industrial                      | 1,100 |
| Commercial/Population-Related   | 350   |
| Institutional                   | 700   |

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> The buildout forecast is based on the ultimate servicing capacity for Stayner and Creemore.

\*Reflects Early-2024 to Buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 9c  
Township of Clearview  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges Can Be Imposed

| Development Location  | Timing                         | Primary<br>G.F.A. S.F. <sup>[1],[2]</sup> | Industrial<br>G.F.A. S.F. <sup>[1]</sup> | Commercial<br>G.F.A. S.F. <sup>[1]</sup> | Institutional<br>G.F.A. S.F. <sup>[1]</sup> | Total Non-Residential<br>G.F.A. S.F. | Employment Increase <sup>[3]</sup> |
|-----------------------|--------------------------------|---|--|--|---|--------------------------------------|------------------------------------|
| Stayner               | 2024 - 2034                    | -   | 128,600                                  | 44,100                                   | 37,000                                      | 209,700                              | 296                                |
|                       | 2024 - Buildout <sup>[4]</sup> | -   | 338,900                                  | 89,200                                   | 69,400                                      | 497,500                              | 662                                |
| Creemore              | 2024 - 2034                    | -   | 13,500                                   | 5,900                                    | 10,500                                      | 29,900                               | 44                                 |
|                       | 2024 - Buildout <sup>[4]</sup> | -   | 51,500                                   | 25,200                                   | 19,600                                      | 96,300                               | 147                                |
| New Lowell            | 2024 - 2034                    | -   | 6,000                                    | 13,600                                   | 9,700                                       | 29,300                               | 58                                 |
|                       | 2024 - Buildout <sup>[4]</sup> | -   | 34,300                                   | 23,400                                   | 18,200                                      | 75,900                               | 124                                |
| Nottawa               | 2024 - 2034                    | -   | 1,500                                    | 4,100                                    | 4,400                                       | 10,000                               | 19                                 |
|                       | 2024 - Buildout <sup>[4]</sup> | -   | 4,300                                    | 10,600                                   | 8,300                                       | 23,200                               | 46                                 |
| Rural                 | 2024 - 2034                    | 117,000                                   | -  | 2,800                                    | -   | 119,800                              | 47                                 |
|                       | 2024 - Buildout <sup>[4]</sup> | 216,000                                   | -  | 4,600                                    | -   | 220,600                              | 85                                 |
| Township of Clearview | 2024 - 2034                    | 117,000                                   | 149,600                                  | 70,400                                   | 61,600                                      | 398,600                              | 464                                |
|                       | 2024 - Buildout <sup>[4]</sup> | 216,000                                   | 429,000                                  | 153,000                                  | 115,500                                     | 913,500                              | 1,064                              |

<sup>[1]</sup> Square Foot Per Employee Assumptions

|                                 |       |
|---------------------------------|-------|
| Primary - Non-Bona Fide Farming | 3,000 |
| Industrial                      | 1,100 |
| Commercial/Population-Related   | 350   |
| Institutional                   | 700   |

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Employment Increase does not include No Fixed Place of Work.

<sup>[4]</sup> The buildout forecast is based on the ultimate servicing capacity for Stayner and Creemore.

\*Reflects Early-2024 to Buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.





# Appendix B

## Level of Service



## Appendix B: Level of Service

| SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED |   |                                  |                       |                                   |                      |                     |                     |
|---|---|----------------------------------|-----------------------|-----------------------------------|----------------------|---------------------|---------------------|
| 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       |
|   | 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          |
|   | 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          |
|   | 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             |
|   | 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          |
|   | 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          |
|   | Library Services - Collection Materials             | \$879.41                         | 8.8286                | No. of library collection items   | 100                  | per collection item |                     |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

| Description                  | 2009       | 2010       | 2011       | 2012       | 2013       | 2014       | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | 2023       | 2024 Value (\$/km) |
|------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------|
| Rural Asphalt                | 167.00     | 167.00     | 167.00     | 167.00     | 165.00     | 165.00     | 166.00     | 166.00     | 167.00     | 167.00     | 167.00     | 167.00     | 167.00     | 168.75     | 170.50     | \$2,100,000        |
| Rural Gravel                 | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 263.00     | 261.25     | 259.50     | \$1,150,000        |
| Semi-Urban                   | 59.00      | 59.00      | 59.00      | 59.00      | 59.00      | 59.00      | 59.00      | 60.00      | 60.00      | 60.00      | 60.00      | 60.00      | 60.00      | 60.00      | 60.00      | \$1,990,000        |
| Urban                        | 9.00       | 9.00       | 9.00       | 9.00       | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | 10.00      | \$5,000,000        |
| Summer Only or Un-Maintained | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | 48.00      | \$650,000          |
| <b>Total</b>                 | <b>546</b> | <b>546</b> | <b>546</b> | <b>546</b> | <b>545</b> | <b>545</b> | <b>546</b> | <b>547</b> | <b>548</b> | <b>548</b> | <b>548</b> | <b>548</b> | <b>548</b> | <b>548</b> | <b>548</b> |                    |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0391 | 0.0395 | 0.0398 | 0.0394 | 0.0392 | 0.0390 | 0.0388 | 0.0387 | 0.0386 | 0.0384 | 0.0380 | 0.0373 | 0.0370 | 0.0365 | 0.0350 |

| 15 Year Average   | 2009-2023   |
|-------------------|-------------|
| Quantity Standard | 0.0383      |
| Quality Standard  | \$1,555,278 |
| Service Standard  | \$59,567    |

| D.C. Amount (before deductions) | Buildout        |
|---------------------------------|-----------------|
| Forecast Population             | 19,020          |
| \$ per Capita                   | \$59,567        |
| Eligible Amount                 | \$1,132,966,813 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals  
Unit Measure: No. of Traffic Signals

| Description                             | 2009     | 2010     | 2011     | 2012     | 2013     | 2014     | 2015     | 2016     | 2017     | 2018     | 2019     | 2020     | 2021     | 2022     | 2023     | 2024 Value (\$/item) |
|---|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------------|
| Highway No 26 County Road No 42 Stayner | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | \$268,000            |
| Highway No 26 Perry Street Stayner      | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | 1        | \$268,000            |
| <b>Total</b>                            | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> | <b>2</b> |                      |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0001    |
| Quality Standard  | \$376,000 |
| Service Standard  | \$38      |

| D.C. Amount (before deductions) | Buildout  |
|---------------------------------|-----------|
| Forecast Population             | 19,020    |
| \$ per Capita                   | \$38      |
| Eligible Amount                 | \$715,152 |



**Township of Clearview  
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities  
Unit Measure: sq.ft. of building area

| Description                          | 2009          | 2010          | 2011          | 2012          | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | 2023          | 2024 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|--|
| <b>Services Related to a Highway</b> |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                              |  |
| New Lowell Dome                      | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | 6,300         | \$90                         | \$92                                     |
| Stayner Dome                         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 8,640         | 15,840        | 15,840        | \$90                         | \$134                                    |
| Stayner Depot                        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 13,750        | 23,650        | 23,650        | \$540                        | \$577                                    |
| Stayner Sign Building                | 1,800         | 1,800         | 1,800         | 1,800         | 1,800         | 1,800         | 1,800         | 1,800         | 2,300         | 2,300         | 2,300         | 2,300         | 2,300         | 2,300         | 2,300         | \$90                         | \$113                                    |
| Sunnidale Corners Depot              | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | 1,789         | -             | -             | \$540                        | \$573                                    |
| New Lowell Depot                     | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | 1,621         | \$540                        | \$580                                    |
| <b>Total</b>                         | <b>33,900</b> | <b>33,900</b> | <b>33,900</b> | <b>33,900</b> | <b>33,900</b> | <b>33,900</b> | <b>33,900</b> | <b>33,900</b> | <b>34,400</b> | <b>34,400</b> | <b>34,400</b> | <b>34,400</b> | <b>34,400</b> | <b>49,711</b> | <b>49,711</b> |                              |  |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 2.4284 | 2.4519 | 2.4683 | 2.4471 | 2.4373 | 2.4265 | 2.4090 | 2.3956 | 2.4249 | 2.4088 | 2.3861 | 2.3427 | 2.3221 | 3.3136 | 3.1720 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 2.5223    |
| Quality Standard  | \$349     |
| Service Standard  | \$880     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$880       |
| Eligible Amount                 | \$6,705,988 |



**Township of Clearview  
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

| Description             | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      | 2024 Value (\$/Vehicle) |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| Dump Trucks             | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | 10        | \$412,000               |
| Pick Ups                | 16        | 16        | 7         | 7         | 7         | 7         | 7         | 7         | 7         | 7         | 9         | 9         | 9         | 9         | 9         | \$82,400                |
| Graders                 | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | \$566,500               |
| Loaders                 | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$206,000               |
| Backhoes                | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | \$175,100               |
| Shoulder Mowers         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | \$42,200                |
| Pick Ups                | -         | -         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 4         | \$82,400                |
| Service Truck           | -         | -         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$128,800               |
| Kubota Utility Tractor  | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$103,000               |
| Kubota Sidewalk Tractor | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | \$51,500                |
| McLean Unity Tractor    | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$206,000               |
| Trailer                 | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | -         | -         | \$15,500                |
| Float Trailer           | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | \$92,700                |
| Utility Trailer         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$15,500                |
| Vac Trailer             | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$118,500               |
| Gradall                 | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$515,000               |
| <b>Total</b>            | <b>45</b> | <b>45</b> | <b>41</b> | <b>41</b> | <b>41</b> | <b>41</b> | <b>41</b> | <b>41</b> | <b>41</b> | <b>41</b> | <b>43</b> | <b>43</b> | <b>43</b> | <b>42</b> | <b>42</b> |                         |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0032 | 0.0033 | 0.0030 | 0.0030 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0029 | 0.0030 | 0.0029 | 0.0029 | 0.0028 | 0.0027 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0029    |
| Quality Standard  | \$215,393 |
| Service Standard  | \$625     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$625       |
| Eligible Amount                 | \$4,761,006 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Fire Protection Services - Facilities  
Unit Measure: sq.ft. of building area

| Description  | 2009          | 2010          | 2011          | 2012          | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | 2023          | 2024 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------------|--|
| Station #1 - Stayner (Old Station)   | 5,079         | 5,079         | 5,079         | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | \$540                        | \$630                                    |
| Station #1 - Stayner - Clearview Simcoe Joint Emergency Facility (Township Fire Portion) | -             | -             | -             | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | 8,835         | \$540                        | \$630                                    |
| Station #3 - New Lowell  | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | 2,500         | \$540                        | \$630                                    |
| Station #4 - Creemore  | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | 4,500         | \$540                        | \$630                                    |
| Station #5 - Singhampton   | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | \$540                        | \$630                                    |
| Station #6 - Nottawa   | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | 1,655         | \$540                        | \$630                                    |
| <b>Total</b>   | <b>15,389</b> | <b>15,389</b> | <b>15,389</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> | <b>19,145</b> |                              |  |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 1.1024 | 1.1130 | 1.1205 | 1.3820 | 1.3764 | 1.3703 | 1.3605 | 1.3529 | 1.3496 | 1.3406 | 1.3279 | 1.3038 | 1.2924 | 1.2762 | 1.2216 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 1.2860    |
| Quality Standard  | \$630     |
| Service Standard  | \$810     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$810       |
| Eligible Amount                 | \$6,175,268 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment  
Unit Measure: No. of vehicles

| Description                        | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      | 2024 Value (\$/Vehicle) |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| Support/Rescue Vans                | 4         | 4         | 4         | 4         | 2         | 1         | 1         | 1         | 1         | 1         | 1         | -         | -         | -         | -         | \$587,000               |
| Pickups                            | 2         | 2         | 2         | 2         | 2         | 2         | 3         | 3         | 3         | 3         | 3         | 3         | 3         | 4         | 4         | \$82,000                |
| Ford F250                          | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | \$84,000                |
| Used Thibault International Pumper | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | \$63,000                |
| ATV/RTV                            | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$45,000                |
| Trailer                            | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$6,200                 |
| Pumper                             | 6         | 5         | 5         | 5         | 6         | 6         | 6         | 7         | 7         | 6         | 6         | 6         | 6         | 5         | 5         | \$628,000               |
| Pumper Tanker                      | 1         | 2         | 2         | 2         | 2         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$855,000               |
| Freightliner Tanker                | 2         | 2         | 2         | 2         | -         | 2         | 2         | 2         | 2         | 3         | 3         | 3         | 3         | 3         | 3         | \$550,000               |
| Superior GMC                       | 1         | 1         | 1         | 1         | 1         | 1         | 1         | -         | -         | -         | -         | -         | -         | -         | -         | \$599,000               |
| Pierce Pumper Tanker               | -         | -         | -         | -         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$925,000               |
| Freightliner Rescue                | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | \$563,000               |
| <b>Total</b>                       | <b>18</b> | <b>18</b> | <b>18</b> | <b>18</b> | <b>16</b> | <b>16</b> | <b>17</b> | <b>17</b> | <b>17</b> | <b>17</b> | <b>17</b> | <b>18</b> | <b>18</b> | <b>18</b> | <b>18</b> |                         |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0013 | 0.0013 | 0.0013 | 0.0013 | 0.0012 | 0.0011 | 0.0012 | 0.0012 | 0.0012 | 0.0012 | 0.0012 | 0.0012 | 0.0012 | 0.0012 | 0.0011 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0012    |
| Quality Standard  | \$485,983 |
| Service Standard  | \$583     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$583       |
| Eligible Amount                 | \$4,444,998 |





**Township of Clearview  
Service Standard Calculation Sheet**

Service: Fire Protection Services - Small Equipment and Gear  
Unit Measure: No. of equipment and gear

| Description                        | 2009       | 2010       | 2011       | 2012       | 2013       | 2014       | 2015       | 2016       | 2017       | 2018       | 2019       | 2020       | 2021       | 2022       | 2023       | 2024 Value (\$/item) |
|------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------------------|
| TNT Auto Extrication Tools         | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | \$86,600             |
| Self-Contained Breathing Apparatus | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | 38         | \$14,400             |
| Bunker Gear & P.P.E.               | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | 107        | \$4,100              |
| Defibrillators (medical equip)     | 5          | 5          | 5          | 5          | 5          | 10         | 10         | 10         | 10         | 10         | 10         | 10         | 10         | 10         | 10         | \$6,200              |
| Defibrillators (training units)    | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | \$5,200              |
| Thermal Imaging Cameras            | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 4          | 5          | \$17,500             |
| Rapid Intervention Equipment       | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | 2          | \$9,300              |
| Gas Detection Devices              | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | 6          | \$2,100              |
| Portable Pumps                     | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | 7          | \$7,200              |
| Casscade and Compressor System     | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | \$52,500             |
| Portable Radios                    | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | 43         | \$2,100              |
| Pagers                             | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | 125        | \$1,000              |
| Spare Air Cylinders                | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | \$3,100              |
| Water/Ice Rescue Equipment         | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | 1          | \$9,300              |
| <b>Total</b>                       | <b>467</b> | <b>467</b> | <b>467</b> | <b>467</b> | <b>467</b> | <b>472</b> | <b>472</b> | <b>472</b> | <b>472</b> | <b>472</b> | <b>472</b> | <b>472</b> | <b>472</b> | <b>473</b> | <b>473</b> |                      |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0335 | 0.0338 | 0.0340 | 0.0337 | 0.0336 | 0.0338 | 0.0335 | 0.0334 | 0.0333 | 0.0331 | 0.0327 | 0.0321 | 0.0319 | 0.0315 | 0.0302 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0329    |
| Quality Standard  | \$5,043   |
| Service Standard  | \$166     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$166       |
| Eligible Amount                 | \$1,264,718 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Policing Services - Facilities  
Unit Measure: sq.ft. of building area

| Description   | 2009         | 2010         | 2011         | 2012         | 2013         | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------------------|--|
| Community Policing Office in Stayner                | 140          | 140          | 140          | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | \$478                        | \$559                                    |
| OPP Detachment Office in Wasaga Beach               | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | 973          | \$309                        | \$364                                    |
| Stayner - Clearview Simcoe Joint Emergency Facility | -            | -            | -            | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | 2,846        | \$418                        | \$489                                    |
| <b>Total</b>  | <b>1,113</b> | <b>1,113</b> | <b>1,113</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> | <b>3,819</b> |                              |  |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0797 | 0.0805 | 0.0810 | 0.2757 | 0.2746 | 0.2734 | 0.2714 | 0.2699 | 0.2692 | 0.2674 | 0.2649 | 0.2601 | 0.2578 | 0.2546 | 0.2437 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.2283    |
| Quality Standard  | 452       |
| Service Standard  | \$103     |

| D.C. Amount (before deductions) | 10 Year   |
|---------------------------------|-----------|
| Forecast Population             | 7,622     |
| \$ per Capita                   | \$103     |
| Eligible Amount                 | \$786,895 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Policing Services - Small Equipment and Gear  
Unit Measure: No. of equipment and gear

| Description              | 2009         | 2010         | 2011         | 2012         | 2013         | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024 Value (\$/item) |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|
| <b>Uniform Members</b>   |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                      |
| Inspector, 0.25 FTE      | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | \$6,100              |
| Staff Sergeant, 0.25 FTE | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | 0.25         | \$6,100              |
| Sergeant, 1.00 FTE       | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | 1.00         | \$6,100              |
| Constables               | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | 14.16        | \$6,100              |
| <b>Total</b>             | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> | <b>15.66</b> |                      |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0010 | 0.0010 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0011    |
| Quality Standard  | \$6,082   |
| Service Standard  | \$7       |

| D.C. Amount (before deductions) | 10 Year  |
|---------------------------------|----------|
| Forecast Population             | 7,622    |
| \$ per Capita                   | \$7      |
| Eligible Amount                 | \$50,991 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

| Description                 | 2009         | 2010         | 2011         | 2012         | 2013         | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020         | 2021         | 2022         | 2023         | 2024 Value (\$/Acre) |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|
| Nottawa Ball Park           | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | 14.6         | \$57,800             |
| Nottawa Mckean Park         | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | 2.7          | \$57,800             |
| Stayner Station Park        | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | \$82,300             |
| Stayner Lawnbowling         | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | 0.4          | \$57,800             |
| Stayner Ives Park           | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | 4.6          | \$82,300             |
| Stayner Centennial Park     | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | 7.0          | \$33,200             |
| Stayner Legion Park         | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | 2.2          | \$57,800             |
| Stayner Arena Park          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | 1.7          | \$33,200             |
| Creemore Gowan Park         | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | 5.4          | \$82,300             |
| Creemore Jardine Park       | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | 0.7          | \$57,800             |
| New Lowell Park             | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | 30.4         | \$82,300             |
| Carruthers Memorial         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | 47.7         | \$33,200             |
| Creemore Mad River Park     | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | 0.5          | \$33,200             |
| Dunedin Park                | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | 3.6          | \$33,200             |
| Dunroon Hall Park           | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | 4.7          | \$33,200             |
| Creemore Cenotaph Park      | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | \$33,200             |
| Creemore Horticultural Park | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | 0.2          | \$33,200             |
| Village Green Park          | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | 0.7          | 0.7          | 0.7          | \$2,914,900          |
| <b>Total</b>                | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.0</b> | <b>127.7</b> | <b>127.7</b> | <b>127.7</b> |                      |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0091 | 0.0092 | 0.0092 | 0.0092 | 0.0091 | 0.0091 | 0.0090 | 0.0090 | 0.0090 | 0.0089 | 0.0088 | 0.0086 | 0.0086 | 0.0085 | 0.0081 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0089    |
| Quality Standard  | \$55,979  |
| Service Standard  | \$498     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$498       |
| Eligible Amount                 | \$3,797,357 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

| Description                    | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 Value (\$/item) |
|--------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|----------------------|
| Slo-pitch Diamonds (lit)       | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | \$519,600            |
| Recreation Diamonds (unlit)    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$173,600            |
| Hardball Diamonds              | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | \$277,200            |
| Stayner Lawnbowling Courts (4) | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$109,300            |
| Stayner Outdoor Pool           | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$2,165,400          |
| Soccer Pitches                 | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | 6    | \$101,100            |
| Skateboard Park (stayner)      | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$144,400            |
| Skateboard Park (Creemore)     | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$202,100            |
| Skateboard Park (New Lowell)   | -    | -    | -    | -    | -    | -    | -    | -    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$144,400            |
| Basketball Court               | -    | -    | -    | -    | -    | -    | -    | -    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$144,400            |
| Tennis Courts Stayner (lit)    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$288,700            |
| Tennis Courts Creemore         | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$155,900            |
| Tennis Courts New Lowell       | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 3    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$155,900            |
| Playground Equipment           | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | \$86,600             |
| Walking Bridges                | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | \$52,000             |
| Bleachers                      | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | 8    | \$34,800             |
| Picnic Tables                  | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 30   | 40   | 40   | \$210                |
| Creemore Fountain Sculpture    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$288,700            |
| New Lowell Picnic Pavilion     | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$144,400            |
| Stayner Comfort Station        | 1    | 1    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | \$24,000             |
| Station Park Gazebo            | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$115,500            |
| Nottawa Park Canteen           | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | 1    | \$115,500            |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

| Description                           | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      | 2024 Value (\$/item) |
|---------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------------------|
| Gowan Park Storage Building           | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$57,800             |
| Gowan Park Comfort Station            | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$24,000             |
| Gowan Park Picnic Pavilion Building   | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$455,700            |
| Carruthers Park Picnic Pavilion       | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$144,400            |
| Village Green Stage                   | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | \$618,000            |
| Village Green Splash Pad and Fountain | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | \$824,000            |
| <b>Total</b>                          | <b>80</b> | <b>80</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>79</b> | <b>91</b> | <b>91</b> |                      |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0057 | 0.0058 | 0.0058 | 0.0057 | 0.0057 | 0.0057 | 0.0056 | 0.0056 | 0.0056 | 0.0055 | 0.0055 | 0.0054 | 0.0053 | 0.0061 | 0.0058 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0057    |
| Quality Standard  | \$120,653 |
| Service Standard  | \$688     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$688       |
| Eligible Amount                 | \$5,241,802 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Parkland Trails  
Unit Measure: Linear Metres of Paths and Trails

| Description               | 2009         | 2010          | 2011          | 2012          | 2013          | 2014          | 2015          | 2016          | 2017          | 2018          | 2019          | 2020          | 2021          | 2022          | 2023          | 2024 Value<br>(\$/ Linear<br>Metre) |
|---------------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------------------------|
| Rail Trail                | -            | 13,540        | 13,540        | 13,540        | 13,540        | 13,540        | 13,540        | 13,540        | 13,540        | 13,540        | 13,540        | -             | -             | -             | -             | \$72                                |
| Eco Park                  | -            | -             | -             | -             | -             | -             | -             | 2,700         | 2,700         | 2,700         | 2,700         | 2,700         | 2,700         | 2,700         | 2,700         | \$72                                |
| New Lowell                | 3,320        | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | 3,320         | \$72                                |
| Creemore                  | -            | -             | -             | -             | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | 1,860         | \$72                                |
| Stayner (Warrington Road) | -            | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | 2,810         | 2,810         | 2,810         | 2,810         | \$72                                |
| Stayner (Centennial Park) | -            | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | 962           | 962           | 962           | 962           | \$72                                |
| Mad River Park Trail      | -            | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | -             | 110           | 110           | \$133                               |
| <b>Total</b>              | <b>3,320</b> | <b>16,860</b> | <b>16,860</b> | <b>16,860</b> | <b>18,720</b> | <b>18,720</b> | <b>18,720</b> | <b>21,420</b> | <b>21,420</b> | <b>21,420</b> | <b>21,420</b> | <b>11,652</b> | <b>11,652</b> | <b>11,762</b> | <b>11,762</b> |                                     |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.2378 | 1.2194 | 1.2276 | 1.2171 | 1.3459 | 1.3399 | 1.3303 | 1.5137 | 1.5099 | 1.4999 | 1.4857 | 0.7935 | 0.7866 | 0.7840 | 0.7505 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 1.1361    |
| Quality Standard  | \$72      |
| Service Standard  | \$82      |

| D.C. Amount (before deductions) | 10 Year   |
|---------------------------------|-----------|
| Forecast Population             | 7,622     |
| \$ per Capita                   | \$82      |
| Eligible Amount                 | \$623,937 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Recreation Facilities  
Unit Measure: sq.ft. of building area

| Description                        | 2009           | 2010           | 2011           | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           | 2024 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------------------|--|
| Creemore Arena/Community Hall      | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | 35,822         | \$720                        | \$815                                    |
| Stayner Arena/Community Hall       | 34,080         | 34,080         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | 35,232         | \$720                        | \$806                                    |
| Stayner Curling Club               | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | 11,739         | \$620                        | \$692                                    |
| Creemore Community Hall            | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | 5,000          | \$620                        | \$690                                    |
| Dunedin Community Hall             | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | 1,462          | \$620                        | \$723                                    |
| Avening Community Hall             | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | 2,984          | \$620                        | \$732                                    |
| Nottawa Community Hall             | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | 1,800          | \$620                        | \$716                                    |
| Dunroon Community Hall             | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | 4,000          | \$620                        | \$688                                    |
| Sunnidale Corners Community Centre | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | 1,927          | \$620                        | \$734                                    |
| Brentwood Community Centre         | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | 1,837          | \$620                        | \$768                                    |
| Stayner Lawn bowling               | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | 700            | \$170                        | \$194                                    |
| Sunnidale Corners Depot            | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              | -              | 1,789          | 1,789          | \$550                        | \$613                                    |
| <b>Total</b>                       | <b>101,351</b> | <b>101,351</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>102,503</b> | <b>104,292</b> | <b>104,292</b> |                              |  |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 7.2601 | 7.3305 | 7.4634 | 7.3993 | 7.3695 | 7.3368 | 7.2842 | 7.2435 | 7.2256 | 7.1776 | 7.1099 | 6.9806 | 6.9193 | 6.9519 | 6.6547 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 7.1805    |
| Quality Standard  | \$774     |
| Service Standard  | \$5,560   |

| D.C. Amount (before deductions) | 10 Year      |
|---------------------------------|--------------|
| Forecast Population             | 7,622        |
| \$ per Capita                   | \$5,560      |
| Eligible Amount                 | \$42,376,796 |





**Township of Clearview  
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

| Description             | 2009      | 2010      | 2011      | 2012      | 2013      | 2014      | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      | 2023      | 2024 Value (\$/Vehicle) |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------------|
| Pickup (Stayner)        | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 3         | 3         | 3         | \$82,400                |
| Pickup (Creemore)       | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 2         | 2         | 2         | \$82,400                |
| Trailer                 | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | 1         | 3         | 4         | 4         | \$18,700                |
| Pickup (Events)         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | -         | -         | -         | 1         | 1         | \$82,400                |
| Van (Events)            | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | 1         | \$82,400                |
| Pickup (Beautification) | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | 2         | 2         | \$82,400                |
| Mowers                  | 4         | 4         | 4         | 4         | 4         | 4         | 4         | 5         | 5         | 5         | 5         | 5         | 6         | 7         | 7         | \$21,600                |
| Ice resurfacers         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | \$173,200               |
| Ice Edgers              | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | 2         | \$5,800                 |
| Tractor                 | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | 1         | \$43,300                |
| SUV Director            | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | \$50,600                |
| Watering Trailer        | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | 1         | 1         | 1         | 1         | \$36,100                |
| <b>Total</b>            | <b>11</b> | <b>11</b> | <b>11</b> | <b>11</b> | <b>11</b> | <b>11</b> | <b>12</b> | <b>15</b> | <b>15</b> | <b>16</b> | <b>16</b> | <b>17</b> | <b>23</b> | <b>27</b> | <b>27</b> |                         |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.0008 | 0.0008 | 0.0008 | 0.0008 | 0.0008 | 0.0008 | 0.0009 | 0.0011 | 0.0011 | 0.0011 | 0.0011 | 0.0012 | 0.0016 | 0.0018 | 0.0017 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.0011    |
| Quality Standard  | \$57,218  |
| Service Standard  | \$63      |

| D.C. Amount (before deductions) | 10 Year   |
|---------------------------------|-----------|
| Forecast Population             | 7,622     |
| \$ per Capita                   | \$63      |
| Eligible Amount                 | \$479,729 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Library Services - Facilities  
Unit Measure: sq.ft. of building area

| Description                           | 2009         | 2010         | 2011         | 2012         | 2013         | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020          | 2021          | 2022          | 2023          | 2024 Bld'g Value (\$/sq.ft.) | Value/sq.ft. with land, site works, etc. |
|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|------------------------------|--|
| Old Stayner Branch - 201 Huron Street | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | 2,411        | -             | -             | -             | -             | \$620                        | \$755                                    |
| Stayner Branch - 269 Regina Street    | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | 6,497         | 6,497         | 6,497         | 6,497         | \$930                        | \$1,130                                  |
| Creemore Branch                       | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669        | 2,669         | 2,669         | 2,669         | 2,669         | \$820                        | \$997                                    |
| Sunnidale Branch - New Lowell         | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529        | 2,529         | 2,529         | 2,529         | 2,529         | \$820                        | \$997                                    |
| <b>Total</b>                          | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>7,609</b> | <b>11,695</b> | <b>11,695</b> | <b>11,695</b> | <b>11,695</b> |                              |  |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 0.5451 | 0.5503 | 0.5540 | 0.5493 | 0.5471 | 0.5446 | 0.5407 | 0.5377 | 0.5364 | 0.5328 | 0.5278 | 0.7964 | 0.7895 | 0.7796 | 0.7462 |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 0.6052    |
| Quality Standard  | \$972     |
| Service Standard  | \$588     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$588       |
| Eligible Amount                 | \$4,483,108 |



**Township of Clearview  
Service Standard Calculation Sheet**

Service: Library Services - Collection Materials  
Unit Measure: No. of library collection items

| Description          | 2009          | 2010          | 2011           | 2012           | 2013           | 2014           | 2015           | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           | 2023           | 2024 Value (\$/item) |
|----------------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
| Collection Materials | 63,975        | 64,805        | 65,161         | 66,215         | 65,566         | 65,990         | 67,814         | 69,897         | 70,135         | 70,836         | 70,836         | 71,028         | 71,028         | 71,028         | 71,028         | \$40                 |
| Electronic Resources | 12,290        | 22,996        | 52,484         | 56,112         | 57,544         | 66,287         | 65,597         | 67,192         | 66,984         | 67,318         | 67,318         | 67,318         | 67,318         | 67,318         | 67,318         | \$170                |
| <b>Total</b>         | <b>76,265</b> | <b>87,801</b> | <b>117,645</b> | <b>122,327</b> | <b>123,110</b> | <b>132,277</b> | <b>133,411</b> | <b>137,089</b> | <b>137,119</b> | <b>138,154</b> | <b>138,154</b> | <b>138,346</b> | <b>138,346</b> | <b>138,346</b> | <b>138,346</b> |                      |

|                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population          | 13,960 | 13,826 | 13,734 | 13,853 | 13,909 | 13,971 | 14,072 | 14,151 | 14,186 | 14,281 | 14,417 | 14,684 | 14,814 | 15,002 | 15,672 |
| Per Capita Standard | 5.46   | 6.35   | 8.57   | 8.83   | 8.85   | 9.47   | 9.48   | 9.69   | 9.67   | 9.67   | 9.58   | 9.42   | 9.34   | 9.22   | 8.83   |

| 15 Year Average   | 2009-2023 |
|-------------------|-----------|
| Quantity Standard | 8.8286    |
| Quality Standard  | \$100     |
| Service Standard  | \$879     |

| D.C. Amount (before deductions) | 10 Year     |
|---------------------------------|-------------|
| Forecast Population             | 7,622       |
| \$ per Capita                   | \$879       |
| Eligible Amount                 | \$6,702,863 |



# Appendix C

## Long-Term Capital and Operating Cost Examination



# Appendix C: Long-Term Capital and Operating Cost Examination

## Township of Clearview

### Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2021 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Table C-1  
Township of Clearview  
Lifecycle Cost Factors and Average Useful Lives

| Asset                               | Lifecycle Cost Factors |             |
|-------------------------------------|------------------------|-------------|
|                                     | Average Useful Life    | Factor      |
| Water and Wastewater Infrastructure | 80                     | 0.005160705 |
| Facilities                          | 50                     | 0.01182321  |
| Services Related to a Highway       | 50                     | 0.01182321  |
| Parkland Development                | 40                     | 0.016555748 |
| Vehicles                            | 15                     | 0.057825472 |
| Small Equipment & Gear              | 10                     | 0.091326528 |
| Library Materials                   | 10                     | 0.091326528 |

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



**Table C-2**  
**Township of Clearview**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

| SERVICE/CLASS OF SERVICE  | GROSS COST LESS<br>BENEFIT TO<br>EXISTING | ANNUAL LIFECYCLE<br>EXPENDITURES | ANNUAL<br>OPERATING<br>EXPENDITURES | TOTAL ANNUAL<br>EXPENDITURES |
|---|---|----------------------------------|-------------------------------------|------------------------------|
| <u>Stayner</u>  |   |                                  |                                     |                              |
| <b>1. Water Services</b>  |   |                                  |                                     |                              |
| 1.1 Water Supply - Stayner  | 71,536,216                                | 3,732,650                        | 944,077                             | 4,676,727                    |
| 1.2 Water Distribution - Stayner  | 15,379,810                                | 859,215                          | 202,970                             | 1,062,185                    |
| <b>2. Wastewater Services</b>   |   |                                  |                                     |                              |
| 2.1 Wastewater Facilities - Stayner   | 41,255,173                                | 2,191,594                        | 664,616                             | 2,856,210                    |
| 2.2 Wastewater Collection - Stayner   | 8,387,037                                 | 379,482                          | 135,114                             | 514,596                      |
| <u>Creemore</u>   |   |                                  |                                     |                              |
| <b>3. Stormwater Drainage and Control Services</b>                                      |   |                                  |                                     |                              |
| 3.1 Channels, drainage and ponds  | 5,008,700                                 | 275,049                          | -                                   | 275,049                      |
| <b>4. Water Services</b>  |   |                                  |                                     |                              |
| 4.1 Water Supply - Creemore   | 12,378,828                                | 663,649                          | 46,196                              | 709,845                      |
| 4.2 Water Distribution - Creemore   | 2,556,240                                 | 137,381                          | 9,539                               | 146,920                      |
| <b>5. Wastewater Services</b>   |   |                                  |                                     |                              |
| 5.1 Wastewater Facilities - Creemore  | 37,999,681                                | 2,112,588                        | 173,106                             | 2,285,694                    |
| 5.2 Wastewater - Sewers - Creemore  | 10,040,500                                | 551,370                          | 45,739                              | 597,109                      |
| <u>New Lowell</u>   |   |                                  |                                     |                              |
| <b>6. Water Services</b>  |   |                                  |                                     |                              |
| 6.1 Water Supply - New Lowell   | 9,578,681                                 | 557,999                          | 33,258                              | 591,257                      |
| <b>7. Services Related to a Highway</b>   |   |                                  |                                     |                              |
| 7.1 Roads and Related   | 114,897,325                               | 6,055,184                        | 6,524,070                           | 12,579,254                   |
| <b>8. Fire Protection Services</b>  |   |                                  |                                     |                              |
| 8.1 Fire facilities, vehicles & equipment   | 5,522,624                                 | 146,179                          | 1,043,393                           | 1,189,572                    |
| <b>9. Policing Services</b>   |   |                                  |                                     |                              |
| 9.1 Facilities, vehicles and equipment, small equipment and gear                        | 468,717                                   | 4,161                            | 1,137,267                           | 1,141,428                    |
| <b>10. Public Works</b>   |   |                                  |                                     |                              |
| 10.1 Public Works (Facilities and Fleet)  | 4,017,136                                 | 408,106                          | 1,241,383                           | 1,649,489                    |
| <b>11. Parks and Recreation Services</b>  |   |                                  |                                     |                              |
| 11.1 Park development, amenities, trails, vehicles, equipment and recreation facilities | 57,803,321                                | 3,199,398                        | 1,278,746                           | 4,478,144                    |
| <b>12. Library Services</b>   |   |                                  |                                     |                              |
| 12.1 Library facilities, materials and vehicles   | 6,287,346                                 | 314,335                          | 488,456                             | 802,791                      |
| <b>Total</b>  | <b>403,117,336</b>                        | <b>21,588,340</b>                | <b>13,967,929</b>                   | <b>35,556,269</b>            |



# Appendix D

## D.C. Reserve Fund Policy





# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;



- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
  - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
  - if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35(3) of the D.C.A.:

*35(3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.*

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

- a) Include a schedule as part of the annual treasurer's statement; or
- b) Incorporate the information into the annual budgeting process.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

## **D.2 D.C. Reserve Fund Application**

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



**Figure D-1**  
**Township of Clearview**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**

| Description  | Services to which the Development Charge Relates |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                | Total    |                             |          |
|--|--|-------------------------------------|--------------------------|-------------------|-------------------------------|------------------|--------------------------|-------------------------------|---------------------------|--------------------------------|--------------------------------|----------|-----------------------------|----------|
|  | Services Related to a Highway                    | Public Works (Facilities and Fleet) | Fire Protection Services | Policing Services | Parks and Recreation Services | Library Services | Water Services - Stayner | Wastewater Services - Stayner | Water Services - Creemore | Wastewater Services - Creemore | Stormwater Services - Creemore |          | Water Services - New Lowell |          |
| <b>Opening Balance, January 1, _____</b>   |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | <b>0</b> |
| <b>Plus:</b>   |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             |          |
| Development Charge Collections   |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | 0        |
| Accrued Interest   |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | 0        |
| Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>              |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | 0        |
| <b>Sub-Total</b>   | <b>0</b>   | <b>0</b>                            | <b>0</b>                 | <b>0</b>          | <b>0</b>                      | <b>0</b>         | <b>0</b>                 | <b>0</b>                      | <b>0</b>                  | <b>0</b>                       | <b>0</b>                       | <b>0</b> | <b>0</b>                    | <b>0</b> |
| <b>Less:</b>   |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             |          |
| Amount Transferred to Capital (or Other) Funds <sup>2</sup>                              |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | 0        |
| Amounts Refunded   |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | 0        |
| Amounts Loaned to Other D.C. Service Category for Interim Financing Credits <sup>3</sup> |  |                                     |                          |                   |                               |                  |                          |                               |                           |                                |                                |          |                             | 0        |
| <b>Sub-Total</b>   | <b>0</b>   | <b>0</b>                            | <b>0</b>                 | <b>0</b>          | <b>0</b>                      | <b>0</b>         | <b>0</b>                 | <b>0</b>                      | <b>0</b>                  | <b>0</b>                       | <b>0</b>                       | <b>0</b> | <b>0</b>                    | <b>0</b> |
| <b>Closing Balance, December 31, _____</b>   | <b>0</b>   | <b>0</b>                            | <b>0</b>                 | <b>0</b>          | <b>0</b>                      | <b>0</b>         | <b>0</b>                 | <b>0</b>                      | <b>0</b>                  | <b>0</b>                       | <b>0</b>                       | <b>0</b> | <b>0</b>                    | <b>0</b> |

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Figure D-2a  
 Township of Clearview  
 Attachment 1  
 Annual Treasurer's Statement of Development Charge Reserve Funds  
 Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

| Capital Fund Transactions                       | Gross Capital Cost | D.C. Recoverable Cost Share |                     |                                       |  |                                       | Non-D.C. Recoverable Cost Share  |  |   |                |                                       |
|---|--------------------|-----------------------------|---------------------|---------------------------------------|--|---------------------------------------|----------------------------------|--|---|----------------|---------------------------------------|
|   |                    | D.C. Forecast Period        |                     |                                       | Post D.C. Forecast Period                      |                                       |                                  |  |   |                |                                       |
|   |                    | D.C. Reserve Fund Draw      | D.C. Debt Financing | Grants, Subsidies Other Contributions | Post-Period Benefit/Capacity Interim Financing | Grants, Subsidies Other Contributions | Other Reserve/Reserve Fund Draws | Tax Supported Operating Fund Contributions | Rate Supported Operating Fund Contributions | Debt Financing | Grants, Subsidies Other Contributions |
| <b>Services Related to a Highway</b>            |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost A                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost B                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost C                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| <b>Sub-Total - Services Related to Highways</b> | <b>\$0</b>         | <b>\$0</b>                  | <b>\$0</b>          | <b>\$0</b>                            | <b>\$0</b>                                     | <b>\$0</b>                            | <b>\$0</b>                       | <b>\$0</b>                                 | <b>\$0</b>                                  | <b>\$0</b>     | <b>\$0</b>                            |
| <b>Water Services</b>                           |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost D                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost E                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost F                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| <b>Sub-Total - Water</b>                        | <b>\$0</b>         | <b>\$0</b>                  | <b>\$0</b>          | <b>\$0</b>                            | <b>\$0</b>                                     | <b>\$0</b>                            | <b>\$0</b>                       | <b>\$0</b>                                 | <b>\$0</b>                                  | <b>\$0</b>     | <b>\$0</b>                            |
| <b>Wastewater Services</b>                      |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost G                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost H                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| Capital Cost I                                  |                    |                             |                     |                                       |  |                                       |                                  |  |   |                |                                       |
| <b>Sub-Total - Wastewater</b>                   | <b>\$0</b>         | <b>\$0</b>                  | <b>\$0</b>          | <b>\$0</b>                            | <b>\$0</b>                                     | <b>\$0</b>                            | <b>\$0</b>                       | <b>\$0</b>                                 | <b>\$0</b>                                  | <b>\$0</b>     | <b>\$0</b>                            |



Figure D-2b  
 Township of Clearview  
 Attachment 1  
 Annual Treasurer's Statement of Development Charge Reserve Funds  
 Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

| Operating Fund Transactions                      | Annual Debt Repayment Amount | D.C. Reserve Fund Draw |            | Post D.C. Forecast Period |            |        | Non-D.C. Recoverable Cost Share |            |        |
|--|------------------------------|------------------------|------------|---------------------------|------------|--------|---------------------------------|------------|--------|
|  |                              | Principal              | Interest   | Principal                 | Interest   | Source | Principal                       | Interest   | Source |
| <u>Services Related to a Highway</u>             |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost J                                   |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost K                                   |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost L                                   |                              |                        |            |                           |            |        |                                 |            |        |
| <b>Sub-Total - Services Related to a Highway</b> | <b>\$0</b>                   | <b>\$0</b>             | <b>\$0</b> | <b>\$0</b>                | <b>\$0</b> |        | <b>\$0</b>                      | <b>\$0</b> |        |
| <u>Water Services</u>                            |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost M                                   |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost N                                   |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost O                                   |                              |                        |            |                           |            |        |                                 |            |        |
| <b>Sub-Total - Water</b>                         | <b>\$0</b>                   | <b>\$0</b>             | <b>\$0</b> | <b>\$0</b>                | <b>\$0</b> |        | <b>\$0</b>                      | <b>\$0</b> |        |
| <u>Wastewater Services</u>                       |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost P                                   |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost Q                                   |                              |                        |            |                           |            |        |                                 |            |        |
| Capital Cost R                                   |                              |                        |            |                           |            |        |                                 |            |        |
| <b>Sub-Total - Wastewater</b>                    | <b>\$0</b>                   | <b>\$0</b>             | <b>\$0</b> | <b>\$0</b>                | <b>\$0</b> |        | <b>\$0</b>                      | <b>\$0</b> |        |



Figure D-3  
Township of Clearview  
Attachment 2  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Statement of Credit Holder Transactions

| Credit Holder   | Applicable D.C.<br>Reserve Fund | Credit Balance<br>Outstanding<br>Beginning of<br>Year _____ | Additional<br>Credits<br>Granted During<br>Year | Credits Used<br>by Holder<br>During Year | Credit Balance<br>Outstanding<br>End of Year<br>_____ |
|-----------------|---------------------------------|---|---|--|---|
| Credit Holder A |                                 |   |   |  |   |
| Credit Holder B |                                 |   |   |  |   |
| Credit Holder C |                                 |   |   |  |   |
| Credit Holder D |                                 |   |   |  |   |
| Credit Holder E |                                 |   |   |  |   |
| Credit Holder F |                                 |   |   |  |   |



**Figure D-4**  
**Township of Clearview**  
**Attachment 3**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**  
**Statement of Reserve Fund Balance Allocations**

|   |       |
|---|-------|
| <b>Service:</b>                                       | Water |
| <b>Balance in Reserve Fund at Beginning of Year:</b>  |       |
| <b>60% of Balance to be Allocated (at a minimum):</b> |       |

**Projects to Which Funds Will be Allocated**

| Project Description | Project Number | Total Growth-related Capital Cost Remaining to be Funded | Share of Growth-related Cost Allocated to Date | Share of Growth-related Cost Allocated - Current Year |
|---------------------|----------------|--|--|---|
|                     |                |  |  |   |
|                     |                |  |  |   |
|                     |                |  |  |   |
|                     |                |  |  |   |
| <b>Total</b>        |                | \$0  | \$0  | \$0   |

|   |            |
|---|------------|
| <b>Service:</b>                                       | Wastewater |
| <b>Balance in Reserve Fund at Beginning of Year:</b>  |            |
| <b>60% of Balance to be Allocated (at a minimum):</b> |            |

**Projects to Which Funds Will be Allocated**

| Project Description | Project Number | Total Growth-related Capital Cost Remaining to be Funded | Share of Growth-related Cost Allocated to Date | Share of Growth-related Cost Allocated - Current Year |
|---------------------|----------------|--|--|---|
|                     |                |  |  |   |
|                     |                |  |  |   |
|                     |                |  |  |   |
|                     |                |  |  |   |
| <b>Total</b>        |                | \$0  | \$0  | \$0   |

|   |                               |
|---|-------------------------------|
| <b>Service:</b>                                       | Services Related to a Highway |
| <b>Balance in Reserve Fund at Beginning of Year:</b>  |                               |
| <b>60% of Balance to be Allocated (at a minimum):</b> |                               |

**Projects to Which Funds Will be Allocated**

| Project Description | Project Number | Total Growth-related Capital Cost Remaining to be Funded | Share of Growth-related Cost Allocated to Date | Share of Growth-related Cost Allocated - Current Year |
|---------------------|----------------|--|--|---|
|                     |                |  |  |   |
|                     |                |  |  |   |
|                     |                |  |  |   |
|                     |                |  |  |   |
| <b>Total</b>        |                | \$0  | \$0  | \$0   |





# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

## Clearview Township

### General Policy Guidelines on Development Charge and Local Service Funding for Road-Related, Stormwater Management, Water and Sanitary Sewer Works

#### Introduction

The D.C.A. states that “a development charge by-law may not impose development charges with respect to local services ...”, that is, “... local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act ...” and “... local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act ...”

#### 1. Collector Roads

- 1.1. Collector roads Internal to development - direct developer responsibility under s.59 of the D.C.A. (as a local service); exclude from net D.C. calculation
- 1.2. Roads (collector and arterial) external to development - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances)
- 1.3. Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Township or rail corridors - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

#### 2. Traffic Signals

- 2.1. Traffic signalization external to development – include in D.C. calculation to the extent that they are Township responsibility and permitted under s.5(1) of the D.C.A.

#### 3. Intersection Improvements



- 3.1. New roads (collector and arterial) and road (collector and arterial) improvements – include as part of road costing noted in item 1, to limits of R.O.W.
- 3.2. Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - direct developer responsibility under s.59 of D.C.A. (as a local service); exclude from net D.C. calculation.
- 3.3. Intersections with county roads and provincial highways (Highway 26) – include in D.C. calculation to the extent that they are Township responsibility.
- 3.4. Intersection improvements on other roads due to development growth increasing traffic – include in D.C. calculation to the extent that they are Township responsibility.

#### **4. Streetlights**

- 4.1. Streetlights on external roads – include in municipal D.C. (linked to collector road funding source in item 1).
- 4.2. Streetlights within specific developments – direct developer responsibility under s.59 of D.C.A. (as a local service); exclude from net D.C. calculation.

#### **5. Sidewalks**

- 5.1. Sidewalks on county roads and provincial highways (Highway 26) – include in municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 5.2. Sidewalks on municipal roads - linked to collector road funding source in item 1.
- 5.3. Other sidewalks external to development (which are a local service within the area to which the plan relates) - direct developer responsibility as a local service provision (under s.59 of D.C.A.).



- 5.4. Sidewalks internal to development – direct developer responsibility under s.59 of the D.C.A. (as a local service); exclude from net D.C. calculation.

## **6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways**

- 6.1. Bike routes and bike lanes, within road allowance, external to development – include in D.C. road costs (county and local municipal), consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.2. Bike paths/multi-use trails/naturalized walkways external to development – include in municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.3. Bike lanes, within road allowance, internal to development – direct developer responsibility under s.59 of the D.C.A. (as a local service); exclude from net D.C. calculation.
- 6.4. Bike paths/multi-use trails/naturalized walkways internal to development – direct developer responsibility under s.59 of the D.C.A. (as a local service); exclude from net D.C. calculation.
- 6.5. Trail Bridges/Underpasses and associated works external to development – include in municipal D.C. consistent with the service standard provisions of the D.C.A., s.5(1).

## **7. Noise Abatement Measures**

- 7.1. Internal to Development - direct developer responsibility though local service provisions (s.59 of D.C.A.); exclude from net D.C. calculation.

## **8. Local Streets**

- 8.1. Residential streets internal to development – direct developer responsibility under s.59 of the D.C.A. (as a local service); exclude from net D.C. calculation.
- 8.2. Residential streets external and adjacent to development – direct developer responsibility under s.59 of the D.C.A. (as a local service); exclude from net D.C. calculation.



## **9. Land Acquisition for Road Allowances**

- 9.1. Land Acquisition for arterial roads – dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in county or local municipal D.C. (to the extent eligible).
- 9.2. Land Acquisition for collector roads – dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in local municipal D.C. (to the extent eligible).
- 9.3. Land Acquisition for grade separations (beyond normal dedication requirements) – include in municipal D.C. to the extent eligible.
- 9.4. Land Acquisition for local streets – dedication under the Planning Act subdivision provisions (s.51).

## **10. Land Easements**

- 10.1. Easement costs external to subdivisions shall be included in D.C. calculation (dependent upon local circumstances).

## **11. Storm Water Management**

- 11.1. Quality and Quantity Works - direct developer responsibility through local service provisions (s. 59 of D.C.A.); exclude from net D.C. calculation.
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to reasonable efforts clauses by local municipality.
- 11.3. Drainage infrastructure external to development may be included in the D.C. calculation to the extent that the infrastructure is Township responsibility and as permitted under s.5(1) of the D.C.A.



## **12. Water**

- 12.1. Watermains up to and including 200 mm diameter, internal to a subdivision, abutting a subdivision or directly connecting to an external trunk main shall be the direct responsibility of the developer (dependent upon local circumstances; may be subject to reasonable efforts clauses by the municipality). Marginal costs of waterworks within the subdivision included in D.C. above 200 mm nominal diameter (dependent upon local circumstances).
- 12.2. Marginal costs for watermains over 200 mm diameter shall be included in the D.C. (dependent upon local circumstances). Watermains over 200 mm diameter that are required for a single development shall be the direct responsibility of the developer.
- 12.3. Connections to trunk mains and booster pump stations to service specific developments shall be the direct responsibility of the developer.

## **13. Sanitary Sewer**

- 13.1. Sewers up to and including 375 mm diameter, internal to a subdivision, abutting a subdivision or directly connecting to an external trunk main shall be the direct responsibility of the developer (dependent upon local circumstances; may be subject to reasonable efforts clauses by the municipality).
- 13.2. Marginal costs for sewers over 375 mm diameter or greater than 5 metres in depth serving multiple developments shall be included in the D.C. (dependent upon local circumstances). Sewers over 375 mm diameter that are required for a single development shall be the direct responsibility of the developer.
- 13.3. Connections to trunk mains and sewage pump stations to service specific developments shall be the direct responsibility of the developer.



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

“The asset management plan shall,

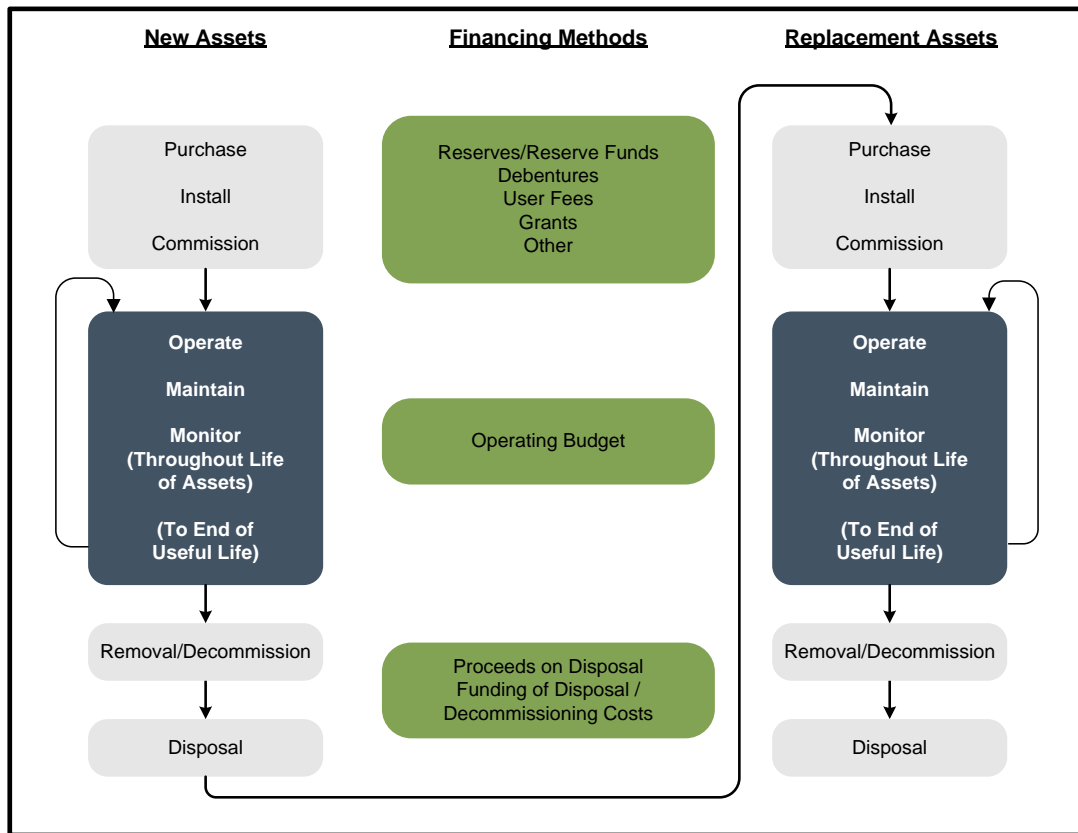
- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
- (c) contain any other information that is prescribed; and
- (d) be prepared in the prescribed manner.”

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset throughout its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.





In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township prepared an A.M.P. in 2022 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition of the schematic above, the following table (presented in 2024 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$45.36 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$20.65 million. This amount, totalled with the existing operating revenues of approximately \$32.51 million, provides annual revenues of approximately \$53.16 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Township of Clearview  
Asset Management – Future Expenditures and Associated Revenues  
2024\$

| <b>Asset Management - Future Expenditures and Associated Revenues</b>  | <b>Buildout (Total)</b> |
|--|-------------------------|
| <b>Expenditures (Annualized)</b>                                       |                         |
| Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>         | 3,550,515               |
| Annual Debt Payment on Post Period Capital <sup>2</sup>                | 6,256,721               |
| <b>Lifecycle:</b>  |                         |
| Annual Lifecycle - Municipal-wide Services                             | 21,588,340              |
| Incremental Operating Costs (for D.C. Services)                        | 13,967,929              |
|  |                         |
| <b>Total Expenditures</b>  | <b>\$45,363,505</b>     |
|  |                         |
| <b>Revenue (Annualized)</b>  |                         |
| Total Existing Revenue <sup>3</sup>                                    | 32,506,427              |
| Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.) | 20,648,956              |
| <b>Total Revenues</b>  | <b>\$53,155,383</b>     |

<sup>1</sup> Non-Growth Related component of projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR



# Appendix G

## Proposed D.C. By-law(s)



# Appendix G: Proposed D.C. By-law(s)

Provided under separate cover.