



CLEARVIEW
TOWNSHIP

CLEARVIEW TOWNSHIP Development Charge Information

BY-LAW 24-43

This bulletin summarizes the Development Charge By-law effective January 2, 2025. The information contained herein is intended only as a guide. Interested parties should review the approved by-law and consult Clearview staff to determine the applicable charges that may apply to specific development proposals.



ADDITIONAL INFORMATION

This bulletin is intended to give an overview of development charges. For more complete information, refer to the Development Charges Background Study and amendment, by-law 24-43 and Clearview's annual DC Statement. This information is available in the Clearview Administration Centre during regular hours or online at www.clearview.ca. If you require additional information, please contact:

Treasurer, PO Box 200, 217 Gideon Street, Stayner, ON, L0M 1S0. (705) 428-6230 ext. 236, kmcdonald@clearview.ca

The development charges will be adjusted annually on January 1 of each year, without amendment to the by-law in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.



STATEMENT OF THE TREASURER

The Clearview Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues. The statement will document the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth-related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

PURPOSE OF DEVELOPMENT CHARGES

These charges assist in financing capital projects required to meet the increased need for services resulting from growth and development. The charges collected may only be used for the purpose for which they are collected.

APPLICATION OF CHARGES

The charges are levied according to the service area in which the development is located. Some charges apply municipal-wide. Water, wastewater and stormwater charges only apply to a specific area and are in addition to the municipal-wide charges. Stayner pre-paid represents developments included in certain Stayner Sewer DC prepayment agreements.



www.clearview.ca/development-charges

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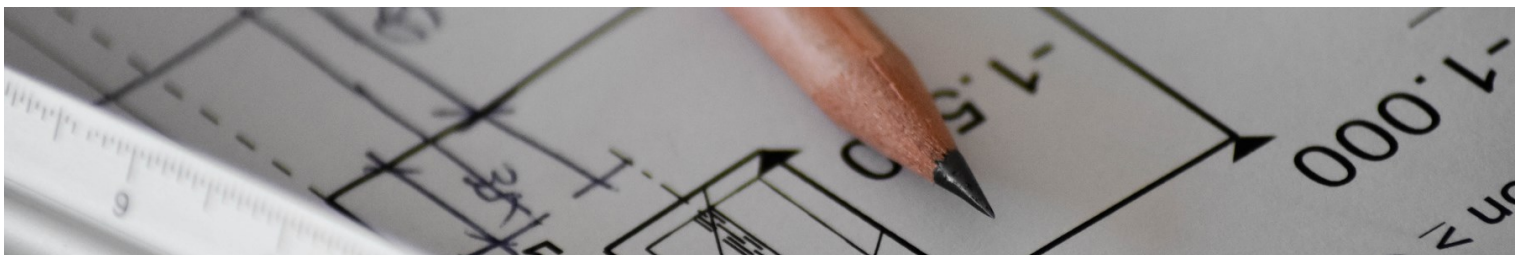
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LIMITATIONS TO NON-STATUTORY EXEMPTIONS OR REDUCTIONS

Where a building, structure or addition qualifies for a reduction under clause (i) or (ii) further reductions to DCs for clauses (iv), (v) and/or (vi) shall be calculated only from the remaining full DC portion.

Unless this By-law specifically provides for an exemption of 100% of DC charges, the total cumulative exemption or reduction in DC charges shall not exceed 66% of the DC charges which would apply in the absence of such exemptions or reductions.

DCs Engineering Related Municipal Wide Services	RESIDENTIAL					NON-RESIDENTIAL per SF
	Single and Semi	Multiples	Apt. 2bdrm & +	Apt. 0 - 1 bdrm	Special Care	
Services Related to a Highway	9,227.79	7,478.92	5,651.54	3,731.20	3,429.56	3.76
Public Works (Facilities and Fleet)	1,381.12	1,119.77	846.03	0.00	513.40	0.62
Fire	1,739.57	1,410.05	1,065.02	703.47	646.66	0.79
Police	161.15	130.16	99.17	65.08	59.91	0.07
Recreation	3,980.15	3,226.06	2,437.88	1,609.41	1,479.26	1.49
Library	1,213.78	983.42	743.76	490.68	451.42	0.45
Administration -Growth Studies	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal	17,703.56	14,348.38	10,843.40	6,599.84	6,580.21	7.18
Stayner						
Water Supply	16,335.86	13,239.96	10,005.64	6,606.04	6,070.94	8.90
Water Distribution	2,112.49	1,711.68	1,294.35	854.29	785.08	1.16
Wastewater Facilities	9,420.96	7,634.90	5,770.34	3,809.70	3,500.84	5.14
Wastewater Collection	1,915.18	1,552.60	1,173.49	774.75	711.74	1.04
Pre-paid wastewater	4,431.57	3,591.74	2,714.72	1,792.26	1,646.60	2.16
Subtotal Stayner	29,784.49	24,139.14	18,243.82	12,044.78	11,068.60	16.24
Subtotal Stayner Prepaid Wastewater	22,879.92	18,543.38	14,014.71	9,252.59	8,502.62	12.22
Creemore						
Water	10,087.25	8,175.16	6,178.37	4,079.32	3,748.76	5.13
Wastewater	32,112.87	26,026.44	19,669.35	12,985.84	11,934.25	16.35
Stormwater	2,229.21	1,806.72	1,365.63	901.81	828.47	1.14
Subtotal Creemore	44,429.33	36,008.32	27,213.35	17,966.97	16,511.48	22.62
New Lowell						
Water	9,645.12	7,816.71	5,907.73	3,900.61	3,584.51	5.22
Subtotal New Lowell	9,645.12	7,816.71	5,907.73	3,900.61	3,584.51	5.22
Total Rural Area	17,703.56	14,348.38	10,843.40	6,599.84	6,580.21	7.18
Total Stayner	47,488.05	38,487.52	29,087.22	18,644.62	17,648.81	23.42
Total Stayner Prepaid Wastewater	40,583.48	32,891.76	24,858.11	15,852.43	15,082.83	19.40
Total Creemore	62,132.89	50,356.70	38,056.75	24,566.81	23,091.69	29.80
Total New Lowell	27,348.68	22,165.09	16,751.13	10,500.45	10,164.72	12.40



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NON-STATUTORY EXEMPTIONS OR REDUCTIONS TO DC'S

Full details are available in the Bylaw. Please consult with Clearview for additional information.

- i. Residential Developments constructed by a non-profit organization are exempt from Development Charges.
- ii. Affordable Residential Units.
- iii. Developments 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 DCs.
- iv. Developments constructed for uses with a significant community benefit, as determined by Council, may have up to a 50% reduction to DCs.
- v. Industrial or commercial use developments utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs as follows:
 - a. Green roof – 10% reduction
 - b. Grey-water recycling – 10% reduction
 - c. Wastewater pre-treatment facility – 20% reduction
 - d. Rainwater capture and re-use – 5% reduction
- i. Industrial use developments creating jobs shall have a reduction in total DCs of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%.
- i. Agricultural use developments which do not receive municipal water or wastewater services shall be exempt.
- i. Non-residential buildings used accessory to an agricultural operation shall be exempt if no rezoning is required.



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