Development Charges Update Study

Township of Clearview

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January 9, 2026

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charge
D.C.A.	Development Charges Act
G.F.A.	gross floor area
HEWSF	Housing-Enabling Water Systems Fund
Sq.ft.	square foot
Sq.m.	square metre

Report

Chapter 1
Introduction

1. Introduction

1.1 Background

The Township of Clearview (Township) imposes development charges (D.C.) to recover capital costs arising from the increase in needs for services related to growth. The Township currently has a Township-wide D.C. by-law for the following services:

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

In addition to the above services, the D.C. By-law allows the Township to recover water, wastewater, and stormwater costs associated with growth through D.C.s in urban serviced areas (i.e. Stayner, Creemore, and New Lowell).

The basis for these D.C.s is documented in the "Township of Clearview Development Charges Background Study", dated March 26, 2024 (the "2024 D.C. Study"), which provided the supporting documentation for the passage of By-law 24-43. The D.C.s imposed by By-law 24-43 came into effect on July 1, 2024.

The Township's D.C.s are indexed annually on January 1, and at the time of writing are 7.6% higher than the 2024 rates implemented under By-law 24-43 (in accordance with section 5.1 of the by-law). The 2024 D.C.s (unindexed) are shown in Table 1-1. The 2026 rates are provided in Table 1-2.

Since the release of the Township's 2024 D.C. Background Study and the implementation of By-law 24-43, the Township has received a $35.00 million grant through the Housing-Enabling Water Systems Fund (HEWSF) provided by the Province of Ontario. This funding will be contributed to the Klondike Park Road Well Site, Reservoir, and Pumping Station (project #8 in the Stayner Water Supply Capital listing from the 2024 D.C. Study: Klondike Water Supply (Watermain and Well Supply) (4,366 cu.m and 110 L/s)). The Township also received updated tender estimates for the project in 2025, which decreased the gross capital cost from $63.45 million to $56.00 million.

On April 10, 2024, the Province released proposed changes to the *Development Charges Act* (D.C.A.) via Bill 185: *Cutting Red Tape to Build More Homes Act,* 2024. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23: *More Homes Built Faster Act.*

In addition, on May 12, 2025, the Province released proposed changes to the D.C.A. via Bill 17: *Protect Ontario by Building Faster and Smarter Act,* 2025. The Bill received Royal Assent on June 5, 2025. This Bill introduces additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes.

Finally, the Province also released Bill 60: *Fighting Delays, Building Faster Act,* 2025 on October 23, 2025. The Bill received Royal Assent on November 27, 2025.

The purpose of this report is to update the current D.C. by-law in order to reflect the amendments to the Act as provided by Bill 185, Bill 17, and Bill 60, and to provide for updates to the water supply service. A full discussion on the amending legislation is provided in Chapter 2.

Table 1-1
Township of Clearview
Development Charges as per By-law 24-43
(2024$)

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	per sq.ft. of Gross Floor Area
Township-wide Services/Class of Service:						
Services Related to a Highway	8,933	7,240	5,471	3,612	3,320	3.64
Public Works (Facilities and Fleet)	1,337	1,084	819	541	497	0.60
Fire Protection Services	1,684	1,365	1,031	681	626	0.76
Policing Services	156	126	96	63	58	0.07
Parks and Recreation Services	3,853	3,123	2,360	1,558	1,432	1.44
Library Services	1,175	952	720	475	437	0.44
Total Township-wide Services/Class of Services	**17,138**	**13,890**	**10,497**	**6,930**	**6,370**	**6.95**
Urban Services						
Stayner						
Water Supply	15,814	12,817	9,686	6,395	5,877	8.62
Water Distribution	2,045	1,657	1,253	827	760	1.12
Wastewater Facilities	9,120	7,392	5,586	3,688	3,389	4.98
Wastewater Collection	1,854	1,503	1,136	750	689	1.01
Wastewater Facilities (Pre-payment units only)	4,290	3,477	2,628	1,735	1,594	2.09
Total Urban Services - Stayner	**28,833**	**23,369**	**17,661**	**11,660**	**10,715**	**15.73**
Total Urban Services - Stayner (Prepaid)	**22,149**	**17,951**	**13,567**	**8,957**	**8,231**	**11.83**
Creemore						
Water Supply	8,989	7,285	5,506	3,635	3,341	4.58
Water Distribution	776	629	475	314	288	0.39
Wastewater Facilities	22,898	18,558	14,025	9,260	8,509	11.66
Wastewater Sewers	8,189	6,637	5,016	3,312	3,043	4.17
Stormwater	2,158	1,749	1,322	873	802	1.10
Total Urban Services - Creemore	**43,010**	**34,858**	**26,344**	**17,394**	**15,983**	**21.90**
New Lowell						
Water Supply	9,337	7,567	5,719	3,776	3,470	5.05
Total Urban Services - New Lowell	**9,337**	**7,567**	**5,719**	**3,776**	**3,470**	**5.05**
GRAND TOTAL RURAL AREA	**17,138**	**13,890**	**10,497**	**6,930**	**6,370**	**6.95**
GRAND TOTAL STAYNER	**45,971**	**37,259**	**28,158**	**18,590**	**17,085**	**22.68**
GRAND TOTAL STAYNER (Prepaid)	**39,287**	**31,841**	**24,064**	**15,887**	**14,601**	**18.78**
GRAND TOTAL CREEMORE AREA	**60,148**	**48,748**	**36,841**	**24,324**	**22,353**	**28.85**
GRAND TOTAL NEW LOWELL AREA	**26,475**	**21,457**	**16,216**	**10,706**	**9,840**	**12.00**

Table 1-2
Township of Clearview
Development Charges as per By-law 24-43 - Indexed
(2026$)

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	per sq.ft. of Gross Floor Area
Township-wide Services/Class of Service:						
Services Related to a Highway	9,615	7,793	5,889	3,888	3,573	3.92
Public Works (Facilities and Fleet)	1,439	1,166	881	582	535	0.65
Fire Protection Services	1,813	1,469	1,110	733	674	0.82
Policing Services	168	136	103	68	62	0.07
Parks and Recreation Services	4,147	3,361	2,540	1,677	1,541	1.55
Library Services	1,265	1,025	775	511	470	0.47
Total Township-wide Services/Class of Services	**18,447**	**14,950**	**11,298**	**7,459**	**6,855**	**7.48**
Urban Services						
Stayner						
Water Supply	17,022	13,796	10,426	6,884	6,326	9.27
Water Distribution	2,201	1,784	1,348	890	818	1.21
Wastewater Facilities	9,817	7,956	6,013	3,970	3,648	5.36
Wastewater Collection	1,996	1,617	1,222	807	742	1.08
Wastewater Facilities (Pre-payment units only)	4,618	3,743	2,828	1,867	1,716	2.25
Total Urban Services - Stayner	**31,035**	**25,153**	**19,009**	**12,551**	**11,534**	**16.92**
Total Urban Services - Stayner (Prepaid)	**23,841**	**19,323**	**14,602**	**9,641**	**8,860**	**12.73**
Creemore						
Water Supply	9,676	7,842	5,926	3,913	3,596	4.93
Water Distribution	835	677	512	338	310	0.42
Wastewater Facilities	24,647	19,976	15,096	9,967	9,159	12.55
Wastewater Sewers	8,815	7,144	5,399	3,565	3,276	4.49
Stormwater	2,323	1,883	1,423	939	863	1.19
Total Urban Services - Creemore	**46,295**	**37,522**	**28,356**	**18,722**	**17,204**	**23.58**
New Lowell						
Water Supply	10,050	8,145	6,156	4,064	3,735	5.44
Total Urban Services - New Lowell	**10,050**	**8,145**	**6,156**	**4,064**	**3,735**	**5.44**
GRAND TOTAL RURAL AREA	**18,447**	**14,950**	**11,298**	**7,459**	**6,855**	**7.48**
GRAND TOTAL STAYNER	**49,483**	**40,103**	**30,307**	**20,010**	**18,389**	**24.40**
GRAND TOTAL STAYNER (Prepaid)	**42,288**	**34,273**	**25,900**	**17,100**	**15,715**	**20.21**
GRAND TOTAL CREEMORE AREA	**64,742**	**52,472**	**39,654**	**26,181**	**24,059**	**31.06**
GRAND TOTAL NEW LOWELL AREA	**28,497**	**23,095**	**17,454**	**11,523**	**10,590**	**12.92**

1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 24-43.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the Township's current D.C. by-law (By-law 24-43), including:

- Imposing D.C.s for growth studies, including the D.C. Background Study;
- Updating the cost for the Klondike Water Supply (Watermain and Well Supply);
- Other financing cost updates to the Stayner Water Supply service; and
- Updating the D.C. by-law to align with the legislative changes provided through Bill 185, Bill 17, and Bill 60.

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix B to this report.

1.4 Summary of the Process

The public meeting under Section 12 of the D.C.A. has been scheduled for February 23, 2026. Its purpose is to present the update 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. by-law.

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
- Council consideration of the amending by-law on March 23, 2026.

Table 1-3 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process for the formal amending by-law.

Table 1-3
Schedule of Key D.C. Process Dates for the Township of Clearview

Project Milestone	Timing
1. Data collection, staff review, D.C. calculations and policy work	February to November 2025
2. Background study and proposed amending by-law available to the public	January 9, 2026
3. Public meeting advertisement placed in newspaper(s)	At least 20 days prior to the Public Meeting
4. Public meeting of Council	February 23, 2026
5. Council considers adoption of background study and passage of amending by-law	March 23, 2026
6. Newspaper notice given of by-law passage	By 20 days after passage

Project Milestone	Timing
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.5 Policy Recommendations

As per Bill 185, the D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. These studies have been included as a class of service referred to as Growth Studies, based on the eligible D.C. services to which the studies relate. This is discussed further in Chapter 2. All other current Township D.C. policies, as identified in Appendix A of this report, be continued.

Chapter 2
Changes to the D.C.A. Legislation

2. Changes to the D.C.A. Legislation

2.1 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, the Province released proposed changes to the *Development Charges Act* (D.C.A.) via Bill 185: *Cutting Red Tape to Build More Homes Act,* 2024. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23: *More Homes Built Faster Act.*

The following section provides details on the revisions to the D.C.A. as a result of Bill 185.

2.1.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

The amendment allows municipalities to fund studies, consistent with by-laws passed prior to Bill 23.

It is noted that the Township's By-law 24-43 includes the updated definition of capital costs in accordance with the D.C.A.

2.1.2 Removal of Mandatory Phase-in

Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

It is noted that the Township's By-law 24-43 does not include any phase-in requirements.

2.1.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally requires the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);

2. To impose D.C.s for studies, including the D.C. background study; and

3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items imposing D.C.s for studies and to remove the mandatory phase-in noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 came into effect. Moreover, the amending by-law must be passed within six months of Bill 185 taking effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

It is noted that minor amendments to D.C. By-laws are no longer acceptable as the six-month time frame of Bill 185 taking effect has passed.

2.1.4 Reduction of D.C. Rate Freeze Timeframe

Changes to the D.C.A. in 2020 provided for the requirement to freeze D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is "frozen" at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months. Note, this change is not subject to the minor amendment provisions introduced and must follow the full D.C. by-law amendment process.

It is noted that the Township's By-law 24-43 adheres to the timing as set out in the D.C.A.

2.1.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernize the public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available. Note, this change is in effect as of July 1, 2024.

2.2 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes.

2.2.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.

2.2.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

2.2.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

2.2.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the installment payment provisions of the D.C.A. As of June 5, 2025, long-term care homes are exempt from D.C.s, as well as all future installment payments, where applicable.

2.2.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: “Subject to the regulations”. As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

2.2.6 Expanded Simplified D.C. By-law Amendment Process

A D.C. by-law may be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

2.2.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

2.2.8 Grouping of Services for the Purposes of Using Credits

This change enables the Province to consolidate D.C. services through regulations for the purpose of applying D.C. credits.

The draft amending D.C. by-law in Appendix B provides for updates to align with the amended legislation.

2.3 Bill 60: Fighting Delays, Building Faster Act, 2025

The Provincial government introduced Bill 60, *Fighting Delays, Building Faster Act, 2025* and Regulatory Proposals MMAH2018 and 25MMAH030 on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:

2.3.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service[1]. Anticipated land acquisition capital needs are to be grouped together for the purposes of the D.C. calculations. Land acquisition capital needs would also be excluded from the historical Level of Service restrictions.

[1] Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only used solely for land costs. Similar to other reserve funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities will need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

2.3.2 Required Timelines for the Annual Treasurer's Statement

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

2.3.3 Addition of Requirements for Local Service Policies

Subsections 59(2.2) through 59(2.11) generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;

- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
    - This does not apply where a municipality does not impose a D.C. for that service;
    - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
    - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
    - Works or classes of works that are not intended to be required as a Local Service;
    - Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

2.3.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. would require municipalities to provide copies of the documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

2.3.5 Regulatory Changes

Bill 60 also provided for regulatory changes to Ontario Regulation 82/98. These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.

Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;
- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and

- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.

Chapter 3
Anticipated Development

3. Anticipated Development

3.1 Growth Forecast from the 2024 D.C. Study

The 2024 D.C. study provided for the anticipated residential and non-residential growth within the Township of Clearview. The growth forecast associated with services included in the background study is provided in Table 3-1 below.

For the purposes of this D.C. update, the 2024 D.C. Study growth forecast remains unchanged, as the incremental growth is anticipated to remain the same

Table 3-1
Township of Clearview
2024 D.C. Background Study – Growth Forecast Summary

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

Note that the gross population increase used in the D.C. calculations for Stayner is 12,587, and the Township-wide 10-year figure is 8,360.

Chapter 4
Updates to the Township's D.C. Study

4. Updates to the Township's D.C. Study

As noted earlier, the Township's D.C. By-law (By-law 24-43) came into effect on July 1, 2024, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2024 D.C. Study and by-law identified anticipated capital needs for recovery through D.C.s for Township-wide and urban-area services.

This chapter of the report discusses imposing D.C.s for growth studies, including the D.C. Background Study and updates to the capital for the Stayner Water Supply Service.

As this study represents an update to the 2024 D.C. Background Study, the capital costs are presented in 2024 dollars.

4.1 Township-Wide Services

4.1.1 Growth Studies

The D.C.A. now permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. These studies have been included as a class of service referred to as Growth Studies, based on the eligible D.C services to which the studies relate.

The Township has identified approximately $1.34 million of growth-related studies (in 2024 dollars). These studies include various master plans, official plan reviews, development charges studies, etc. Deductions to recognize benefit to non-D.C. eligible services have been made in the amount of approximately $59,500. The proportions related to growth were determined collaboratively with Township staff based on the scope of work of the studies. In addition, deductions of approximately $186,500 and $65,500 have been made for the share of the various studies anticipated to benefit the existing community, as well as Federal funding received for the Flood Hazard Assessment in Stayner/Lamont Creek, respectively. Additionally, a deduction of approximately $34,500 has been made to account for the existing reserve fund balance for growth-related studies as of December 31, 2023. As a result, the net D.C. recoverable cost for studies is approximately $1.03 million.

These costs are shared between residential and non-residential growth 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 4-1 provides for the detailed capital project listing.

Table 4-1
Township of Clearview
Growth Studies Capital Costs (2024 $)

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 94%	Potential D.C. Recoverable Cost: Non-Residential Share 6%
1	Development Charges Study	2024	All D.C. Services	50,000	-		50,000	-		50,000	47,000	3,000
2	Development Charges Update Study	2025	All D.C. Services	15,000	-		15,000	-		15,000	14,100	900
3	Development Charges Study	2034	All D.C. Services	50,000	-		50,000	-		50,000	47,000	3,000
4	Strategic Plan Update	2027	All Services	45,000	-	4,500	40,500	10,100		30,400	28,576	1,824
5	Fire Master Plan Update	2032	Fire Protection Services	50,000	-		50,000	12,500		37,500	35,250	2,250
6	Official Plan Review	2034	All Services	150,000	-	15,000	135,000	33,800		101,200	95,128	6,072
7	Official Plan Review	2039	All Services	150,000	-	15,000	135,000	33,800		101,200	95,128	6,072
8	Downtown Stayner Revitalization Plan	2027	All Services	100,000	-	10,000	90,000	45,000		45,000	42,300	2,700
9	Open Space Needs Assessment, Parks & Trails Master Plan (New)	2026	Parks and Recreations Services	50,000	-		50,000	-		50,000	47,000	3,000
10	Secondary Plan - Stayner	2026	All Services	75,000	-	7,500	67,500	-		67,500	63,450	4,050
11	Flood Hazard Assessment - Stayner/Lamont Creek	2026	Stormwater Services	150,000	-		150,000	-	65,500	84,500	79,430	5,070
12	Community Improvement Plan Review	2026	All Services	75,000	-	7,500	67,500	6,800		60,700	57,058	3,642
13	Parks and Recreation Master Plan	2031	Parks and Recreations Services	40,000	-		40,000	-		40,000	37,600	2,400
14	Multi-Use Recreation Facility Feasibility Study	2026	Parks and Recreations Services	75,000	-		75,000	-		75,000	70,500	4,500
15	Sidewalk Master Plan	2028	Services Related to a Highway	100,000	-		100,000	10,000		90,000	84,600	5,400
16	Drainage Master Plan - Stayner	2030	Stormwater Services	165,000	-		165,000	-		165,000	155,100	9,900
	Reserve Fund Adjustment				-		-	34,537		(34,537)	(32,465)	(2,072)
	Total			**1,340,000**	**-**	**59,500**	**1,280,500**	**186,537**	**65,500**	**1,028,463**	**966,755**	**61,708**

4.2 Urban Area Services

4.2.1 Stayner Water

As part of the ongoing discussions with the development community regarding the funding of the Klondike Water Supply Project, this D.C. update study will provide for updated capital costs based on recent tender pricing and the Township receiving the HEWSF grant, as well as additional bridge financing costs and interest costs. Also included in the D.C. update study are additional costs for financing of projects 9 and 10 from the Township's 2024 D.C. Study, and outstanding developer credits.

Two scenarios have been calculated to determine D.C. rates; one for those that contribute to the prepayment of the Klondike Water Supply project, and those that do not.

4.2.1.1 Stayner – Water Supply

Updates to the capital needs from the 2024 D.C. study are as follows:

- Project 8 from the 2024 D.C. study, Klondike Water Supply (Watermain and Well Supply) (4,366 cu.m and 110 L/s) has been revised as follows:
  - Project description updated to Klondike Park Road Well Site, Reservoir, and Pumping Station;
  - A deduction of $35.00 million for a grant received from the HEWSF was applied to the capital project; and
  - The gross capital cost was updated from $63.45 million to $56.00 million.
  - As these figures are in 2025 dollars, they have been deflated in the table below to 2024 dollars (i.e. gross capital cost estimate of $54.21 million with a deduction of $33.88 million for the HEWSF grant);
- Bridge Financing capital costs were included in the amount of $34,434;
- Interest Costs for capital projects 9 and 10 from the Township's 2024 D.C. study (Project 9: Transmission Main PW(CR96) to Hwy26/RR (600mm), and Project 10: Expand back-up well supply - Additional 10 L/s) were included of approximately $680,000; and
- Outstanding credits of approximately $560,000 were included.

In total, the D.C. recoverable costs included in the D.C. calculation are approximately $29.69 million, assuming the development community participates in the funding of the of the Klondike Water Supply capital expenditure (approximately $20.33 million). If the development community does participate in the funding of the Klondike Water Supply capital expenditure, the Township will need to issue growth-related debt for its portion of the project cost (approximately $20.33 million), resulting in additional interest costs of approximately $4.23 million being added to the Stayner water supply gross capital cost. Under this scenario, the D.C. recoverable costs included in the D.C. calculation are approximately $33.92 million.

The water supply capital projects identified are all determined to be 100% growth related, as they are required as a direct result of the future growth anticipated in the Township.

Based on the Township's 2024 D.C. Study, the growth-related capital costs are shared between residential and non-residential growth 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. This reflects the anticipated growth in population and employment in Stayner over the buildout forecast period.

Table 4-2 provides the updated capital needs for water supply in Stayner, assuming the development community participates in the funding of the Klondike Water Supply project (project 8). Table 4-3 provides the updated capital needs for water supply in Stayner, assuming the development community does not participate in the funding of the Klondike Water Supply project (project 8), with the Township issuing debt to finance the project. Changes from the 2024 D.C. study are highlighted in yellow.

Table 4-2
Township of Clearview
Stayner Water Supply – Updated (Project 8 Prepaid by the Development Community) (2024 $)

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-Buildout	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Residential Share 94%	Non-Residential Share 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	54,211,000	-		54,211,000	-	33,882,000	20,329,000	19,109,260	1,219,740
9	Bridge Financing	2025-2027	34,434	-		34,434	-		34,434	32,368	2,066
10	Transmission Main PW(CR96) to Hwy26/RR (600mm)	2028	3,700,000	-		3,700,000	-		3,700,000	3,478,000	222,000
11	Expand back-up well supply - Additional 10 L/s	2028	515,000	-		515,000	-		515,000	484,100	30,900
	Interest Costs on Projects 10 and 11	2028-2047	679,906	-		679,906	-		679,906	639,111	40,794
	Outstanding Credits		559,488	-		559,488	-		559,488	525,919	33,569
	Reserve Fund Adjustment						2,092,508		(2,092,508)	(1,966,958)	(125,551)
	Total		**65,665,552**	**-**	**-**	**65,665,552**	**2,092,508**	**33,882,000**	**29,691,044**	**27,909,581**	**1,781,463**

Table 4-3
Township of Clearview
Stayner Water Supply – Updated (Project 8 Debt Financed) (2024 $)

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		
	2024-Buildout						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 94%	Non-Residential Share 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	54,211,000	-		54,211,000	-	33,882,000	20,329,000	19,109,260	1,219,740
	Interest Costs on Township Portion of Project 8	2026-2045	4,232,964	-		4,232,964	-		4,232,964	3,978,986	253,978
9	Bridge Financing	2025-2027	34,434	-		34,434	-		34,434	32,368	2,066
10	Transmission Main PW(CR96) to Hwy26/RR (600mm)	2028	3,700,000	-		3,700,000	-		3,700,000	3,478,000	222,000
11	Expand back-up well supply - Additional 10 L/s	2028	515,000	-		515,000	-		515,000	484,100	30,900
	Interest Costs on Projects 10 and 11	2028-2047	679,906	-		679,906	-		679,906	639,111	40,794
	Outstanding Credits		559,488	-		559,488	-		559,488	525,919	33,569
	Reserve Fund Adjustment						2,092,508		(2,092,508)	(1,966,958)	(125,551)
	Total		**69,898,516**	**-**	**-**	**69,898,516**	**2,092,508**	**33,882,000**	**33,924,008**	**31,888,567**	**2,035,440**

4.3 D.C. By-law Revised Schedule of Charges

4.3.1 Updated D.C. Calculations (2024$)

The following tables provide the updated D.C. calculations based on the revised capital needs discussed in sections 4.1 and 4.2. Changes from the 2024 D.C. study are highlighted in yellow.

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 sections 4.1 and 4.2 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita (calculated in Tables 4-4, 4-5, and 4-6) is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7 to the 2024 D.C. background study) to calculate the charges in Tables 4-4, 4-5 and 4-6.

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 gross floor area.

The D.C. calculations for growth studies are provided in Table 4-4, and the D.C. calculations for Stayner Water Supply are provided in Table 4-5 and 4-6 (prepaid units).

Table 4-4
Township of Clearview
Growth Studies D.C. Calculation

SERVICE/CLASS		2024$ D.C.-Eligible Cost		2024$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		$	$	$	$
8. Fire Protection Services					
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. Policing Services					
9.1 Facilities, vehicles and equipment, small equpment and gear		440,594	28,123	156	0.07
		440,594	28,123	156	0.07
10. Public Works					
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. Parks and Recreation Services					
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. Library Services					
12.1 Library facilities, materials and vehicles		3,322,479	174,867	1,176	0.44
		3,322,479	174,867	1,176	0.44
13. Growth Studies					
13.1 Growth Studies		966,755	61,708	342	0.16
		966,755	61,708	342	0.16
TOTAL		**24,142,167**	**1,381,940**	**8,548**	**3.47**
D.C.-Eligible Capital Cost		$24,142,167	$1,381,940		
10-Year Gross Population/GFA Growth (sq.ft.)		8,360	398,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$2,887.82**	**$3.47**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.960	$8,548			
Other Multiples	2.399	$6,928			
Apartments - 2 Bedrooms +	1.813	$5,236			
Apartments - Bachelor and 1 Bedroom	1.197	$3,457			
Special Care/Special Dwelling Units	1.100	$3,177			

Table 4-5
Township of Clearview
Stayner D.C. Calculations – Water Supply

SERVICE/CLASS		2024$ D.C.-Eligible Cost		2024$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		$	$	$	$
1. Water Services					
1.1 Water Supply - Stayner		31,888,567	2,035,440	7,499	4.09
1.2 Water Distribution - Stayner		8,696,984	555,127	2,045	1.12
		40,585,551	2,590,567	9,544	5.21
TOTAL		**40,585,551**	**2,590,567**	**9,544**	**5.21**
D.C.-Eligible Capital Cost		40,585,551	2,590,567		
Buildout Gross Population/GFA Growth (sq.ft.)		12,587	497,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$3,224.40**	**$5.21**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.960	$9,544			
Multiples	2.399	$7,735			
Apartments - 2 Bedrooms +	1.813	$5,846			
Apartments - Studio and 1 Bedroom	1.197	$3,860			
Special Care/Special Dwelling Units	1.100	$3,547			

Table 4-6
Township of Clearview
Stayner D.C. Calculations – Water Supply (Prepaid Units)

SERVICE/CLASS		2024$ D.C.-Eligible Cost		2024$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		$	$	$	$
1. Water Services					
1.1 Water Supply - Stayner (Prepaid Units)		27,909,581	1,781,463	6,564	3.58
1.2 Water Distribution - Stayner		8,696,984	555,127	2,045	1.12
		36,606,565	2,336,589	8,609	4.70
TOTAL		**36,606,565**	**2,336,589**	**8,609**	**4.70**
D.C.-Eligible Capital Cost		36,606,565	2,336,589		
Buildout Gross Population/GFA Growth (sq.ft.)		12,587	497,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$2,908.28**	**$4.70**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.960	$8,609			
Multiples	2.399	$6,977			
Apartments - 2 Bedrooms +	1.813	$5,273			
Apartments - Studio and 1 Bedroom	1.197	$3,481			
Special Care/Special Dwelling Units	1.100	$3,199			

Figures 4-7 and 4-8 compare the amended charges with the D.C. rates presented in by-law 24-43. The comparison is provided for single detached dwellings on a per unit basis and for non-residential floor space on a per square foot basis (2024 dollar values).

Table 4-7
Township of Clearview
Comparison of By-law and Amending Residential (Single Detached Unit) D.C.s (2024$)

Service/Class of Service	2024 DC	Calculated (2024 $)
Township Wide Services/Classes:		
Services Related to a Highway	8,933	8,933
Public Works (Facilities and Fleet)	1,337	1,337
Fire Protection Services	1,684	1,684
Policing Services	156	156
Parks and Recreation Services	3,853	3,853
Library Services	1,175	1,175
Growth Studies	-	342
Total Township Wide Services/Classes	**17,138**	**17,480**
Area Specific Services:		
Stayner		
Water Supply	15,814	7,499
Water Supply (Pre-payment units only)	-	6,564
Water Distribution	2,045	2,045
Wastewater Facilities	9,120	9,120
Wastewater Facilities (Pre-payment units only)	4,290	4,290
Wastewater Collection	1,854	1,854
Total Urban Services - Stayner	**28,833**	**20,518**
Total Urban Services - Stayner (Prepaid Water)	**n/a**	**19,583**
Total Urban Services - Stayner (Prepaid Wastewater)	**22,149**	**13,834**
Total Urban Services - Stayner (Prepaid Water and Wastewater)	**n/a**	**12,899**
Creemore		
Water Supply	8,989	8,989
Water Distribution	776	776
Wastewater Facilities	22,898	22,898
Wastewater Sewers	8,189	8,189
Stormwater	2,158	2,158
Total Urban Services - Creemore	**43,010**	**43,010**
New Lowell		
Water Supply	9,337	9,337
Total Urban Services - New Lowell	**9,337**	**9,337**
GRAND TOTAL RURAL AREA	**17,138**	**17,480**
GRAND TOTAL STAYNER	**45,971**	**37,998**
GRAND TOTAL STAYNER (PREPAID WATER)	**n/a**	**37,063**
GRAND TOTAL STAYNER (PREPAID WASTEWATER)	**39,287**	**31,314**
GRAND TOTAL STAYNER (PREPAID WATER AND WASTEWATER)	**n/a**	**30,379**
GRAND TOTAL CREEMORE AREA	**60,148**	**60,490**
GRAND TOTAL NEW LOWELL AREA	**26,475**	**26,817**

Table 4-8
Township of Clearview
Comparison of Existing and Amending Non-Residential D.C. (2024$)

Service/Class of Service	2024 DC	Calculated (2024 $)
Township Wide Services/Classes:		
Services Related to a Highway	3.64	3.64
Public Works (Facilities and Fleet)	0.60	0.60
Fire Protection Services	0.76	0.76
Policing Services	0.07	0.07
Parks and Recreation Services	1.44	1.44
Library Services	0.44	0.44
Growth Studies	-	0.16
Total Township Wide Services/Classes	**6.95**	**7.11**
Area Specific Services:		
Stayner		
Water Supply	8.62	4.09
Water Supply (Pre-payment units only)	-	3.58
Water Distribution	1.12	1.12
Wastewater Facilities	4.98	4.98
Wastewater Facilities (Pre-payment units only)	2.09	2.09
Wastewater Collection	1.01	1.01
Total Urban Services - Stayner	**15.73**	**11.20**
Total Urban Services - Stayner (Prepaid Water)	**n/a**	**10.69**
Total Urban Services - Stayner (Prepaid Wastewater)	**11.83**	**7.30**
Total Urban Services - Stayner (Prepaid Water and Wastewater)	**n/a**	**6.79**
Creemore		
Water Supply	4.58	4.58
Water Distribution	0.39	0.39
Wastewater Facilities	11.66	11.66
Wastewater Sewers	4.17	4.17
Stormwater	1.10	1.10
Total Urban Services - Creemore	**21.90**	**21.90**
New Lowell		
Water	5.05	5.05
Total Urban Services - New Lowell	**5.05**	**5.05**
GRAND TOTAL RURAL AREA	**6.95**	**7.11**
GRAND TOTAL STAYNER	**22.68**	**18.31**
GRAND TOTAL STAYNER (PREPAID WATER)	**n/a**	**17.80**
GRAND TOTAL STAYNER (PREPAID WASTEWATER)	**18.78**	**14.41**
GRAND TOTAL STAYNER (PREPAID WATER AND WASTEWATER)	**n/a**	**13.90**
GRAND TOTAL CREEMORE AREA	**28.85**	**29.01**
GRAND TOTAL NEW LOWELL AREA	**12.00**	**12.16**

4.3.2 Revised D.C. Rates (2024$ and 2026$)

Based on the calculation above, the Stayner Water service D.C. (in 2024$) is calculated to decrease from $15,814 to $7,499 per single detached unit and decrease from $8.62 to $4.09 per square foot for non-residential development.

The total Township-wide D.C. (in 2024$) is calculated to increase from $17,138 to $17,480 per single-detached unit as a result of adding D.C.s for growth studies.

Figure 4-9 provides for the updated D.C.s in 2024 values, as the study was originally completed in 2024. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-10 provides for the estimated 2026 values based on an estimated increase of 4.2% from 2025 to 2026 (the Township increased the 2024 rates by 3.3% for 2025).

Table 4-9
Township of Clearview
Updated Development Charge Schedule (2024$)

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Township-wide Services/Class of Service:						
Services Related to a Highway	8,933	7,240	5,471	3,612	3,320	3.64
Public Works (Facilities and Fleet)	1,337	1,084	819	541	497	0.60
Fire Protection Services	1,684	1,365	1,031	681	626	0.76
Policing Services	156	126	96	63	58	0.07
Parks and Recreation Services	3,853	3,123	2,360	1,558	1,432	1.44
Library Services	1,175	952	720	475	437	0.44
Growth Studies	342	277	209	138	127	0.16
Total Township-wide Services/Class of Services	**17,480**	**14,167**	**10,706**	**7,068**	**6,497**	**7.11**
Urban Services						
Stayner						
Water Supply	7,499	6,078	4,593	3,033	2,787	4.09
Water Supply (Pre-payment units only)	6,564	5,320	4,020	2,654	2,439	3.58
Water Distribution	2,045	1,657	1,253	827	760	1.12
Wastewater Facilities	9,120	7,392	5,586	3,688	3,389	4.98
Wastewater Facilities (Pre-payment units only)	4,290	3,477	2,628	1,735	1,594	2.09
Wastewater Collection	1,854	1,503	1,136	750	689	1.01
Total Urban Services - Stayner	**20,518**	**16,630**	**12,568**	**8,298**	**7,625**	**11.20**
Total Urban Services - Stayner (Prepaid Water)	**19,583**	**15,872**	**11,995**	**7,919**	**7,277**	**10.69**
Total Urban Services - Stayner (Prepaid Wastewater)	**13,834**	**11,212**	**8,474**	**5,595**	**5,141**	**7.30**
Total Urban Services - Stayner (Prepaid Water and Wastewater)	**12,899**	**10,454**	**7,901**	**5,216**	**4,793**	**6.79**
Creemore						
Water Supply	8,989	7,285	5,506	3,635	3,341	4.58
Water Distribution	776	629	475	314	288	0.39
Wastewater Facilities	22,898	18,558	14,025	9,260	8,509	11.66
Wastewater Collection	8,189	6,637	5,016	3,312	3,043	4.17
Stormwater	2,158	1,749	1,322	873	802	1.10
Total Urban Services - Creemore	**43,010**	**34,858**	**26,344**	**17,394**	**15,983**	**21.90**
New Lowell						
Water Supply	9,337	7,567	5,719	3,776	3,470	5.05
Total Urban Services - New Lowell	**9,337**	**7,567**	**5,719**	**3,776**	**3,470**	**5.05**
GRAND TOTAL RURAL AREA	**17,480**	**14,167**	**10,706**	**7,068**	**6,497**	**7.11**
GRAND TOTAL STAYNER	**37,998**	**30,797**	**23,274**	**15,366**	**14,122**	**18.31**
GRAND TOTAL STAYNER (PREPAID WATER)	**37,063**	**30,039**	**22,701**	**14,987**	**13,774**	**17.80**
GRAND TOTAL STAYNER (PREPAID WASTEWATER)	**31,314**	**25,379**	**19,180**	**12,663**	**11,638**	**14.41**
GRAND TOTAL STAYNER (PREPAID WATER AND WASTEWATER)	**30,379**	**24,621**	**18,607**	**12,284**	**11,290**	**13.90**
GRAND TOTAL CREEMORE AREA	**60,490**	**49,025**	**37,050**	**24,462**	**22,480**	**29.01**
GRAND TOTAL NEW LOWELL AREA	**26,817**	**21,734**	**16,425**	**10,844**	**9,967**	**12.16**

Table 4-10
Township of Clearview
Updated Development Charge Schedule (2026$)

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Township-wide Services/Class of Service:						
Services Related to a Highway	9,615	7,793	5,889	3,888	3,573	3.92
Public Works (Facilities and Fleet)	1,439	1,166	881	582	535	0.65
Fire Protection Services	1,813	1,469	1,110	733	674	0.82
Policing Services	168	136	103	68	62	0.07
Parks and Recreation Services	4,147	3,361	2,540	1,677	1,541	1.55
Library Services	1,265	1,025	775	511	470	0.47
Growth Studies	368	298	225	149	137	0.17
Total Township-wide Services/Class of Services	**18,815**	**15,248**	**11,523**	**7,608**	**6,992**	**7.65**
Urban Services						
Stayner						
Water Supply	8,073	6,543	4,944	3,265	3,000	4.40
Water Supply (Pre-payment units only)	7,066	5,727	4,328	2,857	2,626	3.85
Water Distribution	2,201	1,784	1,348	890	818	1.21
Wastewater Facilities	9,817	7,956	6,013	3,970	3,648	5.36
Wastewater Facilities (Pre-payment units only)	4,618	3,743	2,828	1,867	1,716	2.25
Wastewater Collection	1,996	1,617	1,222	807	742	1.08
Total Urban Services - Stayner	**22,086**	**17,900**	**13,527**	**8,932**	**8,208**	**12.05**
Total Urban Services - Stayner (Prepaid Water)	**21,080**	**17,084**	**12,911**	**8,524**	**7,834**	**11.50**
Total Urban Services - Stayner (Prepaid Wastewater)	**14,892**	**12,070**	**9,120**	**6,022**	**5,534**	**7.86**
Total Urban Services - Stayner (Prepaid Water and Wastewater)	**13,885**	**11,254**	**8,504**	**5,614**	**5,160**	**7.31**
Creemore						
Water Supply	9,676	7,842	5,926	3,913	3,596	4.93
Water Distribution	835	677	512	338	310	0.42
Wastewater Facilities	24,647	19,976	15,096	9,967	9,159	12.55
Wastewater Collection	8,815	7,144	5,399	3,565	3,276	4.49
Stormwater	2,323	1,883	1,423	939	863	1.19
Total Urban Services - Creemore	**46,295**	**37,522**	**28,356**	**18,722**	**17,204**	**23.58**
New Lowell						
Water Supply	10,050	8,145	6,156	4,064	3,735	5.44
Total Urban Services - New Lowell	**10,050**	**8,145**	**6,156**	**4,064**	**3,735**	**5.44**
GRAND TOTAL RURAL AREA	**18,815**	**15,248**	**11,523**	**7,608**	**6,992**	**7.65**
GRAND TOTAL STAYNER	**40,901**	**33,148**	**25,050**	**16,540**	**15,200**	**19.71**
GRAND TOTAL STAYNER (PREPAID WATER)	**39,895**	**32,332**	**24,433**	**16,132**	**14,825**	**19.16**
GRAND TOTAL STAYNER (PREPAID WASTEWATER)	**33,707**	**27,318**	**20,643**	**13,630**	**12,526**	**15.52**
GRAND TOTAL STAYNER (PREPAID WATER AND WASTEWATER)	**32,700**	**26,502**	**20,026**	**13,222**	**12,151**	**14.97**
GRAND TOTAL CREEMORE AREA	**65,111**	**52,770**	**39,879**	**26,330**	**24,196**	**31.23**
GRAND TOTAL NEW LOWELL AREA	**28,866**	**23,393**	**17,679**	**11,672**	**10,727**	**13.09**

Chapter 5
Updates to the D.C. By-law

5. Updates to the D.C. By-law

The amending by-law will update the D.C. 24-43 by-law for the following changes:

- Updated schedule of charges for Growth Studies;
- Updated schedule of charges for Stayner – Water Supply;
- Addition of long-term care homes D.C. exemption;
- Removal of interest from rental housing and institutional development instalment payments;
- Updated timing of payment for site plan or zoning by-law amendment applications; and
- Addition of timing of payment for residential development at the earlier of building occupancy and building permit issuance, authorizing building occupancy.

The draft amending by-law that provides for these amendments is included in Appendix B to this report.

Chapter 6
Recommendations

6. Recommendations

It is recommended that Council:

"Approve the Development Charges Update Study dated January 9, 2026, as amended (if applicable)";

"Approve the capital project listing set out in Chapter 4 of the Development Charges Update Study dated January 9, 2026, subject to further annual review during the capital budget process";

"Determine that no amendments are required to the Township's Local Service Policy as set out in the D.C. Background Study, dated March 26, 2024";

"Determine that no further public meeting is required"; and

"Approve the amending D.C. by-law as set out in Appendix B".

Appendix A
Existing Policies Under By-law 24-43

Appendix A: Existing Policies Under By-law 24-43

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 24-34, in accordance with the D.C.A.

Approvals for Development

The development of land is subject to D.C.s where the development requires 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.

Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and is based upon different forms of housing types (single and semi-detached, multiples, apartments with two or more bedrooms, one-bedroom apartments and bachelors, and special care/special dwelling units). The total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges that service capacity will be “freed up” by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.

Reduction of Development Charges for Redevelopment

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.

Exemptions (full or partial)

The following are exempted from D.C.s:

- 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).
- Non-statutory exemptions
  - 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.

Indexing

Development charges shall be adjusted annually, without amendment to the By-law, on January 1st of each year, commencing January 1, 2025, in accordance with the prescribed index in the Act, based on the twelve-month period ending September 30th.

By-law Duration

This By-law will expire at ten (10) years after the date the By-law comes into effect unless it is repealed by Council at an earlier date.

Timing of D.C. Payments

- Development Charges are payable at the time the first building permit is issued with respect to a development.
- Development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest calculated in accordance with section 26.3 of the Act.
- Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within the timing set out in the Act, the development charges shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application, including interest.
- Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.

Appendix B
Draft Amending Development Charge By-law

Appendix B: Draft Amending Development Charges By-law

By-law Number 26-xx

The Corporation of the Township of Clearview

Being a By-law to Amend By-law 24-43, respecting Township-wide Development Charges for the Corporation of the Township of Clearview.

Whereas subsection 2(1) of the *Development Charges Act, 1997* c. 27 (hereinafter called “the Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

And Whereas Section 19 of the Act provides for amendments to be made to development charges bylaws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on 9th day of January, 2026;

And Whereas the Council of the Township of Clearview has given notice and held a public meeting on the 23rd day of February, 2026 in accordance with the Act and the regulations thereto.

Now therefore the Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. By-law 24-43, is hereby amended as follows:

   A. Addition of long-term care home definition as follows:

      40. “long-term care home” means development as defined in subsection 2(1) of the Fixing Long Term Care Home Act.

B. Addition of clause (m) to section 3.12 to provide exemption for long-term care homes as follows:

(m) Long-Term Care Homes are exempt from development charges.

C. Remove "including interest" from Section 3.19 to reflect the following:

"Notwithstanding Section 3.18, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, calculated in accordance with section 26.3 of the Act."

D. Replace Section 3.20 with the following:

3.20 Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and building permit issuance occurs after the approval of the application and within the timeframe set out in section 26.2(5) of the Act, the development charges under subsections 3.15 and 3.16 shall be calculated based on the lower of:

3.20.1 The rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 3.15 and 3.16 shall be calculated on the rates in effect on the day of the later planning application, including interest.

3.20.2 The rates set out in Schedule "B" on the day the development charge is payable.

E. Add Section 3.22 as follows:

3.22

3.22.1 In accordance with Section 26.1 of the Act, a development charge in respect of residential development, other than rental housing or institutional development, shall be paid in full on the earlier of:

3.22.1.1 The day a permit is issued under the Building Code Act, 1992, authorizing occupation of the building; and

3.22.1.2 The day the building is first occupied.

3.22.2 The Township may require the person required to pay the development charge to provide an instrument to be used to secure the payment of the development charge, subject to any prescribed limitations.

3.22.3 Notwithstanding Section 3.22.1, should the person required to pay the development charge waive the requirement to pay the development charge as per section 3.22.1, the development charge may be paid in accordance with Section 3.18 of this by-law, without entering into an agreement made under Section 27 of the D.C.A.

F. Replace Schedule “B” to By-law No. 24-43, as amended with Schedule “A” to this amending by-law 26-xx;

G. Except as amended by this by-law, all provisions of By-law 24-43 are and shall remain in full force and effect.

By-law read a first and second time this 23rd day of March, 2026.

By-law read a third time and finally passed this 23rd day of March, 2026.

Mayor: ___________________________

Clerk: ____________________________

Schedule "A" to By-law 26-xx
Schedule of Residential and Non-Residential Development Charges

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Township-wide Services/Class of Service:						
Services Related to a Highway	8,933	7,240	5,471	3,612	3,320	3.64
Public Works (Facilities and Fleet)	1,337	1,084	819	541	497	0.60
Fire Protection Services	1,684	1,365	1,031	681	626	0.76
Policing Services	156	126	96	63	58	0.07
Parks and Recreation Services	3,853	3,123	2,360	1,558	1,432	1.44
Library Services	1,175	952	720	475	437	0.44
Growth Studies	342	277	209	138	127	0.16
Total Township-wide Services/Class of Services	**17,480**	**14,167**	**10,706**	**7,068**	**6,497**	**7.11**
Urban Services						
Stayner						
Water Supply	7,499	6,078	4,593	3,033	2,787	4.09
Water Supply (Pre-payment units only)	6,564	5,320	4,020	2,654	2,439	3.58
Water Distribution	2,045	1,657	1,253	827	760	1.12
Wastewater Facilities	9,120	7,392	5,586	3,688	3,389	4.98
Wastewater Facilities (Pre-payment units only)	4,290	3,477	2,628	1,735	1,594	2.09
Wastewater Collection	1,854	1,503	1,136	750	689	1.01
Total Urban Services - Stayner	**20,518**	**16,630**	**12,568**	**8,298**	**7,625**	**11.20**
Total Urban Services - Stayner (Prepaid Water)	**19,583**	**15,872**	**11,995**	**7,919**	**7,277**	**10.69**
Total Urban Services - Stayner (Prepaid Wastewater)	**13,834**	**11,212**	**8,474**	**5,595**	**5,141**	**7.30**
Total Urban Services - Stayner (Prepaid Water and Wastewater)	**12,899**	**10,454**	**7,901**	**5,216**	**4,793**	**6.79**
Creemore						
Water Supply	8,989	7,285	5,506	3,635	3,341	4.58
Water Distribution	776	629	475	314	288	0.39
Wastewater Facilities	22,898	18,558	14,025	9,260	8,509	11.66
Wastewater Collection	8,189	6,637	5,016	3,312	3,043	4.17
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Total Urban Services - Creemore	**43,010**	**34,858**	**26,344**	**17,394**	**15,983**	**21.90**
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Total Urban Services - New Lowell	**9,337**	**7,567**	**5,719**	**3,776**	**3,470**	**5.05**
GRAND TOTAL RURAL AREA	**17,480**	**14,167**	**10,706**	**7,068**	**6,497**	**7.11**
GRAND TOTAL STAYNER	**37,998**	**30,797**	**23,274**	**15,366**	**14,122**	**18.31**
GRAND TOTAL STAYNER (PREPAID WATER)	**37,063**	**30,039**	**22,701**	**14,987**	**13,774**	**17.80**
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GRAND TOTAL CREEMORE AREA	**60,490**	**49,025**	**37,050**	**24,462**	**22,480**	**29.01**
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