

Clearview Township

Development Charge Background Study

JUNE 10, 2014



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 Planning for growth

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Executive Summary

Executive Summary

1. The report provided herein represents the Development Charge Background Study for Clearview Township required by the *Development Charges Act (DCA)*. This report has been prepared in accordance with the methodology required under the DCA. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present DC policies of the Township;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the development charge;
 - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the development charges;
 - Chapter 7 – Development charge policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* 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;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historic service calculation;
 - DC 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 DC charge.

3. The growth forecast (Chapter 3) on which the municipal-wide development charge is based, projects the following population, housing and non-residential floor area for the 10-year (2014-2023) and 20-year (2014-2033) periods. Area specific growth forecasts are provided on a 20-year basis (2014-2033) for Stayner, Creemore, New Lowell and Nottawa.

Measure	10 Year 2014-2023	20 Year 2014-2033	20 Year 2014-2033 - Stayner	20 Year 2014-2033 - Creemore	20 Year 2014-2033 - New Lowell	20 Year 2014-2033 - Nottawa
(Net) Population Increase	5,222	15,346	9,367	2,662	1,449	1,296
Residential Unit Increase	2,050	5,990	3,500	1,000	560	500
Non-Residential Gross Floor Area Increase (ft ²)	124,900	373,500	296,200	43,000	26,200	8,100

Source: Watson & Associates Economists Ltd. Forecast 2014

4. On November 2, 2009, Clearview Township passed By-law 09-50 under the *Development Charges Act, 1997*. The by-law imposes development charges on residential and non-residential uses. By-law 09-50 was later amended in 2010 by by-law 10-58 and again in 2011 by by-law 11-58. By-law 09-50 will expire on November 3, 2014. The Township is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for June 24, 2014 with adoption of the by-law subsequent to the public meeting.
5. In addition to the amendments noted above, a further amendment was made by By-law 14-40 to implement new rates for wastewater service in Stayner. The basis for this amendment was provided in the “2014 Development Charge Update Study” dated April 27, 2014. The rates provided within that report have been included in the draft By-law provided in Appendix F. These are also presented in table ES-2.
6. The area-specific development charges currently in effect for a single detached unit are \$24,099 for Stayner, \$25,017 for Creemore, \$18,479 for New Lowell and \$8,027 for Nottawa. The current municipal wide charge for single detached dwelling units is \$8,027. Area-specific non-residential charges are \$13.14 for Stayner, \$14.12 for Creemore, \$9.33 for New Lowell and \$4.62 for Nottawa per square foot of building area. The municipal wide non-residential charge is \$4.62 per square foot of building space. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for

residential and non-residential). Charges have been provided on a municipal-wide basis for all services except water and wastewater services which are provided for four regions; Stayner, Creemore, New Lowell and Nottawa. The municipal wide, single-detached unit charge is \$5,702 and the non-residential charge is \$2.49 per square foot of building area. The Stayner calculated charges are \$20,919 for residential and \$9.06 for non-residential. The Creemore calculated charges are \$15,957 for residential and \$6.59 for non-residential. The New Lowell calculated charges are \$33,985 for residential and \$14.19 for non-residential. The Nottawa calculated charges are \$27,220 for residential and \$11.11 for non-residential. These rates are submitted to Council for its consideration.

7. The *Development Charges Act* requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-8. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 66,193,146
Less:	
Benefit to existing development	\$ 8,355,130
Post planning period benefit	\$ 179,917
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 206,180
Grants, subsidies and other contributions	\$ 14,312,340
Net Costs to be recovered from development charges	\$ 43,139,579

Of the total, \$0.18 million is growth-related but outside of the forecast period. As well, \$23.1 million (or an annual amount of \$4.61 million) will need to be contributed from taxes and rates, or other sources.

Based on the previous table, the Township plans to spend \$66.19 million over the next five years, of which \$43.14 million (65%) is recoverable from development charges. Of this net amount, \$41.78 million is recoverable from residential development and \$1.36 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

following services are calculated based on the anticipated development to occur for a 20 year period (2014-2033) (Stayner, Creemore, New Lowell and Nottawa):

- Water
- Wastewater

The following municipal-wide services are calculated based on a 20-year forecast:

- Roads and Related;
- Fire Protection Services; and
- Police Services.

All other municipal-wide services are calculated based on a 10-year forecast. These include Municipal Parking Spaces, Recreation Services, Library Services and Administration. However, 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 DC by-law which is appended in Appendix F. 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-1

Schedule of Development Charges

Service	Residential			Non-Residential (per ft ² of Gross Floor Area)
	Single and Semi- Detached Dwelling	Apartments - 2 Bedrooms + 1 Bedroom	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services:				
Roads and Related	3,248	1,940	1,426	2,669
Municipal Parking Spaces	69	41	30	57
Fire Protection Services	300	179	132	247
Police Services	112	67	49	92
Recreation Services	887	530	389	729
Library Services	716	428	314	588
Administration	370	221	162	304
Total Municipal Wide Services	5,702	3,406	2,502	4,686
Area Specific Services:				
<u>Stayner</u>				
Water	10,177	6,079	4,467	8,363
Total Stayner Services	15,879	9,485	6,969	13,049
<u>Creemore</u>				
Water	5,508	3,290	2,418	4,526
Wastewater	4,747	2,836	2,084	3,901
Total Creemore Services	15,957	9,532	7,004	13,113
<u>New Lowell</u>				
Water	8,894	5,313	3,904	7,309
Wastewater	19,389	11,582	8,511	15,934
Total New Lowell Services	33,985	20,301	14,917	27,929
<u>Nottawa</u>				
Water	14,260	8,518	6,259	11,719
Wastewater	7,258	4,336	3,186	5,964
Total Nottawa Services	27,220	16,260	11,947	22,369

Table ES-2
Wastewater Charges for Stayner
“2014 Development Charge Update Study”
April 27, 2014

Basis for the Development Charge					Non-Residential (per sq.ft. of Building Space)
	Single & Semi- Detached Dwellings	Apartments Bachelor and 1 Bedroom	Apartments 2 or more Bedrooms	Other Multiples	
A: Development Charge Related to Developments Included in Prepayment Agreements	\$ 2,640	\$ 1,200	\$ 1,680	\$ 2,160	\$ 1.28
B: All Other Developments within Stayner	\$ 4,742	\$ 2,135	\$ 2,994	\$ 3,952	\$ 2.35
B: Interest for Above	\$ 298	\$ 134	\$ 188	\$ 248	\$ 0.15
B: Total: All Other Developments within Stayner	\$ 5,040	\$ 2,269	\$ 3,182	\$ 4,200	\$ 2.50

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, 1997* (s.10) and, accordingly, recommends new development charges and policies for Clearview Township.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (DC) study process in 2014. Watson worked with Municipal staff in preparing the DC analysis and policy recommendations.

This development charge background study, containing the proposed development charge by-law, 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 development charge background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix F).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Clearview's current DC policy (Chapter 2) and the policies underlying the proposed by-law, 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 development charge is provided herein.

1.2 Summary of the Process

The public meeting required under Section 12 of the *Development Charges Act, 1997*, has been scheduled for June 24, 2014. 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 development charges.

In accordance with the legislation, the background study and proposed DC by-law will be available for public review on June 10, 2014. 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 subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed.

FIGURE 1-1
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES
FOR CLEARVIEW TOWNSHIP

1. Data collection	March, April and May 2014
2. Public meeting advertisement placed in newspaper(s)	May 29 & 30, 2014
3. Council Workshop	May 28, 2014
4. Background study and proposed by-law available to public	June 10, 2014
5. Public meeting of Council	June 24, 2014
6. Council considers adoption of background study and passage of by-law	Subsequent to Public Meeting
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

2. Current Clearview Township Policy

2. Current Clearview Township policy

2.1 Schedule of Charges

On November 2, 2009, Clearview Township passed By-law 09-50 under the *Development Charges Act, 1997*. The by-law imposes development charges for residential and non-residential uses.

The tables below provide the rates in effect as at May 26, 2014.

RESIDENTIAL DEVELOPMENT CHARGES

Development Charges are levied on a per unit basis for residential dwelling units. There are different amounts for different types of residential dwelling units.

Clearview-wide uniform Charges, by component, per single detached dwelling unit:

Administration	\$ 282.32
Fire Protection	\$ 904.95
Police	\$ 35.43
Roads and Related	\$3,276.26
Municipal Parking	\$ 62.27
Recreation	\$2,997.15
Library	\$ 469.11
Sub-total Other Services	\$8,027.49

Charges, by service area, including Clearview-wide uniform Charges from above (Other Services), per single detached dwelling unit:

Area	Other Services	Water	Sanitary Sewer
Stayner	\$8,027.49	\$11,031.07	\$5,040.00
Stayner pre-paid	\$8,027.49	\$11,031.07	\$2,640.00
Creemore	\$8,027.49	\$ 9,037.62	\$7,952.34
New Lowell	\$8,027.49	\$10,451.39	n/a
All Other Areas	\$8,027.49	n/a	n/a

“Stayner pre-paid” represents developments included in Stayner Sewer DC prepayment agreements.

Totals by Service Area

Area	Total
Stayner	\$24,098.56
Stayner pre-paid	\$21,698.56
Creemore	\$25,017.45
New Lowell	\$18,478.88
All Other Areas	\$ 8,027.49

NON-RESIDENTIAL DEVELOPMENT CHARGES

Non-Residential Development Charges are levied per square foot (ft.²) of gross floor area (GFA) for non-residential development.

Clearview-wide uniform Charges, by component, per ft.² of GFA:

Administration	\$0.22
Fire Protection	\$0.56
Police	\$0.02
Roads and Related	\$2.38
Municipal Parking	\$0.05
Recreation	\$1.21
Library	\$0.18
Sub-total Other Services	\$4.62

Charges, by service area, including Clearview-wide uniform Charges from above (Other Services), per ft.² of GFA:

Area	Other Services	Water	Sanitary Sewer	Total
Stayner	\$4.62	\$6.02	\$2.50	\$13.14
Stayner pre-paid	\$4.62	\$6.02	\$1.28	\$11.92
Creemore	\$4.62	\$5.06	\$4.44	\$14.12
New Lowell	\$4.62	\$4.71	n/a	\$9.33
All Other Areas	\$4.62	n/a	n/a	\$4.62

INDEXING OF DEVELOPMENT CHARGES

As permitted under the *Act* and Regulations, the Development Charges shall be indexed annually based on the Statistics Canada Construction Price Indexes (Toronto CMA, number 62-007) on January 1st of each year, commencing January 1st, 2013.

2.2 Services Covered

The following are the services covered under By-law 09-50, as amended:

- Administration;
- Fire Protection Services;
- Parks Services;
- Roads and Related;
- Municipal Parking Spaces;
- Recreation Services;
- Library Services;
- Administration; and
- Wastewater Services (Stayner and Creemore);
- Water Services (Stayner, Creemore and New Lowell).

2.3 Timing of DC Calculation and Payment

Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit for the development.

2.4 Indexing

By-law 09-50 provides for the annual indexing of charges on January 1st of each year, without amendment to the by-law, in accordance with the prescribed index in the Act.

2.5 Redevelopment Allowance

3.9 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the

applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 3.13 by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following exemptions are provided under By-law 09-50:

a) Statutory exemptions:

- a board of education;
- a Township or a local board thereof;
- an enlargement to an existing dwelling unit;
- one or two additional dwelling units in an existing single detached dwelling; or
- one additional dwelling unit in any other existing residential building.

b) Non-Statutory exemptions:

- a) buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- b) buildings or structures owned by and used for the purposes of a board as defined in Subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2, as amended, and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;

- c) buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- d) 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; and,
- e) land, buildings or structures for agricultural use which do not receive municipal water or wastewater services.
- f) non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;
- g) Development charges for municipal water and wastewater services will not be applied to existing lots of record that, had paid a charge or fee to ensure allocation of said services within the existing capacity of the system as of the date of passing of this by-law; and
- h) Temporary buildings or structures.

In addition to the above, by-law 09-50 was amended by by-law 11-58 which provides the following exemptions:

- a) Buildings, structures or additions for industrial uses with nonproduction/storage areas amounting to more than 10% of the building floor area, which attract a servicing requirement primarily associated only with roads and emergency services, shall pay for that portion of the non-production/storage area only the following DCs; Fire Protection, Police, Roads and Related;
- b) Buildings, structures or additions for use as an indoor sporting field, which attract a servicing requirement primarily associated only with roads and emergency services, shall pay for that portion of the indoor sporting field only the following DCs; Fire Protection, Police, Roads and Related;
- c) 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 DCs. eg: Non-profit housing, youth centres, and community centres;

- d) 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 DCs. eg: Private recreation facilities open to the public;
- e) Land, buildings, structures or additions utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs as follows:
- Green roof -10% reduction
 - Grey-water recycling - 10% reduction
 - Wastewater pre-treatment facility - 20% reduction
 - Rainwater capture and re-use - 5% reduction;
- f) Land, buildings, structures or additions 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%. The determination of what constitutes a new full time equivalent job and how to measure and verify the total eligible discount to DCs shall be determined by Municipal policy;
- g) Land, buildings, structures or additions for medical centres deemed a community benefitting facility by Council may have up to a 100% exemption to DCs;
- h) Where a building, structure or addition qualifies for a reduction under clause b(i) or b(ii) further reductions to DCs for clauses b(iv), b(v) and/or b(vi) shall be calculated only from the remaining full DC portion;
- i) 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."

3. Anticipated Development in Clearview Township

3. Anticipated Development Clearview Township

3.1 Requirements of the Act

Chapter 4 provides the methodology for calculating a development charge as per the *Development Charges Act, 1997*. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the *Development Charges Act* that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Clearview will be required to provide services, over a 10-year (2014-2024), and 20-year (2014-2034) time horizon.

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

The DC growth forecast has been developed by the Township of Clearview in conjunction with Watson & Associates Economists Ltd. In compiling the growth forecast, the following information sources were also consulted to help assess permanent and seasonal development potential over the forecast period; including:

- The Township of Clearview 2009 Development Charge (DC) Study, prepared by Watson & Associates Economists Ltd.;
- Places to Grow (Growth Plan for the Greater Golden Horseshoe), 2006. Office Consolidation June, 2013, Schedule 7: Distribution of population and employment for the County of Simcoe to 2031; and
- Discussions with Clearview planning staff regarding anticipated residential and non-residential development potential for the Township (summarized in staff report to Council dated May 12, 2014).

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.

The population is summarized both including and excluding the net Census undercount. The Census undercount represents the net number of persons missed during Census enumeration. As of 2011, the net Census undercount is estimated at approximately 4%. It is noted that the DC calculation has been derived based on the population forecast excluding the net Census undercount. Accordingly, all references provided herein to the population forecast exclude the Census undercount.

As identified in Table 3-1 and *Schedule 1*, the Township's permanent population is anticipated to reach 18,760 by 2024 and 28,580 by 2034, resulting in an increase of 4,960, and 14,780 persons, respectively, over the 10-year and 20-year (2014 to 2034) forecast periods.¹

Existing seasonal dwellings were also added to the residential growth forecast, based on Statistics Canada housing data. The Township's existing seasonal housing stock of 832 (2014 estimate) is forecast to increase to 932 by 2034. This represents an increase of 100 units over the 20-year period, or approximately 5 net seasonal units a year.

A persons per unit (PPU) of 3.74 was applied to both the existing seasonal housing base and forecast seasonal housing units². This generates a 2014 seasonal population base of approximately 3,060 and a 2034 seasonal population forecast of approximately 3,490.

¹ The population figures used in the calculation of the 2014 development charge exclude the net Census undercount, which is estimated at approximately 4%.

² Derived from Muskoka District Second Home Study, 2014.

Figure 3-1
Household Formation–based Population and Household Forecast Model

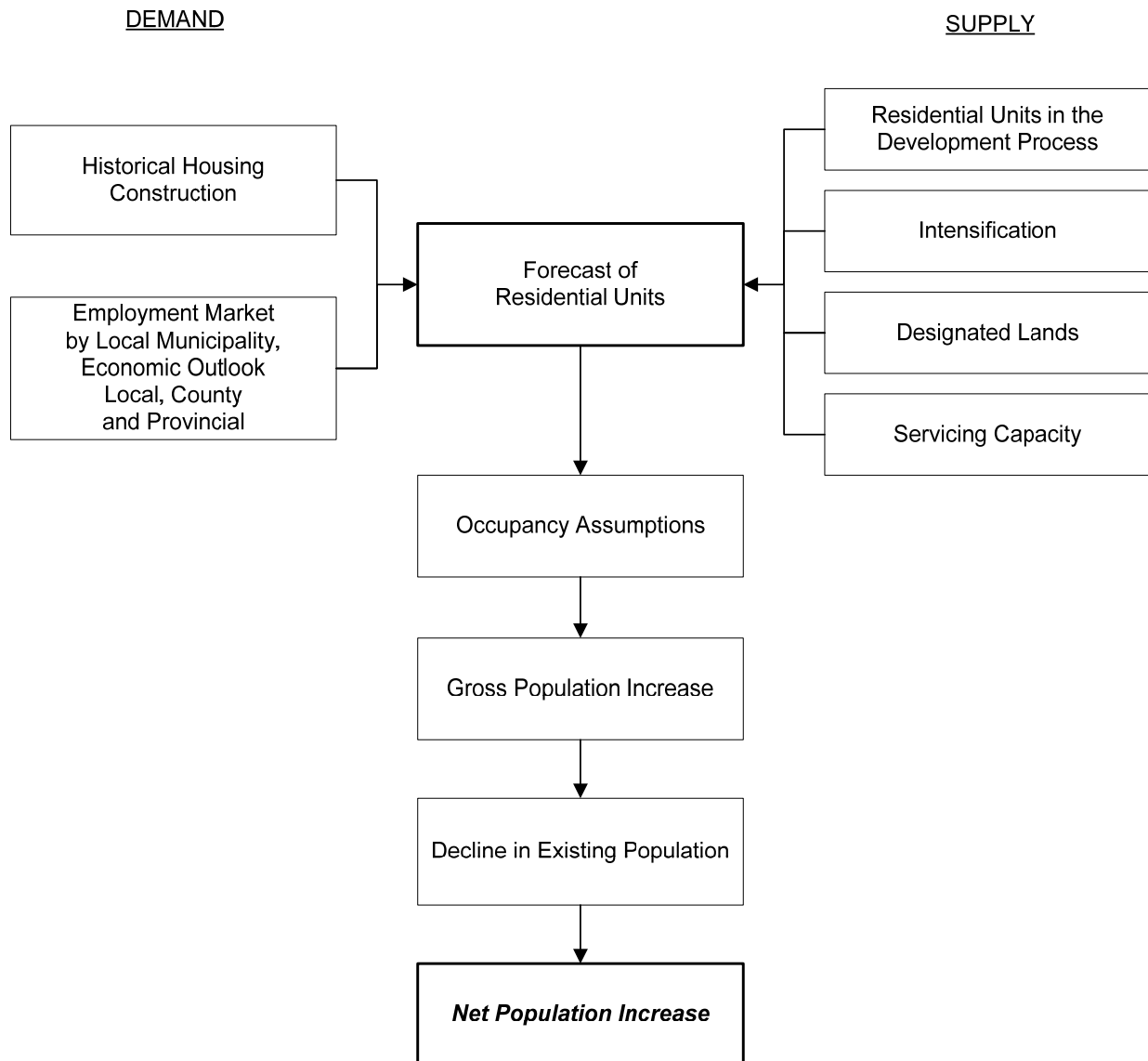


Table 3-1
Township of Clearview
Residential Growth Forecast Summary

Year	Population ¹	Population (Including Census Undercount)	Seasonal Population	Permanent + Seasonal Population	Housing Units							PPU ⁴
					Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Permanent Households	Seasonal Households	Total Permanent and Seasonal Households	
<i>Mid 2001</i>	13,796	14,348	2,712	16,508	4,400	210	175	20	4,805	741	5,546	2.87
<i>Mid 2006</i>	14,088	14,652	2,939	17,027	4,580	255	155	10	5,000	803	5,803	2.82
<i>Mid 2011</i>	13,734	14,283	3,056	16,790	4,630	180	210	15	5,035	817	5,852	2.73
<i>Mid 2014</i>	13,800	14,352	3,112	16,912	4,714	183	219	15	5,131	832	5,963	2.69
<i>Mid 2024</i>	18,760	19,510	3,299	22,059	6,269	373	474	15	7,131	882	8,013	2.63
<i>Mid 2034</i>	28,584	29,727	3,486	32,069	9,219	753	1,034	15	11,021	932	11,953	2.59
Mid 2001 - Mid 2006	292	304	227	519	180	45	-20	-10	195	62	257	
Mid 2006 - Mid 2011	-354	-368	117	-237	50	-75	55	5	35	14	49	
Mid 2011 - Mid 2014	66	69	56	122	84	3	9	0	96	15	111	
Mid 2014 - Mid 2024	4,960	5,158	187	5,147	1,555	190	255	0	2,000	50	2,050	
Mid 2014 - Mid 2034	14,784	15,375	374	15,158	4,505	570	815	0	5,890	100	5,990	

Source: Watson & Associates Economists Ltd., 2014. Forecast derived from the Township of Clearview Planning Department, 2014.

1. Population excludes net Census Undercount of approximately 4%.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

4. PPU is based on permanent households.

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

- The unit mix for the Clearview DC forecast was derived from discussions with Clearview planning staff regarding anticipated development trends for the Township.
- Based on the above, the long-term (2014-2034) household growth forecast is comprised of a housing unit mix of approximately 76% low density (single detached and semi-detached), 10% medium density (multiples except apartments) and 14% high density (bachelor, 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 for the Township of Clearview by settlement and remaining rural area. In accordance with forecast demand and available land supply, housing growth has been allocated to the following urban settlement areas over the 2014 to 2034 forecast period:
 - Stayner– 58%
 - Creemore– 17%
 - New Lowell– 10%
 - Nottawa– 8%
 - Rural– 7%

3. Planning Period

- Short and longer-term time horizons are required for the DC process. The DCA limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services such as roads, fire, water and wastewater services utilize a longer planning period.

4. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of permanent housing units to be constructed in Clearview during the short-term and long-term periods are presented on Table 3-1. Over the 20-year forecast period, the Township is anticipated to average 295 new permanent housing units per year.

- 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 by dwelling type for new units.
- *Schedule 7a* summarizes the average number of persons per unit (PPU) for the new housing units by age and type of dwelling based on a 2011 custom Census data for the Township. Due to data limitations, medium and high density PPU's were derived from Simcoe County as outlined in *Schedule 8b*. The total calculated PPU for all density types has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population. Adjusted 20-year average PPU's by dwelling type are as follows:
 - Low density: 3.03
 - Medium density: 2.49
 - High density: 1.61

5. Existing Units and Population Change (Appendix A - *Schedules 3, 4 and 5*)

- Existing households as of 2014 are based on the 2011 Census households, plus estimated residential units constructed between 2011 and 2013 assuming a 6-month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units is calculated in *Schedules 3 through 5*, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2014 to 2034 forecast period is estimated at approximately 1,600.

6. Employment (Appendix A, *Schedules 9 through 11*)

- The employment forecast is largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. The employment forecast also considers forecast non-residential absorption (in terms of building gross floor area) and corresponding employment growth¹. Key employment sectors include

¹ Non-residential gross floor area (GFA) provided by the Township of Clearview.

primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

- The Township of Clearview 2011¹ employment by place of work is outlined in *Schedule 9a*. The 2011 employment base is comprised of the following sectors:
 - 115 primary (approx. 4%);
 - 765 work at home employment (approx. 25%);
 - 598 industrial (approx. 20%);
 - 1,003 commercial/population related (approx. 33%); and
 - 540 institutional (approx. 18%).

- The 2011 employment estimate by usual place of work, including work at home, is approximately 3,020. An additional 810 employees have been identified for the Township in 2011 that have no fixed place of work (NFPOW).² The 2011 employment base, including NFPOW, totals approximately 3,830.

- Total employment, including work at home and NFPOW, for the Township of Clearview is anticipated to reach approximately 4,210 by 2024 and 4,820 by 2034. This represents an employment increase of 310 for the 10-year forecast period, and 920 for the 20-year forecast period.

- *Schedule 9b*, Appendix A, summarizes the employment forecast, excluding work at home employment and NFPOW employment, which is the basis for the DC employment forecast. The impact on municipal services from work at home employees have already been included in the population forecast. The impacts of municipal services related to NFPOW employees have largely been included in the employment forecast by usual place of work (i.e. employment and GFA in the retail and accommodation sector generated from NFPOW construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (GFA) calculation. Accordingly, work at home and NFPOW employees have been removed from the DC employment forecast and calculation.

¹ 2011 employment based on Statistics Canada "Place of Work" custom employment data.

² Statistics Canada defines "No Fixed Place of Work" (NFPOW) 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."

- Total employment for the Township of Clearview (excluding work at home and NFPOW employment) is anticipated to reach approximately 2,470 by 2024, and 2,750 by 2034. This represents an employment increase of 150 and 430 over the 10-year and 20-year forecast periods, respectively.
- In accordance with forecast demand and available land supply, total employment growth (excluding work at home and NFPOW employment) has been allocated to the following urban settlement areas over the 2014 to 2034 forecast period (Refer to Schedule 9c):
 - Stayner – 80%
 - Creemore – 11%
 - New Lowell – 7%
 - Nottawa – 2%
 - Rural – 0%

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (GFA), Appendix A, *Schedule 9b*)

- Square footage estimates were calculated in *Schedule 9b* based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (GFA) increase is anticipated to be approximately 124,000 sq.ft. over the 10-year, and 373,500 sq.ft. over the 20-year forecast period.
- In terms of percentage growth, the long-term incremental GFA forecast by sector is broken down as follows:
 - industrial – (approx. 61%);
 - commercial/population-related – (approx. 31%); and
 - institutional – (approx. 8%).

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 s.s.5(1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are defined in s.s.2(4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the DCA 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 which are potentially eligible for inclusion in the Township’s development charge are indicated with a “Yes.”

4.3 Increase in the Need for Service

The development charge 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, s.s.5(1)3, which requires that Municipal 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.

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.

Figure 4-1
The Process of Calculating a Development Charge under the DCA, 1997

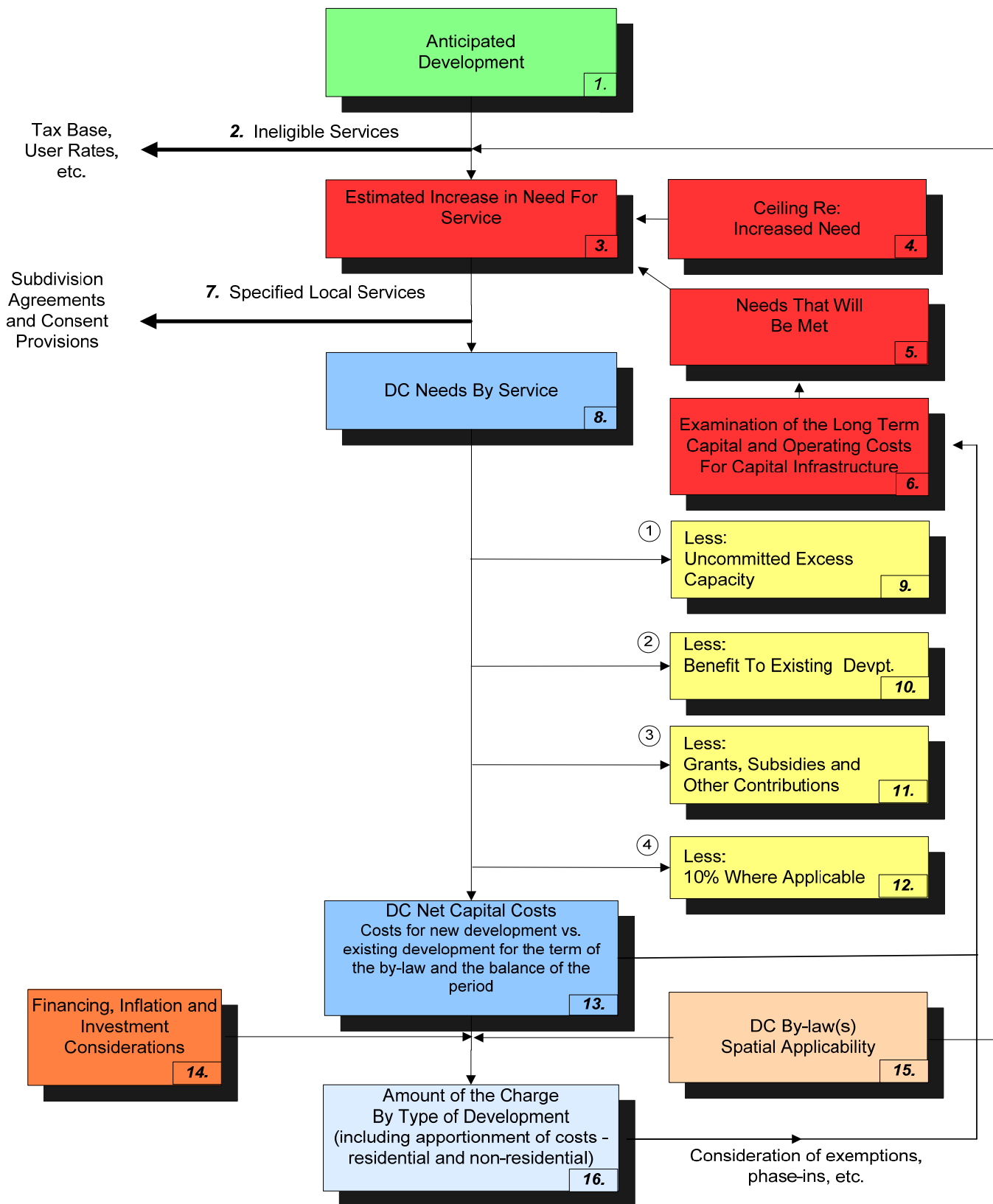


Table 4-1
Categories of Municipal Services To Be Addressed as Part of the Calculation

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION (see legend below)	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
Yes -Municipality provides the Service – service has been included in the DC No - Municipality provides the Service – service has not been included in the DC n/a – Municipality does not provide the service Ineligible – Service is ineligible for inclusion in the DC calculation			
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	No	1.3 Local roads	0
	Yes	1.4 Traffic signals	100
	Yes	1.5 Sidewalks and streetlights	100
2. Other Transportation Services	n/a	2.1 Transit vehicles	90
	n/a	2.2 Other transit infrastructure	90
	Yes	2.3 Municipal parking spaces - indoor	90
	Yes	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	No	2.8 Airport facilities	90
3. Storm Water Drainage and Control Services	no	3.1 Main channels and drainage trunks	100
	no	3.2 Channel connections	100
	no	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and ESAs	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	n/a	5.4 Development of Region-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	Yes	7.2 Library materials	90
8. Electrical Power	Ineligible	8.1 Electrical substations	0

¹ with 7+ year life time

*same percentage as service component to which it pertains
 computer equipment excluded throughout

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION (see legend below)	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
Yes -Municipality provides the Service – service has been included in the DC No - Municipality provides the Service – service has not been included in the DC n/a – Municipality does not provide the service Ineligible – Service is ineligible for inclusion in the DC calculation			
Services	Ineligible Ineligible	8.2 Electrical distribution system 8.3 Electrical system rolling stock ¹	0 0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres) 9.2 Tourism facilities and convention centres	0 0
10. Waste Water Services	Yes Yes No No	10.1 Treatment plants 10.2 Sewage trunks 10.3 Local systems 10.4 Vehicles and equipment	100 100 0 100
11. Water Supply Services	Yes Yes No	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems	100 100 0
12. Waste Management Services	Ineligible Ineligible Ineligible	12.1 Collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Other waste diversion facilities	0 0 0
13. Police Services	Yes n/a Yes	13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
15. Day Care	n/a	15.1 Day care space	90
16. Health	n/a	16.1 Health department space	90
17. Social Services	n/a	17.1 Social service space	90
18. Ambulance	n/a n/a	18.1 Ambulance station space 18.2 Vehicles ¹	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes n/a	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the DC background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100

¹ with a 7+ year life time

² same percentage as service component to which it pertains

4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the DCA 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;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

In order for an increase in need for service to be included in the DC calculation, Municipal Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.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 s.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

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out “the estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that “...the value of the credit cannot be recovered from future development charges,” if the credit pertains to an

ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding DC credit obligations that would affect the development charge calculation have been included in the calculations.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the DCA, 1997 states that, for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by development charges or other similar charges; for example, this may have been done as part of previous development charge processes. It is noted that projects which have been debentured to-date and to which the principal and interest costs need to be recovered are included within the capital detail sheets.

4.8 Existing Reserve Funds

Section 35 of the DCA states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

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

For services which 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 next 10-year period, which underlie the DC 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 which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township's Development Charge Reserve Fund Balance by service at December 31, 2013 is shown below:

Service	Totals
Roads and Related	(\$56,655)
Municipal Parking Spaces	\$6,883
Fire Protection Services	(\$84,466)
Police Services	(\$10,966)
Recreation Services	\$94,531
Library Services	(\$21,453)
Administration	\$30,261
Water Services - Stayner	(\$191,081)
Water Services - Creemoe	\$44,620
Water Services - New Lowell	\$7,152
Water Services - Nottawa	(\$2,006)
Wastewater Services - Stayner	(\$508,936)
Wastewater Services - Creemoe	\$39,262
Wastewater Services - New Lowell	(\$8,287)
Wastewater Services - Nottawa	(\$8,287)
Total	(\$669,428)

4.9 Deductions

The DCA, 1997 potentially requires that five 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;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

¹ Reserve balance to be combined with Administration Studies.

The requirements behind each of these reductions are addressed as follows:

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 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 Township over the 10-year period immediately preceding the preparation of the background study..."

O.Reg. 82.98 (s.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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.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" (discussed above in 4.6).

"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

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 services cap in 4.4 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 roads 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. On the other hand, 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 municipal-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 Wednesday in one arena and Thursday 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 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, such as the COMRIF Grant program or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

4.9.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the DCA requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, the *Provincial Offences Act*, ambulance, homes for the aged, health and transit.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

5. Development Charge Eligible Cost Analysis by Service

5. Development Charge Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the development charges to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the DCA, 1997 and described in Chapter 4, was followed in determining DC eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for DC Calculation

This section evaluates the development-related capital requirements for all of the "softer" services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the DC amounts; and, the infrastructure cost calculation, which determines the potential DC recoverable cost.

5.2.1 Administration

The DCA permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or in part). The listing of studies included in the DC includes the following:

- Two Development Charge Studies;
- Strategic Plan Updates;
- Fire Master Plans;
- Water Supply EA Update;
- Sewer Capacity EA Update;
- Water Servicing Master Plan;
- Sewer Servicing Master Plan;

-
- Drainage Master Plans;
 - Parks and Recreation Master Plan Updates;
 - Flood Plain Studies;
 - Heritage Preservation Studies;
 - Municipal Parking Studies;
 - Trail Studies;
 - Library Building Committee Report;
 - Development Permitting Study;
 - Walkability Study;
 - Official Plan Conformity and Review; and
 - Zoning By-law Conformity.

The cost of these studies is \$1,099,000, of which \$318,461 is existing benefit and the balance associated with growth over the forecast period. In addition to these studies; an adjustment for the reserve fund balance has been included for \$30,261. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is \$739,239 and has been included in the development charge. This cost has been allocated 97% residential and 3% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 97%	Non-Residential Share 3%
1	Development Charge Background Study	2014	28,000	-	-	28,000	-	-	28,000	2,800	25,200	24,478	722
2	Development Charge Background Study	2019	30,000	-	-	30,000	-	-	30,000	3,000	27,000	26,227	773
3	Strategic Plan Update	2015	22,000	-	-	22,000	11,000	-	11,000	1,100	9,900	9,616	284
4	Strategic Plan Update	2019	22,000	-	-	22,000	11,000	-	11,000	1,100	9,900	9,616	284
5	Fire Master Plan	2014	20,000	-	-	20,000	10,800	-	9,200	-	9,200	8,936	264
6	Fire Master Plan Update	2023	25,000	-	-	25,000	5,400	-	19,600	-	19,600	19,039	561
7	Water Supply EA Update	2018	16,000	-	-	16,000	-	-	16,000	-	16,000	15,542	458
8	Sewer Capacity EA Update	2018	16,000	-	-	16,000	-	-	16,000	-	16,000	15,542	458
9	Water Servicing Master Plan Update	2018	16,000	-	-	16,000	-	-	16,000	-	16,000	15,542	458
10	Sewer Servicing Master Plan Update	2018	16,000	-	-	16,000	-	-	16,000	-	16,000	15,542	458
11	Drainage Master Plan (Stayner, New Lowell, Nottawa)	2020	162,000	-	-	162,000	81,000	-	81,000	-	81,000	78,680	2,320
12	Drainage Master Plan (Creemore)	2020	16,000	-	-	16,000	8,000	-	8,000	-	8,000	7,771	229
13	Parks and Recreation Master Plan Update	2012	27,000	-	-	27,000	13,500	-	13,500	1,350	12,150	11,802	348
14	Parks and Recreation Master Plan Update	2017	32,000	-	-	32,000	16,000	-	16,000	1,600	14,400	13,988	413
15	Flood Plain Study - Stayner	2015	54,000	-	-	54,000	-	-	54,000	-	54,000	52,453	1,547
16	Flood Plain Study - Creemore	2016	54,000	-	-	54,000	-	-	54,000	-	54,000	52,453	1,547
17	Flood Plain Study - New Lowell	2017	54,000	-	-	54,000	-	-	54,000	-	54,000	52,453	1,547
18	Flood Plain Study - Nottawa	2018	54,000	-	-	54,000	-	-	54,000	-	54,000	52,453	1,547
19	Heritage Preservation Study	2015	32,000	-	-	32,000	16,000	-	16,000	1,600	14,400	13,988	413
20	Heritage Preservation Study	2020	162,000	-	-	162,000	81,000	-	81,000	8,100	72,900	70,812	2,088
21	Municipal Parking Study - Stayner	2020	27,000	-	-	27,000	-	-	27,000	2,700	24,300	23,604	696
22	Municipal Parking Study - Creemore	2020	27,000	-	-	27,000	-	-	27,000	2,700	24,300	23,604	696
23	Trails Study	2016	11,000	-	-	11,000	5,500	-	5,500	550	4,950	4,808	142
24	Trails Study Update	2021	11,000	-	-	11,000	5,500	-	5,500	550	4,950	4,808	142
25	Library Building Committee Report	2017	45,000	-	-	45,000	12,250	-	32,750	3,275	29,475	28,631	844
26	Development Permitting Study	2016	50,000	-	-	50,000	-	-	50,000	5,000	45,000	43,711	1,289
27	Walkability Study - Stayner	2014	25,000	-	-	25,000	-	-	25,000	2,500	22,500	21,855	645
28	Official Plan Conformity	2015	15,000	-	-	15,000	3,750	-	11,250	1,125	10,125	9,835	290
29	Official Plan Review	2015	15,000	-	-	15,000	3,750	-	11,250	1,125	10,125	9,835	290
30	Zoning By-law Conformity	2020	15,000	-	-	15,000	3,750	-	11,250	1,125	10,125	9,835	290
31	Reserve Fund Adjustment						30,261	-	(30,261)	-	(30,261)	(29,394)	(867)
	Total		1,099,000	-	-	1,099,000	318,461	-	780,539	41,300	739,239	718,063	21,176

5.2.2 Recreation Services

With respect to recreation facilities, there are currently several facilities provided by the Township amounting to a total of 101,357 sq.ft. of space. The average historic level of service for the previous ten years has been approximately 5.99 sq.ft. of space per capita or an investment of \$1,908 per capita. Based on this service standard, the Township would be eligible to collect \$9,963,942 from DCs for facility space.

The Township has provided for the need for a Multi-Use Facility and its corresponding study. The gross capital cost of these projects is \$5,100,000 with a post period benefit of \$5,000,000. The net growth capital cost after the mandatory 10% deduction is \$90,000 and has been included in the development charge.

At present, the Township has five (5) vehicles relating to recreation vehicles and equipment which provides a level of service of \$14 per capita or a DC-eligible amount of \$72,168. The Township has identified the need for a provision for new vehicles and equipment amounting to \$72,000. After the 10% mandatory statutory deduction of \$7,200, the net growth related cost to be included in the DC calculation for parks vehicles and equipment is \$64,800.

While indoor recreation service usage is predominately residential-based, there is some use of the facility by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 97% residential and 3% non-residential based on the incremental growth in population to employment over the 10 year period.

The Township currently has 119.6 acres of parkland within its jurisdiction. This parkland consists of various sized parks. The Township has sustained the current level of service over the historic 10-year period (2004-2013), with an average of 7.1 acres of parkland, 4.1 parkland amenities items and 0.31 km of trails per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.) and park trails, the level of service provided is approximately \$477 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$2,490,633.

Based on the projected growth over the 10-year forecast period, the Township has identified Provisions for Trail and Parkland Development amounting to \$1,800,000 in future growth capital costs for parkland development. The net growth capital cost after the mandatory 10% deduction is \$1,620,000.

As the predominant users of outdoor recreation tend to be residents of the Township, the forecast growth-related costs have been allocated 97% to residential and 3% to non-residential based on the incremental growth in population to employment.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Indoor Recreation Facilities

Proj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share	
	2014-2023													
1	Multi-Use Facility Feasibility Study	2021	100,000	0		100,000	0	0	100,000	10,000	90,000	87,422	2,578	
2	Multi-Use Facility	2024	5,000,000	5,000,000		0	0	0	0	0	0	0	0	0
Total			5,100,000	5,000,000	0	100,000	0	0	100,000	10,000	90,000	87,422	2,578	

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
 Service: Recreation Vehicles and Equipment

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non- Residential Share
1	2014-2023 Provision for Recreation Vehicles	2014-2023	72,000	-	-	72,000	-	-	72,000	7,200	64,800	97%	3%
Total			72,000	-	-	72,000	-	-	72,000	7,200	64,800	62,944	1,856

COVERED IN THE DC CALCULATION

Clearview Township
 Service: Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share	
1	2014-2023 Provision for Trail Development	2014-2023	200,000	0		200,000	0		200,000	20,000	180,000	97%	3%	5,156
2	Provision for Parkland Development (including Amenities)	2014-2023	1,600,000	0		1,600,000	0		1,600,000	160,000	1,440,000	1,398,750	41,250	
	Total		1,800,000	0	0	1,800,000	0	0	1,800,000	180,000	1,620,000	1,573,594	46,406	

5.2.3 Library Services

The Township provides three library facilities which total 7,480 sq. ft. in size. Over the past ten years, the average level of service was 0.40 sq. ft. of space per capita or an investment of \$97 per capita. Based on this service standard, the Township would be eligible to collect approximately \$507,370 from DC's for library facility space (over the ten year period).

The need for additional library facilities has been identified for inclusion in the DC for library facilities due to growth. These projects include a new Stayner Branch along with a 6,000 sq.ft. addition & the purchase of its land, an addition to the Creemore Branch, and a Bookmobile. Debt for New Lowell has also been included. The gross cost of the projects total of \$8,346,451, with a post period benefit of \$6,402,113. A deduction of \$1,446,500 has been made to reflect the proportion attributable to existing development. The net growth capital cost after the mandatory 10% deduction and the allocation of reserve balance of \$21,453 is \$485,652.

The Township maintains a collection of 123,110 library materials. Over the past ten years, the average level of service was 5 items per capita or an investment of \$201 per capita. Based on this service standard, the Township would be eligible to collect \$1,051,241 from DC's for library materials (over the ten year period).

The Township has identified two provisions for collection materials which have a gross cost of \$1,050,000. With no deductions other than the mandatory 10%, the net growth capital cost is \$945,000.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use of the growth-related capital costs have been allocated 97% residential and 3% non-residential based on the incremental growth in population to employment over the 10 year period.

5.2.4 Municipal Parking Spaces

The Township currently has 42 parking spaces, with a total value of \$499,800. The Township's level of service over the historic 10-year period (2004-2013) has averaged 2.5 parking spaces per 1,000 population. The level of service provided is approximately \$30 per capita. When applied over the forecast period, this average level of service translates into a Development Charge eligible amount of \$154,310.

Based on the projected growth over the 10-year forecast period (2014-2023), the Township has identified the need for parking spaces and a provision has been provided for Stayner and Creemore municipal parking spaces. The total gross capital cost of these works is estimated to be approximately \$160,000. After the mandatory 10% deduction and the adjustment for the existing reserve fund, the net total cost is \$137,117.

The growth-related capital costs has been allocated 97% residential and 3% non-residential based on the incremental growth in population to employment, for the ten year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Parking Spaces

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2023	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. Statutory Deduction)	Potential DC Recoverable Cost	
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 97%
1	Provision for Municipal Parking Lots - Stayner	2009-2013	40,000	0		40,000	0		40,000	4,000	34,969	1,031
2	Provision for Municipal Parking Lots - Stayner	2014-2019	40,000	0		40,000	0		40,000	4,000	34,969	1,031
3	Provision for Municipal Parking Lots - Creemore	2009-2013	40,000	0		40,000	0		40,000	4,000	34,969	1,031
4	Provision for Municipal Parking Lots - Creemore	2014-2019	40,000	0		40,000	0		40,000	4,000	34,969	1,031
5	Reserve Fund Adjustment						6,883	(6,883)	(6,883)		(6,886)	(197)
	Total		160,000	0	0	160,000	6,883		153,117	16,000	133,189	3,928

5.3 Service Levels and 20-Year Capital Costs for Clearview's DC Calculation

This section evaluates the development-related capital requirements for those services with 20-year capital costs.

5.3.1 Fire Services

Clearview currently operates its fire services from 19,145 sq.ft. of facility space, providing for a per capita average level of service of 0.92 sq.ft. per capita or \$205 per capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the forecast period of \$3,145,623.

The projects that have been identified are the Outstanding debt, both interest and principal, that is associated with the Clearview/Simcoe Emergency Services Facility. The total capital cost is \$1,068,022. After the allocation of the reserve balance of \$84,466, the net growth capital cost included in the development charge is \$1,152,488.

The fire department has a current inventory of 19 vehicles. The total DC-eligible amount calculated for fire vehicles over the forecast period is approximately \$3,600,632, based on a standard of \$235 per capita. A provision for additional fire vehicles has been identified, having a growth capital cost of \$500,000. With no deductions, the net amount for inclusion in the development charge is \$500,000.

The fire department provides 480 units of equipment and gear for the use in fire services. The Township currently has a calculated average level of service for the historic 10-year period of \$97 per capita, providing for a DC-eligible amount over the forecast period of \$1,488,409 for small equipment and gear.

Based on growth-related needs, the Township has identified a provision for future equipment. The growth capital cost for the related equipment and net amount included in the development charge totals \$100,000.

These costs are shared between residential and non-residential based on a development land area, resulting in 96% being allocated to residential development and 4% being allocated to non-residential development.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Fire Vehicles

Prj_No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost				
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share		
1	Provision for Fire Vehicles 2014-2033	2024	500,000	0		500,000	0		500,000	482,079	17,921	96%	4%
Total			500,000	0	0	500,000	0	0	500,000	482,079	17,921		

5.3.2 Roads and Related Services

Clearview owns and maintains 545 km of roads. This provides an average level of investment of \$11,401 per capita, resulting in a DC-eligible recovery amount of \$174,964,350 million over the 20-year forecast period.

Several projects have been identified for roads including transportation studies, reconstruction projects, and bridge works. Capital projects for roads have a gross capital cost estimate of \$35.7 million, with a benefit to the existing population of \$10.7 million resulting in a recoverable amount of \$14.8 million over the 20 year forecast period. The Roads Development Charge Reserve Fund had a deficit balance on December 31, 2013 of \$56,655 and is being included in the DC recoverable net cost.

The traffic signals inventory consists of 2 traffic signals, one at Highway No. 26 County Road No. 42 Stayner and one at Highway No. 26 Perry Street Stayner. These two items have an approximate value of \$320,000. There are currently 23 km of sidewalks with a value of \$3.7 million and 894 streetlights signalized intersections with a value of approximately \$3.6 million.

Capital projects for traffic signals, and sidewalks and streetlights have a gross capital cost estimate of \$5.8 million, with a benefit to the existing population of \$0.9 million resulting in a recoverable amount of \$1,306,100 over the 20 year forecast period.

The Public Works Department has a variety of vehicles and major equipment totalling \$4,045,000. The inventory provides for a per capita standard of \$237. Over the forecast period, the DC-eligible amount for vehicles and equipment is \$3,639,611. Additional vehicle and equipment items have been identified for the forecast period, amounting to \$1,808,000 of which \$289,500 has been allocated to existing benefit. The growth-related portion of these items is \$1,518,500, which has been included in the DC calculation.

The Township operates their Public Works service out of a number of facilities. The facilities provide 33,900 sq. ft. of building area, providing for an average level of service of 1.94 sq. ft. per capita or \$383 per capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the 20 year forecast period of \$5,876,904.

There have been three projects identified over the forecast period, an expansion to the Main Depot, the New Lowell Dome, and to the Stayner Dome. The total cost of these projects is \$1,215,000. No deductions have been noted which results to in a net amount of \$1,215,000 to be included in the DC.

The residential/non-residential capital cost allocation for roads and related projects have been allocated based incremental growth population to employment over the twenty year forecast period. This allocation provides for 97% of the net project costs to be borne by residential growth and 3% by non-residential growth.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Roads

Pj_No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (Year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 97%	Non-Residential Share 3%
1	Other Roads Projects	2014-2031	1,482,000	0		1,482,000	1,390,385	0	91,615	89,134	2,480
2	Roads and Bridges Needs Study Update	2017	28,000	0		28,000	21,000	0	7,000	6,810	190
3	Roads and Bridges Needs Study Update	2022	30,000	0		30,000	22,500	0	7,500	7,297	203
4	Sidewalk Master Plan Update	2020	5,000	0		5,000	2,500	0	2,500	2,432	68
5	Transportation Study - Creemore	2020	27,000	0		27,000	0	0	27,000	26,269	731
6	Transportation Study - New Lowell	2020	27,000	0		27,000	0	0	27,000	26,269	731
7	Transportation Study - Nottawa	2020	27,000	0		27,000	0	0	27,000	26,269	731
	Stayner and Area Transportation Needs:										
8	Industrial Rd - CR 42-CR 91 - Reconst. 400 m	Year 1-10	582,000	0		582,000	58,200	407,400	116,400	113,249	3,151
9	Industrial Rd - CR 42-CR 91 - Reconst. 400 m - Property	Year 1-10	13,000	0		13,000	6,500	0	6,500	6,324	176
10	Industrial Rd - CR 42-CR 91 - new 500 m	Year 1-10	808,000	0		808,000	80,800	565,600	161,600	157,225	4,375
11	Margaret St - CR 42 to Warrington Rd - Reconst. 520 m	Year 1-10	757,000	0		757,000	75,700	529,900	151,400	147,301	4,099
12	Margaret St - CR 42 to Warrington Rd - Reconst. 520 m - Property	Year 1-10	30,000	0		30,000	15,000	0	15,000	14,594	406
13	Margaret St - CR 42 to Warrington Rd - new 860 m	Year 1-10	1,390,000	0		1,390,000	139,000	973,000	278,000	270,474	7,526
14	Industrial Rd/Regina St. - CR 91 to Regina St - new 650 m	Year 1-10	1,051,000	0		1,051,000	105,100	735,700	210,200	204,510	5,690
15	Industrial Rd/Regina St. - CR 91 to Regina St - Bridge Crossing	Year 1-10	524,000	0		524,000	52,400	366,800	104,800	101,963	2,837
16	Locke Ave - Hwy 26 - Scott St. - Reconst. 620 m	Year 1-10	902,000	0		902,000	90,200	0	811,800	789,823	21,977
17	Scott St - Hwy 26 - Locke Ave - Reconst. 750 m	Year 1-10	1,091,000	0		1,091,000	109,100	0	981,900	955,318	26,582
18	Scott St - Hwy 26 - Locke Ave - Reconst. 750 m - Property	Year 1-10	18,000	0		18,000	9,000	0	9,000	8,756	244
19	Mowat St - Hwy 26 - N Limit - Reconst. 920 m	Year 1-10	1,339,000	0		1,339,000	133,900	937,300	267,800	260,550	7,250
20	Mowat St - Hwy 26 - N Limit - Reconst. 920 m - Property	Year 1-10	94,000	0		94,000	9,400	66,800	18,800	18,291	509
21	North/South Collector Road - new 620 m	Year 1-10	1,002,000	0		1,002,000	100,200	701,400	200,400	194,975	5,425
22	East/West Collector Road - new 1,325 m	Year 1-10	2,142,000	0		2,142,000	214,200	1,499,400	428,400	416,803	11,597
23	Warrington Rd - Margaret St. Ext to Superior St - Reconst. 500 m	Year 1-10	728,000	0		728,000	72,800	0	655,200	637,463	17,737
24	Emerald Creek Subdivision - new 600 m	Year 1-10	970,000	0		970,000	97,000	679,000	194,000	188,748	5,252
25	Sunnidale St - Cherry St - Centre Line Rd - Reconst. 1,450 m	Year 11-20	2,110,000	0		2,110,000	211,000	0	1,899,000	1,847,591	51,409
26	North/South Collector Road - Greenfield Dev to N of Dancor - new 320 m	Year 11-20	517,000	0		517,000	51,700	361,900	103,400	100,601	2,799
27	Cherry St - Sunnidale St - Hwy 26 - Reconst. 400 m	Year 11-20	582,000	0		582,000	58,200	0	523,800	509,620	14,180

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Roads

Prj. No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (Year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost		
									Total	Residential Share 97%	Non-Residential Share 3%
	Other Roads Projects:										
28	Side St from Quebec St to Poplar St	Year 1-10	11,000	0		11,000	1,100	0	9,900	9,632	268
29	Side St from Quebec St to Poplar St	Year 1-10	22,000	0		22,000	2,200	0	19,800	19,264	536
30	Side St from County Road 91 to Quebec St	Year 1-10	12,000	0		12,000	1,200	0	10,800	10,508	292
31	Side St from County Road 91 to Poplar St	Year 1-10	216,000	0		216,000	0	216,000	0	0	0
32	Quebec St from Side St to Slayner St	Year 1-10	485,000	0		485,000	0	485,000	0	0	0
33	Centre St from Side St to Slayner St	Year 1-10	485,000	0		485,000	0	485,000	0	0	0
34	Sutherland St from Quebec St to Centre St	Year 1-10	135,000	0		135,000	0	135,000	0	0	0
35	Other roadworks, see chart	Year 1-10	7,597,000	0		7,597,000	6,837,300	0	759,700	739,134	20,566
36	Other roadworks, see chart	Year 1-10	1,108,000	0		1,108,000	0	1,108,000	0	0	0
37	Mary St from County Road 9 to Edward St	Year 1-10	431,000	0		431,000	43,100	0	387,900	377,399	10,501
38	Edward St E from County Road 42 to Mary St	Year 1-10	413,000	0		413,000	41,300	0	371,700	361,637	10,063
39	Provision for future road works	Year 1-10	862,000	0		862,000	86,200	0	775,800	754,798	21,002
40	Provision for future road works	Year 11-20	4,311,000	0		4,311,000	431,100	0	3,879,900	3,774,865	105,035
	Other Bridges Projects:										
41	BR-152a-28 Mowat Street	Year 1-10	862,000	0		862,000	86,200	0	775,800	754,798	21,002
42	Provision for future bridge works	Year 11-20	431,000	0		431,000	43,100	0	387,900	377,399	10,501
	Reserve Fund Adjustment		56,655	0		56,655	0	0	56,655	55,121	1,534
				0		0	0	0	0	0	0
	Total		35,713,655	0	0	35,713,655	10,698,585	10,252,200	14,762,870	14,363,215	399,654

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Sidewalks and Streetlights

Prj_No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New	Potential DC Recoverable Cost Total	Residential Share 97%	Non-Residential Share 3%
	Sidewalks:										
	Stayner:										
1	Birchwood Blvd from Locke Ave to Wyant Road	2014-2024	65,000	0		65,000	6,500	0	58,500	56,916	1,584
2	Highway 26 from existing comm east limits to Street "K" (Dancor development)	2014-2024	307,000	0		307,000	0	307,000	0	0	0
3	Highway 26 from existing comm east limits to Mowat Street	2014-2024	82,000	0		82,000	41,000	0	41,000	39,890	1,110
4	Perry Street from John Street to Christopher	2014-2019	82,000	0		82,000	41,000	0	41,000	39,890	1,110
5	Mowat Street from Highway 26 to Dancor development limits	2014-2019	0	0		0	0	0	0	0	0
6	Quebec Street from Sutherland Street to Ridgeview limits	2014-2019	123,000	0		123,000	0	123,000	0	0	0
7	Sutherland Street from Quebec Street to Centre	2014-2019	102,000	0		102,000	0	102,000	0	0	0
8	Centre Street from Ridgeview limits to Atkinson Street	2014-2019	82,000	0		82,000	0	82,000	0	0	0
9	Centre Street from Sutherland Street to Atkinson Street	2014-2019	41,000	0		41,000	20,500	0	20,500	19,945	555
10	Superior Street from Highway 26 to Oak Street	2014-2019	164,000	0		164,000	82,000	0	82,000	79,780	2,220
11	Oak Street from Superior Street to John Street	2014-2019	72,000	0		72,000	36,000	0	36,000	35,025	975
12	Highway 26 from Wyant Road to Locke Ave	2014-2019	61,000	0		61,000	6,100	0	54,900	53,414	1,486
	Creemore										
13	County 9 from Mary Street East to community east limits	2014-2024	162,000	0		162,000	0	162,000	0	0	0
14	Mary Street from County 9 to Edward Street	2014-2019	259,000	0		259,000	0	259,000	0	0	0
15	Elizabeth Street from Mary Street to alliance homes limits	2014-2024	97,000	0		97,000	0	97,000	0	0	0
16	County 9 from Mary Street to Mill Street	2014-2024	129,000	0		129,000	64,500	0	64,500	62,754	1,746
17	Caroline Street from Mill Street to Mary Street	2014-2024	162,000	0		162,000	81,000	0	81,000	78,807	2,193
18	Wellington Street from Mary Street to Collingwood Street	2014-2024	210,000	0		210,000	105,000	0	105,000	102,157	2,843
	New Lowell										
19	County 9 from Lamers Road (comm east limits) to new development	2014-2024	323,000	0		323,000	0	323,000	0	0	0
20	Lamers Road from County 9 to Concession 5	2014-2024	162,000	0		162,000	81,000	0	81,000	78,807	2,193
	Notawa										
21	County 124 from Baateaux Road to McKean Blvd (comm south limits)	2014-2024	97,000	0		97,000	48,500	0	48,500	47,187	1,313
22	County 124 from McKean Blvd (comm south limits) to new development	2014-2024	81,000	0		81,000	0	81,000	0	0	0
	Total		2,863,000	0	0	2,863,000	613,100	1,536,000	713,900	694,574	19,326

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Traffic Signals

Prj_No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential DC Recoverable Cost	
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
1	Hwy 26 / Sobey's / High School Access	2014-2019	269,000	0		269,000	26,900	188,300	53,800	52,344	1,456
2	Hwy 26 / Proposed Dancor Collector Rd	2014-2024	377,000	0		377,000	37,700	263,900	75,400	73,359	2,041
3	Hwy 26 / Proposed Emerald Creek Subd.	2014-2024	323,000	0		323,000	32,300	226,100	64,600	62,851	1,749
4	Margaret St / Warrington Rd	2014-2026	377,000	0		377,000	37,700	263,900	75,400	73,359	2,041
5	Hwy 26 / Mowat Street / Superior St	2014-2019	323,000	0		323,000	32,300	226,100	64,600	62,851	1,749
6	CR 42 / Margaret St / Industrial Access	2014-2020	323,000	0		323,000	32,300	226,100	64,600	62,851	1,749
7	Provision for Creemore Traffic Signals	2014-2024	323,000	0		323,000	32,300	226,100	64,600	62,851	1,749
8	Provision for New Lowell Traffic Signals	2014-2024	323,000	0		323,000	32,300	226,100	64,600	62,851	1,749
9	Provision for Nottawa Traffic Signals	2014-2025	323,000	0		323,000	32,300	226,100	64,600	62,851	1,749
	Total		2,961,000	0	0	2,961,000	296,100	2,072,700	592,200	576,168	16,032

5.3.3 Police Services

Clearview Township currently has two facilities that provide approximately 3,819 square feet of building area, providing for a per capita average level of service of 97.9 square feet per thousand population or \$23 per capita. This level of service provides the Township with a maximum Development Charge eligible amount for recovery over the twenty year forecast period of \$345,438.

The Stayner Emergency Service Hub's outstanding debt has been included in the identified police facilities projects at a gross capital cost of \$586,065 for both principal and interest. With a reserve fund adjustment of \$10,966, the potential DC recoverable cost is \$597,031.

There are currently 17 equipped uniform members in the police detachment that services Clearview Township. The Township currently has a calculated average level of service for the historic 10-year period of \$3 per capita, providing for a Development Charge eligible amount over the forecast period of approximately \$52,330 for small equipment and gear to equip new police officers. Based on growth-related needs the Township has identified a provision for small equipment and gear over the forecast period. The total capital cost associated with the provision for equipment is \$52,000 which has been included in the Development Charge calculation.

Residential and non-residential shares have been identified as 97% / 3% respectively based on the incremental population to employment growth over the 20 year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Clearview Township
Service: Police Small Equipment and Gear

Prj_No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost				
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share		
1	Provision for Small Equipment and Gear	2014-2033	52,000	0		52,000	0		52,000	50,592	1,408	97%	3%
	Total		52,000	0	0	52,000	0		52,000	50,592	1,408		

5.4 Area-Specific Capital Costs for Clearview's DC Calculation

This section evaluates the development-related capital requirements for those services with capital costs that are evaluated over the 2014-2033 forecast period.

The Township of Clearview currently provides water facilities and distribution system services and wastewater facilities and collection systems services to four areas: Stayner, Creemore, New Lowell and Nottawa. Area-specific development charges have been in place to recover costs for the Stayner and Creemore systems from those being serviced by the systems, however New Lowell (wastewater) and Nottawa (water & wastewater) have not been subject to Development Charges for area-specific services in the past.

5.4.1 Stayner Area Specific Services

Water Facilities and Distribution System:

The Stayner water facilities gross capital cost estimate for projects is \$62 million, of which the total gross expenditures planned over the next five years are \$29.7 million.

Stayner area-specific water facility gross capital costs of \$62 million have been identified with 3,500 total units being planned for. During this time, a number of reservoirs, wells, and booster pumping stations have been identified. The works listed provide for a full build-out for Stayner, however, \$29.2 million in cost are related to growth outside the 20-year planning horizon. Of that total amount for the forecast period, \$1.8 million has been identified as an existing benefit, leaving \$31 million in net growth related cost.

The balance in the Stayner Water Development Charge Reserve Fund, at December 31, 2013 was a deficit of \$191,081, which has been included in the DC recoverable cost as noted above.

As for water distribution, there are 14 projects identified which have a gross capital cost of \$9,569,000. With a benefit to existing of \$939,400 and other contributions totalling \$5,105,000, the eligible DC recoverable net total cost is \$3,524,600.

For Stayner water, the costs have been shared between residential and non-residential with 97% attributable to residential and 3% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: Stayner Water Facilities

Pj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential DC Recoverable Cost			
									Total	Residential Share	Non-Residential Share	
	1250 units (3356 pop) + 1664 eq units (4160 eq pop) serviced + 40 unserviced											
1	Debt 7100 cu m Reservoir \$ 3,000,000	2018	2,759,848	0		2,759,848	1,241,932			1,517,916	1,464,900	53,016
2	Stayner Well No 2 (no 4) incl generator	2018	608,324	0		608,324	121,665			486,659	469,662	16,997
3	Transmission Main Reservoir to Margaret St (600mm)	2018	4,275,000	0		4,275,000	427,500			3,847,500	3,713,119	134,381
4	Water Supply Agreement & Land Purchase	2020	80,000	0		80,000	0			80,000	77,206	2,794
5	4500 cu m Reservoir	2018	2,700,000	0		2,700,000	0			2,700,000	2,605,698	94,302
6	9000 cu m CNT Reservoir emergency storage	2018	5,400,000	0		5,400,000	0			5,400,000	5,211,395	188,605
7	2700 cu m/d CNT Water Supply	2018	9,288,000	0		9,288,000	0			9,288,000	8,963,599	324,401
8	Raw Watermain (450mm)	2018	432,000	0		432,000	0			432,000	416,912	15,088
9	Booster Pumping Station	2018	4,201,000	0		4,201,000	0			4,201,000	4,054,272	146,728
	2250 units (6026 pop)											
10	3400 cu m/d CNT Water Supply	2020	11,696,000	8,857,771		2,838,229	0			2,838,229	2,739,099	99,130
	371 units (928 pop)											
11	4145 cu m Reservoir	2029	2,487,000	2,487,000		0	0			0	0	0
12	8290 cu m CNT Reservoir emergency Storage	2029	4,974,000	4,974,000		0	0			0	0	0
13	1000 cu m/d CNT Water Supply	2029	3,440,000	3,440,000		0	0			0	0	0
	1019 units (2548 pop) + 5966 units (14915 pop)											
14	2750 cu m/d CNT Water Supply	2029+	9,460,000	9,460,000		0	0			0	0	0
	Reserve Fund Adjustment		191,081			191,081	0			191,081	184,407	6,674
	Total		61,992,253	29,218,771	0	32,773,482	1,791,097	0	0	30,982,385	29,900,268	1,082,117

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: Stayner Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:		Potential DC Recoverable Cost	
								Grants, Subsidies and Other Contributions Attributable to New Development	Total		
	2014-2033										
	Central										
1	300mm Elm/Locke - Hwy26E to Hwy26N 1050m	2022	1,050,000	0		1,050,000	262,500	0	787,500	759,995	27,505
2	200mm dia Hwy26N - Locke to Emerald Ck 850m	2022	616,000	0		616,000	0	616,000	0	0	0
3	200mm dia Hwy26N - Emerald Ck to 27/28 SR 200m	2024	145,000	0		145,000	0	145,000	0	0	0
	North East Quadrant										
4	200mm dia PW Yard - STP to PS#2 880m	2014	242,000	0		242,000	0	0	242,000	233,548	8,452
5	200mm dia PW Yard - PS#2 to Emerald Ck 660m	2014	396,000	0		396,000	0	0	396,000	382,169	13,831
6	200mm dia Emerald Ck - PW Yard to Hwy26N 690m	2014	414,000	0		414,000	0	414,000	0	0	0
7	200/300mm dia Dancor - Hwy26E to Mowat 1570m	2015	1,107,000	0		1,107,000	0	942,000	165,000	159,237	5,763
8	200mm dia Mowat - Dancor to STP 800m	2023	480,000	0		480,000	0	0	480,000	463,235	16,765
	South East Quadrant										
9	300mm dia Margaret St - CR42 to Lawrence 2200m	2016	870,000	0		870,000	87,000	522,000	261,000	251,884	9,116
10	300mm dia Lawrence/Superior - Margaret to Hwy26E 2200m	2016	1,240,000	0		1,240,000	310,000	744,000	186,000	179,504	6,496
11	300mm dia William/Oak CR42 to Hwy26E 640m	2021	640,000	0		640,000	160,000	0	480,000	463,235	16,765
	South West Quadrant										
12	300mm dia Centre St - CR42 to Industrial Rd 1370m	2015	1,199,000	0		1,199,000	119,900	552,000	527,100	508,690	18,410
	North West Quadrant										
13	200mm dia Industrial Road CR91 to TSI Subdivision 650m	2024	390,000	0		390,000	0	390,000	0	0	0
14	200mm dia TSI Subdivision Industrial Road to Hwy26N 1300m	2024	780,000	0		780,000	0	780,000	0	0	0
	Total		9,569,000	0	0	9,569,000	939,400	5,105,000	3,524,600	3,401,497	123,103

Wastewater Facilities and Collection Systems:

As noted earlier, the Township has been in discussions for the past few years with the Town of Wasaga Beach and developing land owners within the Stayner Community. In regards to Wasaga Beach, an agreement has been reached for Clearview to purchase 5,000 m³/day of treatment capacity for Stayner development. Discussions with developing land owners was undertaken to secure upfront financing to assist with the cost of constructing the sewage collection system infrastructure, which would convey the sewage to the Wasaga Beach facility. The discussions were the basis for pre-payment agreements which will assist in building the necessary infrastructure.

The corresponding charges were calculated in the April 27, 2014 "Development Charge Update Study". The schedule contained in that report have been incorporated into the draft by-law provided in Appendix F.

5.4.2 Creemore Area Specific Services

Water Facilities and Distribution System:

The Creemore water facilities gross capital cost estimate for projects is \$5.14 million, of which the total gross expenditures planned over the next five years are \$1.2 million.

Creemore area-specific water facility gross capital costs of \$5.14 million have been identified for the 2014-2031 forecast. Projects identified include; a 1,500 m³ Reservoir, a 1,500 m³/d Well Water Supply and 1,500 m³/d Well Pumphouse(s).

The positive balance in the Creemore Water Development Charge Reserve Fund, at December 31, 2013 was \$44,620 and has been added as a benefit to existing development.

As for water distribution, there are 8 projects identified which have a gross capital cost of \$883,000. With a deduction from other contributions totalling \$737,000, the eligible DC recoverable net total cost is \$146,000.

For Creemore water, the costs have been shared between residential and non-residential with 98% attributable to residential and 2% to non-residential.

COVERED IN THE DC CALCULATION

Township of Clearview
 Service: Creemore Water Facilities

Pj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost					
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share			
	246 units (615 pop) + 550 units (1375 pop) serviced + 0 unserviced													
1	1,373 m ³ Reservoir	2000	0	0		0	0							
2	1,500 m ³ Reservoir	2017	1,238,000	0		1,238,000	0			1,238,000	1,215,624	22,376		
3	1,500 m ³ /d Well Water Supply	2021	886,000	0		886,000	0			886,000	869,986	16,014		
4	1,500 m ³ /d Well Pumphouse(s)	2021	3,019,000	0		3,019,000	0			3,019,000	2,964,433	54,567		
5	Reserve Fund Adjustment						44,620			(44,620)	(43,814)	(806)		
	Total		5,143,000	0	0	5,143,000	44,620	0	0	5,098,380	5,006,229	92,151		

Wastewater Facilities and Collection Systems:

The Creemore wastewater facilities gross capital cost estimate for projects is \$6.3 million, of which the total gross expenditures planned over the next five years is \$5 million.

Creemore area-specific wastewater facility gross capital costs of \$6.3 million have been identified. These works include; a debt of \$3 million for the 860 m³/d Creemore STP has been identified, replacement of cassettes 3 of 6 for the equalization tank, upgrade of cassettes, aeration upgrades, and the addition of a sludge storage tank. Of the \$6.3 million gross capital costs, \$0.6 million is existing benefit and \$1.1 million from other contributions, resulting in \$4.5 million potential Development Charges recoverable.

As for wastewater collection, there are 2 projects identified which have a gross capital cost of \$2,350,000. With a deduction from other contributions totalling \$2,350,000, the eligible DC recoverable net total cost is \$0.

As for sewers, the gross capital cost is \$2.4 million, of which are planned over the next five years.

For Creemore wastewater, the costs have been shared between residential and non-residential with 98% attributable to residential and 2% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
 Service: Creemore Wastewater Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost					
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share			
	2014-2033													
	246 units (615 pop) + 503 units (1258 pop) + 47 unserviced													
1	Debt 860 m ³ /d Creemore STP \$ 3,000,000	2001	3,000,000	0		3,000,000	258,977			2,741,023	2,691,481	49,543		
2	Equalization tank, repl cassettes 3 of 6	2013	990,000	0		990,000	330,000	660,000		0	0	0		
3	Upgrade cassettes 3 of 6	2013	356,000	0		356,000	0			356,000	349,565	6,435		
4	Aeration Upgrade (2 blowers, piping, diffusers)	2014	664,000	0		664,000	0	464,800		199,200	195,600	3,600		
5	add sludge storage tank	2021	950,000	0		950,000	0			950,000	932,829	17,171		
	287 units (718 pop)													
6	Aeration Upgrade (1 blower)	2025	75,000	0		75,000	0			75,000	73,644	1,356		
7	Add 2 cassettes (400m ³ /day) 2 of 8	2025	238,000	0		238,000	0			238,000	233,698	4,302		
	Reserve Fund Adjustment						39,262			(39,262)	(38,552)	(710)		
	Total		6,273,000	0	0	6,273,000	628,239	1,124,800		4,519,961	4,438,265	81,696		

5.4.3 New Lowell Area Specific Services

Water Facilities and Distribution System:

The New Lowell water facilities gross capital cost estimate for projects is \$18.7 million which provides servicing for 1,620 units. The growth forecast for the area provides for 560 units. The projects have been pro-rated based on the growth between post period benefit and growth within the 2014-2033 period.

New Lowell area-specific water facility gross capital costs of \$18.7 million have been identified. These projects include debt for the CNT Pipeline Connection, Reservoirs expansions, Reservoir emergency storage, and CNT water supply.

Of the \$18.7 million gross capital costs, \$13.9 million has been identified as a post period benefit, leaving a net of \$4.8 million on which the development charge will be based.

The balance in the New Lowell Water Development Charge Reserve Fund, at December 31, 2013 was \$7,152 and has been added as a benefit to existing development.

As for water distribution, there are no needs identified at this time.

For New Lowell water, the costs have been shared between residential and non-residential with 98% attributable to residential and 2% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: New Lowell Water Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential DC Recoverable Cost	
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2014-2033									98%	2%
	60 units (117 pop)										
1	1500 cu m Reservoir incl emer storage	2014-2034	0	0		0	0	0	0	0	0
2	Debt CNT Pipeline Connection	2008	80,000	31,304		48,696	0	0	48,696	47,708	988
	500 units (1335 pop) + 360 units (900 pop) serviced + 0 unserviced										
3	1250 cu m Reservoir	2025	1,031,000	403,435		627,565	0	0	627,565	614,836	12,730
4	2500 cu m CNT Reservoir emergency storage	2025	2,063,000	807,261		1,255,739	0	0	1,255,739	1,230,268	25,471
5	1350 cu m/d CNT Water Supply	2025	4,644,000	1,817,217		2,826,783	0	0	2,826,783	2,769,444	57,338
	700 units (1870 pop)										
6	1750 cu m Reservoir	2035	1,444,000	1,444,000		0	0	0	0	0	0
7	3500 cu m CNT Reservoir emergency storage	2035	2,888,000	2,888,000		0	0	0	0	0	0
8	1890 cu m/d CNT Water Supply	2035	6,502,000	6,502,000		0	0	0	0	0	0
	Reserve Fund Adjustment						7,152		(7,152)	(7,007)	(145)
	Total		18,652,000	13,893,217	0	4,758,783	7,152	0	4,751,631	4,655,249	96,382

Note: Cost Distribution is based on units and not on the time horizon provided above

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: New Lowell Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
											98%	2%
Total			0	0	0	0	0	0	0	0	0	0

Wastewater Facilities and Collection Systems:

Similar to water, servicing has been provided for a longer term growth plan (1,620 units), however, growth for the 2014-2033 period is based on 560 residential units. The costs provided herein have therefore been allocated between post period benefit and growth within the 2014-2033 period.

New Lowell area-specific wastewater facility gross capital costs of \$30.3 million have been identified. Five projects have been identified during this period which include; Sewage Capacity Expansions (Phase 1 & 2), a Sewage Pumping Station, a 300 mm dia. Forcemain and approvals. Of the \$30.3 million gross capital costs, \$15.7 million is post period benefit and \$4.3 is existing benefit, resulting in \$10.4 million potential Development Charges recoverable.

As for sewers, there are no needs identified at this time.

For New Lowell wastewater, the costs have been shared between residential and non-residential with 98% attributable to residential and 2% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: New Lowell Wastewater Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost							
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share					
	2014-2033															
	60 units (117 pop)															
	500 units (1335 pop) + 0 serviced + 360 (900 pop) unserved															
1	2000 cu m/d Sewage Capacity Phase 1	2026	13,501,000	4,213,326		9,287,674	2,733,611		6,554,063	6,421,121	132,942					
2	Sewage Pumping Station	2026	3,088,000	963,688		2,124,312	625,242		1,499,070	1,468,663	30,407					
3	300 mm dia Forcemain	2026	4,408,000	1,375,627		3,032,373	892,508		2,139,864	2,096,459	43,405					
4	Approvals	2025	325,000	101,424		223,576	65,804		157,771	154,571	3,200					
5	700 units (1870 pop) 0000 cu m/d Sewage Capacity	2035				0			0	0	0					
	3204 units (8010 pop)															
6	3,360 m ³ /d Sewage Capacity Phase 2	2034+	9,001,000	9,001,000		0			0	0	0					
7	Reserve Fund Adjustment		8,287			8,287			8,287	8,119	168					
	Total		30,331,287	15,655,066	0	14,676,221	4,317,165	0	10,359,056	10,148,933	210,123					

Note: Cost Distribution is based on units and not on the time horizon provided above

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
 Service: New Lowell Wastewater Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
											98%	2%
Total			0	0	0	0	0	0	0	0	0	0

5.4.4 Nottawa Area Specific Services

Water Facilities and Distribution System:

Similar to New Lowell, the following servicing is based on potential growth within the area. The growth forecast provides for 355 units over the next 20 years whereas servicing provides development well in excess of this figure. Cost has been allocated between 2014-2033 growth and the post planning period.

Nottawa area-specific water facility gross capital costs of \$16.6 million have been identified for servicing 834 units. There are several projects identified for this period which include; a Water Supply Agreement, 1,250 + 625 m³ Reservoir, 2,500 + 1,250 m³ Reservoir emergency storage, 1,350 + 675 m³/d Water Supply, raw watermain, booster pumping station and transmission main. Of those costs, \$5.2 million is post period and \$4.7 million are for existing benefit, leaving \$6.7 million of potential development charge recoverable.

Nottawa area-specific water facility gross capital costs of \$10.8 million have been identified for the remaining 1,332 units. Three projects have been identified at this time; a 1,750 m³ Reservoir, 3,500 m³ Reservoir emergency storage and 1,890 m³/d Water Supply and is all post period benefit.

The balance in the Nottawa Water Development Charge Reserve Fund, at December 31, 2013 was \$2,006 and has been added as a benefit to existing development.

As for Nottawa water distribution, no projects have been identified.

For Nottawa water, the costs have been shared between residential and non-residential with 99% attributable to residential and 1% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: Nottawa Water Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:			Potential DC Recoverable Cost				
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share			
	50 units (96 pop)													
	450 units (1200pop) + 134 units serviced + 250 units unserviced													
1	335 m³ Reservoir	2025												
2	Water Supply Agreement	2026	65,000	23,367		41,633	11,207			30,426	30,216		210	
3	1,250 + 625 m³ Reservoir	2026	1,547,000	448,000		1,099,000	515,667			583,333	579,310		4,023	
4	2,500 + 1,250 m³ Reservoir emergency storage	2026	3,094,000	896,000		2,198,000	1,031,333			1,166,667	1,158,621		8,046	
5	1,350 + 675 m³/d CNT Water Supply	2026	6,966,000	2,017,303		4,948,697	2,322,000			2,626,697	2,608,582		18,115	
6	Raw Watermain	2026	146,000	52,466		93,534	25,219			68,315	67,844		471	
7	Booster Pumping Station	2026	1,991,000	715,743		1,275,257	343,299			931,958	925,530		6,427	
8	Transmission Main	2026	2,779,000	999,026		1,779,974	479,158			1,300,816	1,291,844		8,971	
	700 units (1870 pop)													
9	1,750 m³ Reservoir	2035	1,444,000	1,444,000		0				0	0		0	
10	3500 m³ Reservoir emergency storage	2035	2,888,000	2,888,000		0				0	0		0	
11	1890 m³/d Water Supply	2035	6,502,000	6,502,000		0				0	0		0	
	632 units (1580 Pop)													
12	0000 m³/d CNT Water Supply													
	Reserve Fund Adjustment		2,006	0		2,006				2,006	1,992		14	
	Total		27,424,006	15,985,906	0	11,438,100	4,727,883	0	6,710,217	6,663,940	46,277			

Note: Cost Distribution is based on units and not on the time horizon provided above

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
 Service: Nottawa Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
										99%	1%	
	Total											

Wastewater Facilities and Collection Systems:

The Nottawa wastewater facilities gross capital cost estimate for projects is \$13.7 million are based on the same growth forecast as provided for water facilities.

In the early part of the forecast, \$8.8 million in projects have been planned for. Five projects have been identified which include; a 1,000 m³/d Sewage Capacity Phase 1, Sewage Pumping Station, Infrastructure for Raglan Sewer 50%, 300 mm dia. Sewage Forcemain, 3,040 m and Approvals. Of the \$8.8 million gross capital costs, \$2.6 million is post period benefit and \$2.8 million is existing benefit, resulting in \$3.4 million potential Development Charges recoverable.

For the residual growth identified within Nottawa, two sewage capacity expansions have been planned for a total of \$4.9 million, which is entirely post period.

The balance in the Nottawa Wastewater Development Charge Reserve Fund, at December 31, 2013 was \$8,287 deficit and has been added to be collected.

No projects have been identified for wastewater sewers.

For Nottawa wastewater, the costs have been shared between residential and non-residential with 99% attributable to residential and 1% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
 Service: Nottawa Wastewater Facilities

same calculation as water distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-2033	Timing (year)	Gross Capital Cost Estimate (2014\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Residential Share	Non-Residential Share	
	50 units (96 pop) + 134 units (335 pop) unserviced + 250 unservicec											
	450 units (1200 pop)											
1	Sewer Environment Assessment	2010	20,000	0		20,000	4,848		15,152	15,047	104	
2	1,000 m ³ /d Sewage Capacity Phase 1	2020	3,236,000	792,273		2,443,727	1,412,121		1,031,606	1,024,491	7,115	
3	Sewage Pumping Station	2020	2,519,000	828,959		1,690,041	610,667		1,079,374	1,071,930	7,444	
4	Infrastructure for Raglan Sewer 50%	2020	975,000	320,856		654,144	236,364		417,781	414,900	2,881	
5	300 mm dia Sewage Forcemain, 3040m	2020	1,885,000	620,321		1,264,679	456,970		807,709	802,139	5,570	
6	Approvals	2020	130,000	42,781		87,219	31,515		55,704	55,320	384	
	700 units (1870 pop)											
7	800 m ³ /d Sewage Capacity Phase 2	2034+	2,589,000	2,589,000		0			0	0	0	
	632 units (1,580 pop)											
8	711 m ³ /d Sewage Capacity Phase 3	2034+	2,301,000	2,301,000		0			0	0	0	
	Reserve Fund Adjustment		8,287			8,287			8,287	8,230	57	
	Total		13,663,287	7,495,190	0	6,168,097	2,752,485	0	3,415,613	3,392,057	23,556	

Note: Cost Distribution is based on units and not on the time horizon provided above

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
 Service: Nottawa Wastewater Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
	2014-2033										99%	1%
	Total		0	0	0	0	0	0	0	0	0	0

6. Development Charge Calculation

6. Development Charge Calculation

Table 6-1 calculates the proposed development charge for the roads and related services, fire protection services and police services over the twenty year forecast period and Table 6-2 calculates the proposed development charge for municipal parking spaces, recreation services, library services and administration (growth related studies) over the ten year forecast period.

Table 6-3 calculates the proposed development charge for Stayner Water Area-Specific Services. Table 6-4 calculates the proposed development charge for Creemore Water and Wastewater Area-Specific Services. Table 6-5 calculates the proposed development charge for New Lowell Water and Wastewater Area-Specific Services. Table 6-6 calculates the proposed development charge for Nottawa Water and Wastewater Area-Specific Services.

The calculation for residential development is generated on a per capita basis, and is based upon four forms of housing types (Single and Semi-detached, Apartments 2+ bedrooms, Apartments bachelor and 1 bedroom and Other Multiples). For the calculations, we divide the Development Charge eligible costs for all residential development by the gross population over the forecast period, thus providing a “cost per capita”. The cost per capita is then multiplied by the average occupancy (persons per unit) for the density building forms to derive the development charge. Similar calculations are provided for non-residential development however the Development Charge eligible costs are divided by the forecast square footage to provide the non-residential charge on a cost per square foot basis.

Table 6-7 summarizes the development charges as calculated herein.

A requirement of the *Development Charges Act* is to provide the anticipated capital spending and sources of revenue over the five-year life of the by-law. This summary is provided in Table 6-8.

TABLE 6-1
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2033

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. Roads and Related				
1.1 Roads	14,363,215	399,654	2,551	1.07
1.2 Traffic signals	576,168	16,032	102	0.04
1.3 Sidewalks and streetlights	694,574	19,326	123	0.05
1.4 Depots and Domes	1,182,108	32,892	210	0.09
1.5 PW Rolling Stock	1,477,392	41,108	262	0.11
	18,293,457	509,013	3,248	1.36
2. Fire Protection Services				
2.1 Fire facilities	1,111,181	41,307	197	0.11
2.2 Fire vehicles	482,079	17,921	86	0.05
2.3 Small equipment and gear	96,416	3,584	17	0.01
	1,689,676	62,812	300	0.17
3. Police Services				
3.1 Police facilities	580,868	16,163	103	0.04
3.2 Small equipment and gear	50,592	1,408	9	0.00
	631,461	17,570	112	0.04
TOTAL	\$20,614,594	\$589,394	\$3,660	\$1.57
DC ELIGIBLE CAPITAL COST	\$20,614,594	\$589,394		
20 Year Gross Population / GFA Growth (ft ² .)	17,060	373,500		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,208.36	\$1.58		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	3.03	\$3,661		
Apartments - 2 Bedrooms +	1.81	\$2,187		
Apartments - Bachelor and 1 Bedroom	1.33	\$1,607		
Other Multiples	2.49	\$3,009		

TABLE 6-2
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2023

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
4. <u>Municipal Parking Spaces</u>				
4.1 Municipal parking spaces	133,189	3,928	69	0.03
	133,189	3,928	69	0.03
5. <u>Recreation Services</u>				
5.1 Parkland development, amenities & trails	1,573,594	46,406	810	0.37
5.2 Recreation facilities	87,422	2,578	45	0.02
5.3 Recreation vehicles and equipment	62,944	1,856	32	0.01
	150,366	4,434	887	0.40
6. <u>Library Services</u>				
6.1 Library facilities	471,740	13,912	243	0.11
6.2 Library materials	917,930	27,070	473	0.21
	1,389,670	40,982	716	0.32
7. <u>Administration</u>				
7.1 Studies	718,063	21,176	370	0.17
TOTAL	\$2,391,288	\$70,521	\$2,042	\$0.92
DC ELIGIBLE CAPITAL COST	\$2,391,288	\$70,521		
10 Year Gross Population / GFA Growth (ft ² .)	5,887	124,900		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$406.20	\$0.56		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.03	\$1,231		
Apartments - 2 Bedrooms +	1.81	\$735		
Apartments - Bachelor and 1 Bedroom	1.33	\$540		
Other Multiples	2.49	\$1,011		

TABLE 6-3
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
Area-Specific Services
2014-2033 - Stayner

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
8. <u>Water Services</u>				
8.1 Treatment plants and storage	29,900,268	1,082,117	9,138	3.65
8.2 Distribution systems	3,401,497	123,103	1,039	0.42
	33,301,765	1,205,220	10,177	4.07
TOTAL	\$33,301,765	\$1,205,220	10,177	4.07
DC ELIGIBLE CAPITAL COST	\$33,301,765	\$1,205,220		
Build out Gross Population / GFA Growth (ft ² .)	9,915	296,200		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$3,358.73	\$4.07		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	3.03	\$10,177		
Apartments - 2 Bedrooms +	1.81	\$6,079		
Apartments - Bachelor and 1 Bedroom	1.33	\$4,467		
Other Multiples	2.49	\$8,363		

TABLE 6-4
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
Area-Specific Services
2014-2033 - Creemore

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
9. <u>Wastewater Services</u>				
9.1 Treatment plants	4,438,265	81,696	4,747	1.90
9.2 Sewers	0	0	-	0.00
	4,438,265	81,696	4,747	1.90
10. <u>Water Services</u>				
10.1 Treatment plants and storage	5,006,229	92,151	5,355	2.14
10.2 Distribution systems	143,361	2,639	153	0.06
	5,149,590	94,790	5,508	2.20
TOTAL	\$9,587,856	\$176,486	\$10,255	4.10
DC ELIGIBLE CAPITAL COST	\$9,587,856	\$176,486		
Build out Gross Population / GFA Growth (ft ² .)	2,833	43,000		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$3,384.35	\$4.10		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	3.03	\$10,255		
Apartments - 2 Bedrooms +	1.81	\$6,126		
Apartments - Bachelor and 1 Bedroom	1.33	\$4,501		
Other Multiples	2.49	\$8,427		

TABLE 6-5
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
Area Specific Services
2014-2033 - New Lowell

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
11. <u>Wastewater Services</u>				
11.1 Treatment plants	10,148,933	210,123	19,389	8.02
11.2 Sewers	0	0	-	0.00
	10,148,933	210,123	19,389	8.02
12. <u>Water Services</u>				
12.1 Treatment plants and storage	4,655,249	96,382	8,894	3.68
12.2 Distribution systems	0	0	-	0.00
	4,655,249	96,382	8,894	3.68
TOTAL	\$14,804,182	\$306,505	\$28,283	11.70
DC ELIGIBLE CAPITAL COST	\$14,804,182	\$306,505		
Build out Gross Population / GFA Growth (ft ² .)	1,586	26,200		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$9,334.29	\$11.70		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.03	\$28,283		
Apartments - 2 Bedrooms +	1.81	\$16,895		
Apartments - Bachelor and 1 Bedroom	1.33	\$12,415		
Other Multiples	2.49	\$23,242		

TABLE 6-6
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
Area-Specific Services
2014-2033 - Nottawa

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
13. <u>Wastewater Services</u>				
13.1 Treatment plants	3,392,057	23,556	7,258	2.91
13.2 Sewers	0	0	-	0.00
	3,392,057	23,556	7,258	2.91
14. <u>Water Services</u>				
14.1 Treatment plants and storage	6,663,940	46,277	14,260	5.71
14.2 Distribution systems	0	0	-	0.00
	6,663,940	46,277	14,260	5.71
TOTAL	\$10,055,996	\$69,833	\$21,518	8.62
DC ELIGIBLE CAPITAL COST	\$10,055,996	\$69,833		
Build out Gross Population / GFA Growth (ft ² .)	1,416	8,100		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$7,101.69	\$8.62		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.03	\$21,518		
Apartments - 2 Bedrooms +	1.81	\$12,854		
Apartments - Bachelor and 1 Bedroom	1.33	\$9,445		
Other Multiples	2.49	\$17,683		

**TABLE 6-7
CLEARVIEW TOWNSHIP
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES**

	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
<u>Municipal Wide Services</u>	\$	\$	\$	\$
Municipal-wide Services 20 Year	20,614,594	589,394	3,660	1.57
Municipal-wide Services 10 Year	2,391,288	70,521	2,042	0.92
Total Municipal Wide Services	23,005,881	659,915	5,702	2.49
<u>Stayner Area-Specific Services</u>				
Water	\$33,301,765	\$1,205,220	\$10,177	\$4.07
Total Stayner Area-Specific Services	\$33,301,765	\$1,205,220	\$10,177	\$4.07
<u>Creemore Area-Specific Services</u>				
Water	\$5,149,590	\$94,790	\$5,508	\$2.20
Wastewater	\$4,438,265	\$81,696	\$4,747	\$1.90
Total Creemore Area-Specific Services	\$9,587,856	\$176,486	\$10,255	\$4.10
<u>New Lowell Area-Specific Services</u>				
Water	\$4,655,249	\$96,382	\$8,894	\$3.68
Wastewater	\$10,148,933	\$210,123	\$19,389	\$8.02
Total New Lowell Area-Specific Services	\$14,804,182	\$306,505	\$28,283	\$11.70
<u>Nottawa Area-Specific Services</u>				
Water	\$6,663,940	\$46,277	\$14,260	\$5.71
Wastewater	\$3,392,057	\$23,556	\$7,258	\$2.91
Total Nottawa Area-Specific Services	\$10,055,996	\$69,833	\$21,518	\$8.62

Table 6-8
CLEARVIEW TOWNSHIP
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING						DC RESERVE FUND			
		OTHER DEDUCTIONS	TAX BASE OR OTHER NON-DC SOURCE BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	RESIDENTIAL	NON-RESIDENTIAL			
1. Roads and Related											
1.1 Roads	13,479,551	0	4,640,660	4,945,150	0	0	3,786,332	105,410			
1.2 Traffic signals	1,615,447	0	161,545	1,130,813	0	0	314,343	8,747			
1.3 Sidewalks and streetlights	1,674,760	0	348,965	912,530	0	0	402,078	11,188			
1.4 Depots and Domes	552,273	0	0	0	0	0	537,322	14,951			
1.5 PW Rolling Stock	989,331	0	206,786	0	0	0	761,360	21,185			
2. Fire Protection Services											
2.1 Fire facilities	314,123	0	0	0	0	0	302,865	11,259			
2.2 Fire vehicles	0	0	0	0	0	0	0	0			
2.3 Small equipment and gear	0	0	0	0	0	0	0	0			
3. Police Services											
3.1 Police facilities	172,372	0	0	0	0	0	167,705	4,666			
3.2 Small equipment and gear	13,000	0	0	0	0	0	12,648	352			
4. Municipal Parking Spaces											
4.1 Municipal parking spaces	66,667	0	0	0	6,667	0	58,281	1,719			
5. Recreation Services											
5.1 Parkland development, amenities & trails	900,000	0	0	0	90,000	0	786,797	23,203			
5.2 Recreation facilities	0	0	0	0	0	0	0	0			
5.3 Recreation vehicles and equipment	36,000	0	0	0	3,600	0	31,472	928			
6. Library Services											
6.1 Library facilities	646,451	0	0	0	33,639	148,613	450,902	13,297			
6.2 Library materials	525,000	0	0	0	52,500	0	458,965	13,535			
7. Administration											
7.1 Studies	572,000	0	85,050	0	19,775	0	453,792	13,383			
Area-Specific Stayner											
8. Water Services											
8.1 Treatment plants and storage	29,664,172	0	1,791,097	0	0	0	26,899,556	973,519			
8.2 Distribution systems	5,468,000	0	516,900	3,174,000	0	0	1,715,031	62,069			
Area-Specific Creemore											
9. Wastewater Services											
9.1 Treatment plants	5,010,000	0	588,977	1,124,800	0	0	3,236,646	59,578			
9.2 Sewers	2,350,000	0	0	2,350,000	0	0	0	0			
10. Water Services											
10.1 Treatment plants and storage	1,238,000	0	0	0	0	0	1,215,624	22,376			
10.2 Distribution systems	806,000	0	0	660,000	0	0	143,361	2,639			
Area-Specific New Lowell											
11. Wastewater Services											
11.1 Treatment plants	0	0	0	0	0	0	0	0			
11.2 Sewers	0	0	0	0	0	0	0	0			
12. Water Services											
12.1 Treatment plants and storage	80,000	0	0	0	0	31,304	47,708	988			
12.2 Distribution systems	0	0	0	0	0	0	0	0			
Area-Specific Nottawa											
13. Wastewater Services											
13.1 Treatment plants	20,000	0	15,152	15,047	0	0	0	0			
13.2 Sewers	0	0	0	0	0	0	0	0			
14. Water Services											
14.1 Treatment plants and storage	0	0	0	0	0	0	0	0			
14.2 Distribution systems	0	0	0	0	0	0	0	0			
TOTAL EXPENDITURES & REVENUES	\$66,193,146	\$0	\$8,355,130	\$14,312,340	\$206,180	\$179,917	\$41,784,788	\$1,364,989			

7. Development Charge Policy Recommendations and Development Charge By-Law Rules

7. Development Charge Policy Recommendations and Development Charge By-law Rules

7.1 Introduction

s.s.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 development charges.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all development charges that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay development charges 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 development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a DC by-law must expressly address the matters referred to above re s.s.5(1) para. 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; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

7.2 Development Charge By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide development charge calculation for all municipal services, except for water and wastewater services;
- water and wastewater services be imposed on the urban service areas of the Township; and
- one municipal development charge by-law be used for all services.

7.3 Development Charge By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*.

It is recommended that the following sections provide the basis for the development charges:

7.3.1 Payment in any Particular Case

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge 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 section 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 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* 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 amount of square feet of gross floor area 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 municipal parking spaces, recreation services, library services and administration (growth related studies) the costs have been based on an employment vs. population ten year growth ratio (97% / 3% respectively);
 - for roads and related services and police services, a 97% residential and 3% non-residential attribution has been made based on a population vs. employment growth ratio over the twenty year forecast period;
 - for fire protection services, a 96% residential / 4% non-residential allocation has been made based on the land coverage within the Township (twenty year forecast);
 - For water and wastewater in the Stayner area a 3% non-residential attribution has been made. In the Creemore Area a 2% non-residential attribution has been made. In the New Lowell Area, a 2% non-residential attribution has been made. In the Nottawa Area, a 1% non-residential attribution has been made. These are based on a population vs. employment growth ratio over the 2014 – 2033 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 development charge in place at the time the development charge is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge 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 development charges 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 gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3)) of the DCA;
- buildings or structures owned by and used for the purposes of any Township, local board or Board of Education (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- “Buildings, structures or additions for industrial uses with non-production/storage areas amounting to more than 10% of the building floor area, which attract a servicing requirement primarily associated only with roads and emergency services, shall pay for that portion of the non-production/storage area only the following DCs; Fire Protection, Police, Roads and Related.”;
- “Buildings, structures or additions for use as an indoor sporting field, which attract a servicing requirement primarily associated only with roads and

- emergency services, shall pay for that portion of the indoor sporting field only the following DCs; Fire Protection, Police, Roads and Related.”;
- “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 DCs. eg: Non-profit 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 DCs. eg: 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 shall have a cumulative reduction to total DCs as follows:
 - Green roof – 10% reduction
 - Grey-water recycling – 10% reduction
 - Wastewater pre-treatment facility – 20% reduction
 - Rainwater capture and re-use – 5% reduction”;
 - “Land, buildings, structures or additions constructed for industrial use 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%. The determination of what constitutes a new full time equivalent job and how to measure and verify the total eligible discount to DCs shall be determined by policy.”;
 - “Land, buildings, structures or additions for medical centres deemed a community benefitting facility by Council may have up to a 100% exemption to DCs.”
 - “Where a building, structure or addition qualifies for a reduction under clause b(i) or b(ii) further reductions to DCs for clauses b(iv), b(v) and/or b(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.”

7.3.5 Phasing in

No provisions for phasing-in the development charge are provided in the development charge by-law.

7.3.6 Timing of Collection

The development charge for all services be collected at the time of issuance of the building permit, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the DCA, 1997.

7.3.7 Indexing

Indexing of the development charges shall be implemented on a mandatory basis annually on January 1st, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

7.3.8 The Applicable Areas

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

- 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.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that 15 separate reserve funds be established: Roads Related Services, Fire Protection Services, Police Services, Municipal Parking Spaces, Recreation Services, Library Services, Administration Services, Stayner Water, Stayner Wastewater, Creemore Water, Creemore Wastewater, New Lowell Water, New Lowell Wastewater, Nottawa Water and Nottawa Wastewater. It is recommended that this breakdown be implemented in conjunction with the new by-law.

7.4.2 By-law In-force Date

A by-law under the DCA, 1997 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 s.11 of O.Reg. 82/98).

7.4.4 Reduction of Charges within Nottawa and New Lowell

Based on the direction of Council, no water or wastewater charges are to be imposed for residential and non-residential development within Nottawa. Further, no residential or non-residential charges will be imposed for wastewater service for New Lowell.

7.5 Other Recommendations

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 ‘anticipation’ with respect to capital grants, subsidies and other contributions”;

“Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated June 10, 2014, subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated June 10, 2014, as amended (if applicable)”;

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

“Approve the Development Charge By-law as set out in Appendix F.”

8. By-Law Implementation

8. By-Law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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 8.1.4 addresses the anticipated impact of the development charge on development from a generic viewpoint.

8.1.2 Public Meeting of Council

Section 12 of the DCA, 1997 indicates that before passing a development charge 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 OMB).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal development charge 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 development charge revenues. Others, such as realtors, are directly impacted by development charge policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the DC and the timing thereof, and municipal policy with respect to development agreements, DC 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 (e.g. in encouraging a higher non-automobile modal split).
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 development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area 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

The establishment of sound development charge policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential development charges 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 development charges can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, development charges 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

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 which follow overview the requirements in each case.

8.3.2 Notice of Passage

In accordance with s.13 of the DCA, when a DC by-law is passed, the Municipal 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;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

8.3.3 By-law Pamphlet

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

- a description of the general purpose of the development charges;

- 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 development charges relate; and
- a general 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 OMB, 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 13-19 of the DCA, 1997 set out the requirements relative to making and processing a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing a notice of appeal with the Municipal 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 carrying out a public consultation process, in order to address the issues which 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 development charge, or his agent, may complain to the Municipal Council imposing the charge that:

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

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

8.3.6 Credits

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a Township agrees to allow a person to perform work in the future that relates to a service in the DC by-law.

These credits would be used to reduce the amount of development charges 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 Township agrees to expand the credit to other services for which a development charge is payable.

8.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Township to which the DC 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 DCA, 1997 (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to municipal funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the DCA, 1997 prevents a Township 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 s.51 or s.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 s.s.59(4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.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 development charges related to the development, at the time the land is transferred.

In this regard, if the Township in question is a commenting agency, in order to comply with subsection 59(4) of the *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges 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 which can impose a development charge.

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.

Appendix A
Background Information on Residential and Non-Residential
Growth Forecast

Schedule 1
Clearview Township
Residential Growth Forecast Summary

Year	Population ¹	Population (Including Census Undercount)	Seasonal Population	Permanent + Seasonal Population	Housing Units							Total Permanent and Seasonal Households	PPU ⁴
					Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Permanent Households	Seasonal Households			
Mid 2001	13,796	14,348	2,712	16,508	4,400	210	175	20	4,805	741	5,546	2.87	
Mid 2006	14,088	14,652	2,939	17,027	4,580	255	155	10	5,000	803	5,803	2.82	
Mid 2011	13,734	14,283	3,056	16,790	4,630	180	210	15	5,035	817	5,852	2.73	
Mid 2014	13,800	14,352	3,112	16,912	4,714	183	219	15	5,131	832	5,963	2.69	
Mid 2024	18,760	19,510	3,299	22,059	6,269	373	474	15	7,131	882	8,013	2.63	
Mid 2034	28,584	29,727	3,486	32,069	9,219	753	1,034	15	11,021	932	11,953	2.59	
Mid 2001 - Mid 2006	292	304	227	519	180	45	-20	-10	195	62	257		
Mid 2006 - Mid 2011	-354	-368	117	-237	50	-75	55	5	35	14	49		
Mid 2011 - Mid 2014	66	69	56	122	84	3	9	0	96	15	111		
Mid 2014 - Mid 2024	4,960	5,158	187	5,147	1,555	190	255	0	2,000	50	2,050		
Mid 2014 - Mid 2034	14,784	15,375	374	15,158	4,505	570	815	0	5,890	100	5,990		

Source: Watson & Associates Economists Ltd., 2014; Forecast derived from the Township of Clearview Planning Department, 2014.

1. Population excludes net Census Undercount of approximately 4%.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

4. PPU is based on permanent households.

Schedule 2
Clearview Township
Estimate Of The Anticipated Amount, Type And Location Of
Development For Which Development Charges Can Be Imposed

Development Location	Timing	Singles & Semi- Detached	Multiples ¹	Apartments ²	Total Permanent Households	Seasonal Dwellings	Total Units Including Seasonal
Stayner	2014 - 2024	1,015	125	110	1,250	-	1,250
	2014 - 2034	2,675	380	445	3,500	-	3,500
Creemore	2014 - 2024	310	65	125	500	-	500
	2014 - 2034	585	190	225	1,000	-	1,000
New Lowell	2014 - 2024	60	-	-	60	-	60
	2014 - 2034	560	-	-	560	-	560
Nottawa	2014 - 2024	30	-	20	50	-	50
	2014 - 2034	355	-	145	500	-	500
Rural	2014 - 2024	140	-	-	140	50	190
	2014 - 2034	330	-	-	330	100	430
Clearview Township	2014 - 2024	1,555	190	255	2,000	50	2,050
	2014 - 2034	4,505	570	815	5,890	100	5,990

Source: Watson & Associates Economists Ltd., 2014.

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Township regarding future development prospects.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Development Location	Timing	Gross Permanent Population In New Units	Seasonal Population	Existing Unit Population Change	Permanent Net Population Increase	Net Permanent And Seasonal Population Increase
Stayner	3,497	-	(203)	3,294	-	3,294
	9,733	-	(511)	9,222	-	9,222
Creemore	1,399	-	(63)	1,336	-	1,336
	2,781	-	(160)	2,621	-	2,621
New Lowell	168	-	(51)	117	-	117
	1,557	-	(128)	1,429	-	1,429
Nottawa	140	-	(44)	96	-	96
	1,390	-	(112)	1,278	-	1,278
Rural	392	187	(273)	119	-	306
	918	374	(686)	232	-	606
Clearview Township	5,595	187	(635)	4,960	-	5,147
	16,380	374	(1,596)	14,784	-	15,158

**Schedule 3
Clearview Township
Current Year Growth Forecast
Mid 2011 - Mid 2014**

		Population
Mid 2011 Population		16,790
Occupants of New Housing Units, Mid 2011 to Mid 2014	Units (2)	96
	multiplied by persons per unit (3)	2.67
	gross population increase	256
	Net Seasonal Units (2)	15
	multiplied by persons per unit (3)	3.74
	gross population increase	56
	Total Units	111
	Total gross population increase	312
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2014	Units (4)	5,035
	multiplied by ppu decline rate (5)	-0.0377
	total decline in population	-190
Population Estimate to Mid 2014		16,912
Net Population Increase, Mid 2011 to Mid 2014		122

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type (Perament Units)	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	2.78	88%	2.44
Multiples (6)	2.44	3%	0.08
Apartments (7)	1.70	9%	0.16
Total		100%	2.67

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Seasonal Units	3.74	100%	3.74

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 4
Clearview Township
Ten Year Growth Forecast
Mid 2014 - Mid 2024**

		Population
Mid 2014 Population		16,912
Occupants of New Housing Units, Mid 2014 to Mid 2024	Units (2)	2,000
	multiplied by persons per unit (3)	2.80
	gross population increase	5,595
	Net Seasonal Units (2)	50
	multiplied by persons per unit (3)	3.74
	gross population increase	187
	Total Units	2,050
	Total gross population increase	5,782
Decline in Housing Unit Occupancy, Mid 2014 to Mid 2024	Units (4)	5,131
	multiplied by ppu decline rate (5)	-0.1237
	total decline in population	-635
Population Estimate to Mid 2024		22,059
Net Population Increase, Mid 2014 to Mid 2024		5,147

(1) Mid 2014 Population based on:

2011 Population (16,790) + Mid 2011 to Mid 2014 estimated housing units to beginning of forecast period (96 x 2.67 = 256) + (5,035 x -0.0367 = -185) = 16,917

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type (Perament Units)	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	3.03	78%	2.36
Multiples (6)	2.49	10%	0.24
Apartments (7)	1.61	13%	0.20
one bedroom or less	1.33		
two bedrooms or more	1.81		
Total		100%	2.80

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Seasonal Units	3.74	100%	3.74

(4) Mid 2014 households based upon 5,035 (2011 Census) + 96 (Mid 2011 to Mid 2014 unit estimate) = 5,131

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

(6) Includes townhomes and apartments in duplexes.

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

**Schedule 5
Clearview Township
Twenty Year Growth Forecast
Mid 2014 - Mid 2034**

		Population
Mid 2014 Population		16,912
Occupants of New Housing Units, Mid 2014 to Mid 2034	Units (2)	5,890
	multiplied by persons per unit (3)	2.78
	gross population increase	16,380
	Net Seasonal Units (2)	100
	multiplied by persons per unit (3)	3.74
	gross population increase	374
	Total Units	5,990
	Total gross population increase	16,754
Decline in Housing Unit Occupancy, Mid 2014 to Mid 2034	Units (4)	5,131
	multiplied by ppu decline rate (5)	-0.3110
	total decline in population	-1,596
Population Estimate to Mid 2034		32,069
Net Population Increase, Mid 2014 to Mid 2034		15,157

(1) Mid 2014 Population based on:

2011 Population (16,790) + Mid 2011 to Mid 2014 estimated housing units to beginning of forecast period (96 x 2.67 = 256) + (5,035 x -0.0367 = -185) = 16,917

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type (Perament Units)	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Singles & Semi Detached	3.03	76%	2.32
Multiples (6)	2.49	10%	0.24
Apartments (7)	1.61	14%	0.22
one bedroom or less	1.33		
two bedrooms or more	1.81		
Total		100%	2.78

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
Seasonal Units	3.74	100%	3.74

(4) Mid 2014 households based upon 5,035 (2011 Census) + 96 (Mid 2011 to Mid 2014 unit estimate) = 5,131

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

(6) Includes townhomes and apartments in duplexes.

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

Schedule 6a

Clearview Township
Historical Residential Building Permits
Years 2004 - 2013

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2004	43	0	0	43
2005	35	0	0	35
2006	35	0	0	35
2007	71	0	0	71
2008	53	1	1	55
Sub-total	237	1	1	239
Average (2004 - 2008)	47	0	0	48
% Breakdown	99.2%	0.4%	0.4%	100.0%
2009	21	1	5	27
2010	31	6	16	53
2011	40	3	9	52
2012	21	0	0	21
2013	23	0	0	23
Sub-total	136	10	30	176
Average (2009 - 2013)	27	2	6	35
% Breakdown	77.3%	5.7%	17.0%	100.0%
2004 - 2013				
Total	373	11	31	415
Average	37	1	3	42
% Breakdown	89.9%	2.7%	7.5%	100.0%

Sources:

Building Permits - Statistics Canada Publication, 64-001XIB

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 6b
Clearview Township
DC's Collected**

Year	Building Permits ¹	DCs Collected ²
2009	27	17
2010	53	34
2011	52	35
2012	21	16
2013	23	18
Total	176	120

Sources:

1. Derived from Statistics Canada Publication, 64-001XIB
2. Township of Clearview Planning Department

Schedule 7a

Clearview Township Persons Per Unit By Age And Type Of Dwelling (2011 Census)

Age of Dwelling	Singles And Semi-Detached							Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total			
1-5	-	-	-	2.923	-	2.784	2.74		
6-10	-	-	-	3.304	-	3.263	3.21		
11-15	-	-	-	2.981	3.692	3.029	2.99		
16-20	-	-	-	3.400	-	3.220	3.19	3.03	
20-25	-	-	1.750	2.795	2.650	2.561	2.55		
25-35	-	-	-	2.391	-	2.456	2.45		
35+	-	-	2.141	2.673	3.818	2.688	2.68		
Total	-	-	2.138	2.790	3.573	2.752			

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

Schedule 7b

Simcoe County
Persons Per Unit By Age And Type Of Dwelling
(2011 Census)

Age of Dwelling	Singles And Semi-Detached							Total	Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	Adjusted PPU ¹			
1-5	-	1.788	2.024	3.041	4.053	2.926	2.89			
6-10	-	2.107	2.012	3.088	4.036	3.037	3.02			
11-15	-	2.000	1.997	2.894	3.652	2.830	2.82			
16-20	-	1.667	2.034	2.960	3.687	2.940	2.94	2.91		
20-25	-	2.370	2.010	2.889	3.540	2.847	2.84			
25-35	-	1.433	1.870	2.810	3.598	2.710	2.71			
35+	1.421	1.639	1.934	2.661	3.392	2.544	2.54			
Total	1.556	1.721	1.963	2.838	3.632	2.747				

Age of Dwelling	Multiples ²							Total	Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	Adjusted PPU ¹			
1-5	-	1.429	1.773	2.696	-	2.435	2.42			
6-10	-	1.696	1.858	2.599	4.500	2.437	2.43			
11-15	-	1.773	1.897	2.693	3.550	2.515	2.51			
16-20	-	2.769	1.925	2.780	3.909	2.601	2.60	2.49		
20-25	-	1.533	1.776	2.686	3.667	2.489	2.49			
25-35	-	1.379	1.667	3.082	1.739	2.618	2.62			
35+	1.360	1.325	2.141	2.617	3.431	2.328	2.33			
Total	1.410	1.485	1.938	2.696	3.370	2.447				

Schedule 7b (Continued)

Simcoe County
Persons Per Unit By Age And Type Of Dwelling
(2011 Census)

Age of Dwelling	Apartments ³						Total	Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR				
1-5	-	1.513	1.705	3.429	-	1.700	1.68		
6-10	1.083	1.382	1.747	2.069	-	1.623	1.61		
11-15	-	1.125	1.573	2.500	-	1.602	1.60		
16-20	-	1.230	1.603	1.938	-	1.537	1.53	1.61	
20-25	0.857	1.225	1.667	2.492	-	1.600	1.60		
25-35	-	1.219	1.770	2.909	-	1.617	1.62		
35+	1.057	1.256	1.767	2.505	3.000	1.632	1.63		
Total	0.941	1.263	1.723	2.480	3.000	1.621			

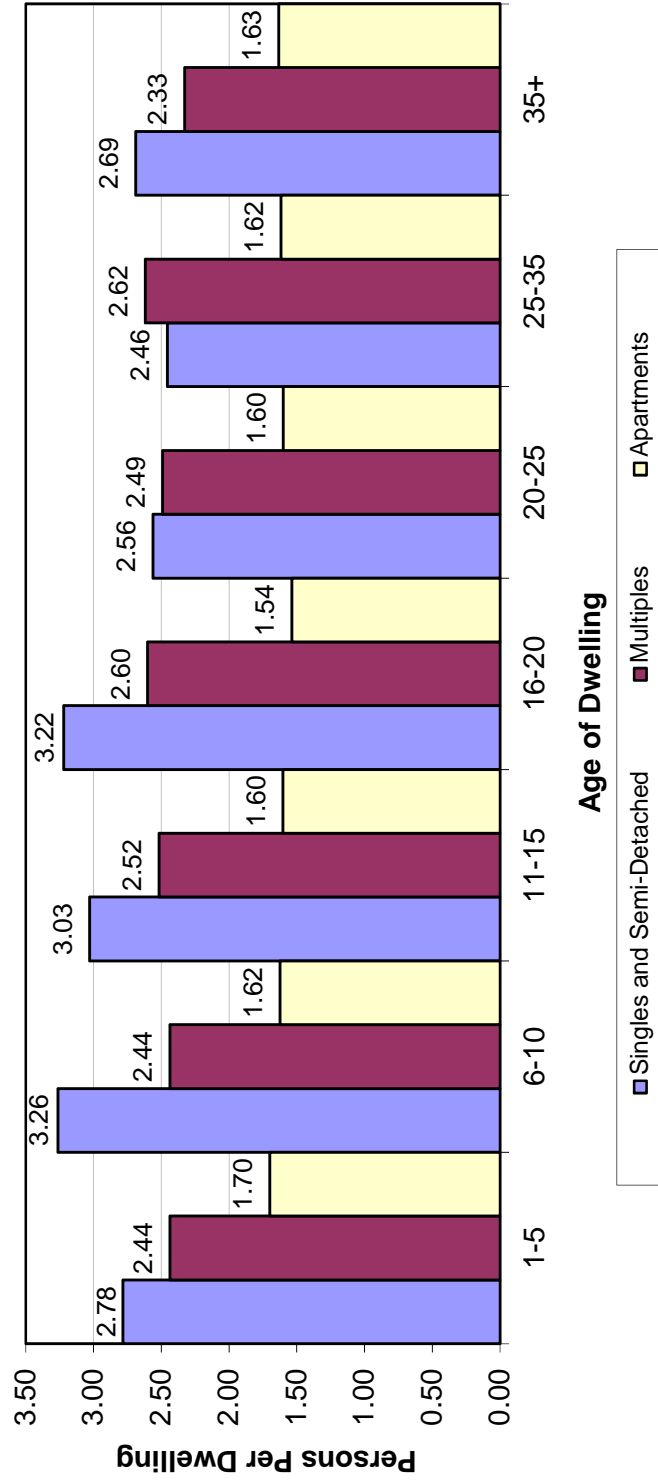
Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	-	1.567	1.902	2.989	4.037	2.757
6-10	1.500	1.602	1.935	3.025	4.025	2.892
11-15	-	1.469	1.896	2.867	3.572	2.720
16-20	-	1.472	1.849	2.917	3.681	2.752
20-25	-	1.410	1.846	2.857	3.459	2.638
25-35	-	1.261	1.784	2.840	3.688	2.496
35+	1.425	1.361	1.896	2.656	3.369	2.401
Total	1.496	1.392	1.884	2.818	3.599	2.586

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

**Schedule 8
Clearview Township
Persons Per Unit By Structural Type and Age of Dwelling
(2011 Census)**



Multiple and Apartment PPU's are based on Simcoe County.

Schedule 9a
Clearview Township
Employment Forecast, 2014 - 2034

Period	Population	Activity Rate						Total	NFPOW ¹	Total Including NFPOW
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total			
2001	13,796	0.009	0.065	0.048	0.068	0.038	0.228	0.041	0.270	
2006	14,088	0.010	0.068	0.055	0.086	0.045	0.263	0.049	0.312	
2011	13,734	0.008	0.056	0.044	0.073	0.039	0.220	0.059	0.279	
Mid 2014	13,800	0.008	0.056	0.045	0.075	0.039	0.224	0.059	0.283	
Mid 2024	18,760	0.006	0.046	0.036	0.060	0.030	0.178	0.046	0.224	
Mid 2034	28,584	0.004	0.040	0.028	0.044	0.020	0.136	0.032	0.168	
Incremental Change										
2001 - 2006	292	0.001	0.003	0.007	0.018	0.006	0.035	0.008	0.043	
2006 - 2011	-354	-0.0019	-0.0121	-0.0113	-0.0127	-0.0054	-0.0435	0.0100	-0.0335	
2011 - Mid 2014	66	0.0000	0.0000	0.0017	0.0023	0.0000	0.0039	0.0000	0.0039	
Mid 2014 - Mid 2024	4,960	-0.0023	-0.0093	-0.0093	-0.0153	-0.0093	-0.0455	-0.0131	-0.0586	
Mid 2014 - Mid 2034	14,784	-0.0043	-0.0153	-0.0172	-0.0316	-0.0189	-0.0873	-0.0272	-0.1145	
Annual Average										
2001 - 2006	58	0.00025	0.00058	0.00140	0.00352	0.00126	0.00700	0.00153	0.00854	
2006 - 2011	-71	-0.0004	-0.0024	-0.0023	-0.0025	-0.0011	-0.0087	0.0020	-0.0067	
2011 - Mid 2014	22	-0.00001	0.00000	0.00056	0.00075	0.00000	0.00130	0.00000	0.00130	
Mid 2014 - Mid 2024	496	-0.00023	-0.00093	-0.00093	-0.00153	-0.00093	-0.00455	-0.00131	-0.00586	
Mid 2014 - Mid 2034	739	-0.00022	-0.00076	-0.00086	-0.00158	-0.00095	-0.00437	-0.00136	-0.00573	

Source: Watson & Associates Economists Ltd., 2014.

1. Statistics Canada defines no fixed place of work (NFPOW) 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.

Schedule 9a (Continued)
Clearview Township
Employment Forecast, 2014 - 2034

Period	Population	Employment							Total (Excluding NFPW and Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPW	
2001	13,796	125	895	660	940	530	3,150	570	3,720
2006	14,088	145	955	773	1,208	630	3,710	690	4,400
2011	13,734	115	765	598	1,003	540	3,020	810	3,830
Mid 2014	13,800	115	769	624	1,038	542	3,089	814	3,903
Mid 2024	18,760	114	871	673	1,124	562	3,344	861	4,205
Mid 2034	28,584	114	1,155	800	1,249	583	3,901	908	4,809
Incremental Change									
2001 - 2006	292	20	60	113	268	100	560	120	680
2006 - 2011	-354	-30	-190	-175	-205	-90	-690	120	-570
2011 - Mid 2014	66	0	4	26	36	2	69	4	73
Mid 2014 - Mid 2024	4,960	-1	102	49	86	20	255	47	302
Mid 2014 - Mid 2034	14,784	-1	386	176	211	41	812	94	906
Annual Average									
2001 - 2006	58	4	12	23	54	20	112	24	136
2006 - 2011	-71	-6	-38	-35	-41	-18	-138	24	-114
2011 - Mid 2014	22	0	1	9	12	1	23	1	24
Mid 2014 - Mid 2024	496	0	10	5	9	2	26	5	30
Mid 2014 - Mid 2034	739	0	19	9	11	2	41	5	45

**Schedule 9b
Clearview Township
Employment Gross Floor Area (GFA) Forecast, 2014 - 2034**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total	
2001	13,796	125	660	940	530	2,255					
2006	14,088	145	773	1,208	630	2,755					
2011	13,734	115	598	1,003	540	2,255					
Mid 2014	13,800	115	624	1,038	542	2,320					
Mid 2024	18,760	114	673	1,124	562	2,473					
Mid 2031	25,530	115	712	1,181	579	2,587					
Mid 2034	28,584	114	800	1,249	583	2,746					
Incremental Change											
2001 - 2006	292	20	113	268	100	500					
2006 - 2011	-354	-30	-175	-205	-90	-500					
2011 - Mid 2014	66	0	26	36	2	65	34,000	19,700	1,700	55,400	
Mid 2014 - Mid 2024	4,960	-1	49	86	20	153	64,100	47,100	13,700	124,900	
Mid 2014 - Mid 2034	14,784	-1	176	211	41	426	229,200	115,900	28,400	373,500	
Annual Average											
2001 - 2006	58	4	23	54	20	100					
2006 - 2011	-71	-6	-35	-41	-18	-100					
2011 - Mid 2014	22	0	9	12	1	22	11,333	6,567	567	18,467	
Mid 2014 - Mid 2024	496	0	5	9	2	15	6,410	4,710	1,370	12,490	
Mid 2014 - Mid 2034	739	0	9	11	2	21	11,460	5,795	1,420	18,675	

Source: Watson & Associates Economists Ltd., 2014. Non-residential Gross Floor Area (GFA) forecast derived from the Township of Clearview Planning Department, 2014.

1. Square Foot Per Employee Assumptions
- Industrial 1,300
 - Commercial/ Population Related 550
 - Institutional 700

Schedule 9c
Estimate Of The Anticipated Amount, Type and Location Of
Non-Residential Development For Which Development Charges Can Be Imposed

Development Location	Timing	Industrial Gross Floor Area (Square Feet)	Commercial Gross Floor Area (Square Feet)	Institutional Gross Floor Area (Square Feet)	Total Non-Residential Gross Floor Area (Square Feet)	Employment Increase ¹
Stayner	2014 - 2024	55,100	40,500	11,800	107,400	132
	2014 - 2034	181,100	92,700	22,400	296,200	338
Creemore	2014 - 2024	5,800	3,800	1,200	10,800	13
	2014 - 2034	27,500	12,700	2,800	43,000	49
New Lowell	2014 - 2024	3,200	2,800	700	6,700	8
	2014 - 2034	18,300	4,700	3,200	26,200	30
Nottawa	2014 - 2024	-	-	-	-	-
	2014 - 2034	2,300	5,800	-	8,100	9
Rural	2014 - 2024	-	-	-	-	-
	2014 - 2034	-	-	-	-	-
Clearview Township	2014 - 2024	64,100	47,100	13,700	124,900	153
	2014 - 2034	229,200	115,900	28,400	373,500	426

Source: Watson & Associates Economists Ltd., 2014. Non-residential Gross Floor Area (GFA) forecast derived from the Township of Clearview Planning Department, 2014.

1. Employment Increase does not include Work at Home of No Fixed Place of Work.

2. Square feet per employee assumptions:

Industrial	1,300
Commercial	550
Institutional	700

Schedule 10
Clearview Township
Non-Residential Construction Value
Years 2002 - 2013
(000's 2014 \$)

Year	Industrial			Commercial			Institutional			Total						
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total				
2002	571	322	0	893	555	44	617	1,215	2,061	96	0	2,156	3,187	462	617	4,265
2003	232	0	431	663	1,048	202	0	1,249	13	20	0	33	1,293	222	431	1,946
2004	1,552	85	0	1,637	4,298	85	0	4,383	64	0	0	64	5,913	170	0	6,084
2005	662	0	0	662	2,597	841	0	3,438	452	49	0	501	3,712	890	0	4,602
2006	928	37	0	965	1,763	1,238	0	3,002	0	248	0	248	2,692	1,523	0	4,214
2007	1,896	298	787	2,981	907	689	0	1,596	67	1,352	678	2,097	2,871	2,339	1,465	6,675
2008	2,841	100	542	3,483	321	675	0	996	62	268	1,300	1,630	3,224	1,043	1,842	6,109
2009	1,437	350	0	1,788	0	1,316	325	1,641	27	60	0	87	1,464	1,726	325	3,515
2010	2,093	474	0	2,567	363	541	0	904	5,477	0	0	5,477	7,933	1,015	0	8,948
2011	1,666	112	0	1,777	1,230	237	1,578	3,045	0	8	0	8	2,896	357	1,578	4,831
2012	1,964	2,157	0	4,121	1,668	173	0	1,841	219	133	0	352	3,851	2,463	0	6,314
2013	2,340	75	0	2,415	122	198	1,959	2,279	100	20	0	120	2,562	293	1,959	4,814
Subtotal	18,185	4,009	1,760	23,954	14,872	6,239	4,479	25,590	8,542	2,253	1,978	12,773	41,599	12,501	8,218	62,317
Percent of Total	76%	17%	7%	100%	58%	24%	18%	100%	67%	18%	15%	100%	67%	20%	13%	100%
Average	1,515	334	147	1,996	1,239	520	373	2,133	712	188	165	1,064	3,467	1,042	685	5,193
2002 - 2013																
Period Total				23,954				25,590				12,773				62,317
2002-2013 Average				1,996				2,133				1,064				5,193
% Breakdown				38.4%				41.1%				20.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB
Note: Inflated to year-end 2013 (January, 2014) dollars using Reed Construction Cost Index

Schedule 11
Clearview Township
Employment To Population Ratio By Major Employment Sector, 2001 - 2011

		Year			Change		Comments
		2001	2006	2011	01-06	06-11	
Employment by industry							
1.0	<u>Primary Industry Employment</u>						Categories which relate to local land-based resources.
1.1	All primary	445	470	350	25	-120	
Sub-total		445	470	350	25	-120	
2.0	<u>Industrial and Other Employment</u>						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	395	350	325	-45	-25	
2.2	Wholesale trade	60	90	80	30	-10	
2.3	Construction	185	280	195	95	-85	
2.4	Transportation, storage, communication and other utility	170	240	185	70	-55	
Sub-total		810	960	785	150	-175	
3.0	<u>Population Related Employment</u>						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	475	385	385	-90	0	
3.2	Finance, insurance, real estate operator and insurance agent	110	180	105	70	-75	
3.3	Business service	195	290	265	95	-25	
3.4	Accommodation, food and beverage and other service	495	710	510	215	-200	
Sub-total		1,275	1,565	1,265	290	-300	
4.0	<u>Institutional</u>						
4.1	Government Service	60	80	90	20	10	
4.2	Education service, Health, Social Services	560	635	530	75	-105	
Sub-total		620	715	620	95	-95	
Total Employment		3,150	3,710	3,020	560	-690	
Population		13,796	14,088	13,734	292	-354	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.06	0.07	0.06	0.01	-0.01	
Population Related Employment		0.09	0.11	0.09	0.02	-0.02	
Institutional Employment		0.04	0.05	0.05	0.01	-0.01	
Primary Industry Employment		0.03	0.03	0.03	0.00	-0.01	
Total		0.23	0.26	0.22	0.04	-0.04	

Source: Statistics Canada Employment by Place of Work

Note: 2001-2011 employment figures are classified by Standard Industrial Classification (SIC) Code

Appendix B

Level of Service

Appendix B - Level of Service Ceiling

Clearview Township

Summary of Service Standards as per Development Charges Act, 1997

Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Roads and Related	Roads	\$11,401.30	0.0323	km of roadways	352,981	per lane km	174,964,350
	Sidewalks and Streetlights	\$415.90	0.0531	Streetlight Units and km of Sidewalk	7,832	per km	6,382,401
	Traffic Signals	\$19.00	0.0001	No. of Traffic Signals	190,000	per signal	291,574
	Depots and Domes	\$382.96	1.9372	ft ² of building area	198	per ft ²	5,876,904
	Roads and Related Vehicles	\$237.17	0.0023	No. of vehicles and equipment	103,117	per vehicle	3,639,611
Fire	Fire Facilities	\$204.98	0.9179	ft ² of building area	223	per ft ²	3,145,623
	Fire Vehicles	\$234.63	0.0011	No. of vehicles	213,300	per vehicle	3,600,632
	Fire Small Equipment and Gear	\$96.99	0.0271	No. of equipment and gear	3,579	per Firefighter	1,488,409
Police	Police Facilities	\$22.51	0.0979	ft ² of building area	230	per ft ²	345,438
	Police Small Equipment and Gear	\$3.41	0.0010	No. of equipment and gear	3,410	per Officer	52,330
Parking	Parking Spaces	\$29.55	0.0025	No. of spaces	11,820	per space	154,310
Parks	Parkland Development	\$234.50	0.0071	No. of developed parkland acres	33,028	per acre	1,224,559
	Parkland Amenities	\$236.28	0.0041	No. of parkland amenities	57,629	per amenity	1,233,854
	Parkland Trails	\$6.17	0.3084	Linear Metres of Paths and Trails	20	per lin m.	32,220
Recreation	Indoor Recreation Facilities	\$1,908.07	5.9885	ft ² of building area	319	per ft ²	9,963,942
	Recreation Vehicles and Equipment	\$13.82	0.0003	No. of vehicles and equipment	46,067	per vehicle	72,168
Library	Library Facilities	\$97.16	0.4037	ft ² of building area	241	per ft ²	507,370
	Library Collection Materials	\$201.31	5.0002	No. of library collection items	40	per collection item	1,051,241

**Clearview Township
Service Standard Calculation Sheet**

Service: Parkland Development

Contact :

Unit Measure: No. of developed parkland acres

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Acre)
Nottawa Ball Park	15.9	15.9	15.9	15.9	15.9	15.9	15.9	15.9	15.9	15.9	\$35,000
Nottawa Mckean Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$35,000
Stayner Station Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$50,000
Stayner Lawnbowling	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$35,000
Stayner Ives Park	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	\$50,000
Stayner Centennial Park	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	\$20,000
Stayner Legion Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$35,000
Stayner Arena Park	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$20,000
Creemore Gowan Park	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	\$50,000
Creemore Jardine Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$35,000
New Lowell Park	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	\$50,000
Carruthers Memorial	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	\$20,000
Creemore Mad River Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$20,000
Dunedin Park	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	\$20,000
Total	117.9	117.9	119.6	119.6	119.6	119.6	119.6	119.6	119.6	119.6	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0070	0.0069	0.0070	0.0071	0.0070	0.0071	0.0071	0.0071	0.0071	0.0071

	2004-2013
10 Year Average	
Quantity Standard	0.0071
Quality Standard	\$33,028
Service Standard	\$235

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$235
Eligible Amount	\$1,224,559

**Clearview Township
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Slo-Pitch Diamonds (lit)	4	4	4	4	4	4	4	4	4	4	\$161,700
Recreation Diamonds (unlit)		1	1	1	1	1	1	1	1	1	\$53,900
Hardball Diamonds	3	3	3	3	3	3	3	3	3	3	\$86,200
Stayner Lawnbowling Courts (4)	1	1	1	1	1	1	1	1	1	1	\$67,900
Stayner Outdoor Pool	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Soccer Pitches	6	6	6	6	6	6	6	6	6	6	\$70,100
Skateboard Park (Stayner)	1	1	1	1	1	1	1	1	1	1	\$100,000
Skateboard Park (Creemore)	1	1	1	1	1	1	1	1	1	1	\$140,000
Tennis Courts Stayner (lit)	1	1	1	1	1	1	1	1	1	1	\$161,700
Tennis Courts Creemore	1	1	1	1	1	1	1	1	1	1	\$107,800
Playground Equipment	8	8	8	8	8	8	8	8	8	8	\$60,000
Walking Bridges	2	2	2	2	2	2	2	2	2	2	\$32,300
Bleachers	8	8	8	8	8	8	8	8	8	8	\$21,600
Picnic Tables	30	30	30	30	30	30	30	30	30	30	\$500
Creemore Fountain Sculpture			1	1	1	1	1	1	1	1	\$140,100
Total	67	68	69	69	69	69	69	69	69	69	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0040	0.0040	0.0041	0.0041	0.0041	0.0041	0.0041	0.0041	0.0041	0.0041

	2004-2013
10 Year Average	
Quantity Standard	0.0041
Quality Standard	\$57,629
Service Standard	\$236

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$236
Eligible Amount	\$1,233,854

**Clearview Township
Service Standard Calculation Sheet**

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

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/ Lin. Metre)
Centennial Park	-	-	-	-	1,000	1,000	10,000	11,000	12,500	16,500	\$20
Total	-	-	-	-	1,000.0	1,000.0	10,000.0	11,000.0	12,500.0	16,500.0	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	-	-	-	-	0.06	0.06	0.59	0.66	0.74	0.98

	2004-2013
10 Year Average	
Quantity Standard	0.3084
Quality Standard	\$20
Service Standard	\$6

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$6
Eligible Amount	\$32,220

**Clearview Township
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
 Contact :
 Unit Measure: ft² of building area
 Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bldg Value (\$/ft²)	Value/ft² with land, site works, etc.
Greemore Arena/Community Hall	34,316	34,316	34,316	35,822	35,822	35,822	35,822	35,822	35,822	35,822	\$300	\$352
Stayner Arena/Community Hall	34,080	34,080	34,080	34,080	34,080	34,080	34,080	34,080	34,080	34,080	\$300	\$343
Stayner Curling Club	11,739	11,739	11,739	11,739	11,739	11,739	11,739	11,739	11,739	11,739	\$250	\$284
Greemore Community Hall	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$180	\$205
Dunedan Community Hall	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	\$180	\$238
Avening Community Hall	2,984	2,984	2,984	2,984	2,984	2,984	2,984	2,984	2,984	2,984	\$180	\$247
Nottawa Community Hall	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$180	\$215
Duntroon Community Hall	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$180	\$223
Sunnidale Corners Community Centre	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	\$180	\$246
Brentwood Community Centre	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	\$180	\$283
New Lowell Community Centre	3,800	-	-	-	-	-	-	-	-	-	\$100	\$161
Stayner Lawn bowling	700	700	700	700	700	700	700	700	700	700	\$108	\$126
New Lowell Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$60,000	\$64,672
Stayner Comfort Station	1	1	1	1	1	1	1	1	1	1	\$14,595	\$15,000
Stayner Railway Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$50,000	\$53,893
Nottawa Park Canteen	1	1	1	1	1	1	1	1	1	1	\$20,000	\$21,557
Greemore Gowan Park Storage Building	1	1	1	1	1	1	1	1	1	1	\$40,000	\$43,115
Greemore Gowan Park Comfort Station	1	1	1	1	1	1	1	1	1	1	\$14,595	\$15,000
Greemore Gowan Park Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$50,000	\$57,500
Total	103,652	99,852	99,852	101,358	101,358	101,358	101,358	101,357	101,357	101,357		

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	6,1401	5,8853	5,8643	5,9805	5,9730	5,9817	6,0197	6,0369	6,0044	5,9990

	2004-2013
Quantity Standard	5,9885
Quality Standard	\$319
Service Standard	\$1,908

	10 Year
DC Amount (before deductions)	5,222
Forecast Population	\$1,908
Eligible Amount	\$9,963,942

**Clearview Township
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Creemore - Olympia Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$76,500
Stayner - Olympia Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$76,500
Ford Pickup Stayner	1	1	1	1	1	1	1	1	1	1	\$26,900
Chevrolet Pickup Stayner	1	1	1	1	1	1	1	1	1	1	\$26,900
Ford Pickup Creemore	1	1	1	1	1	1	1	1	1	1	\$26,900
Total	5	5	5	5	5	5	5	5	5	5	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

	2004-2013
10 Year Average	
Quantity Standard	0.0003
Quality Standard	\$46,067
Service Standard	\$14

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$14
Eligible Amount	\$72,168

**Clearview Township
Service Standard Calculation Sheet**

Service: Library Facilities
 Contact :
 Unit Measure: ft² of building area

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Stayner Branch	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	2,411	\$162	\$185
Creemore Branch	2,669	2,669	2,669	2,669	2,669	2,669	2,669	2,669	2,669	2,669	\$205	\$233
Sunnidale Branch - New Lowell	768	768	768	768	2,400	2,400	2,400	2,400	2,400	2,400	\$292	\$329
Total	5,848	5,848	5,848	5,848	7,480	7,480	7,480	7,480	7,480	7,480	7,480	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.3464	0.3447	0.3435	0.3451	0.4408	0.4414	0.4442	0.4455	0.4431	0.4427

10 Year Average	2004-2013
Quantity Standard	0.4037
Quality Standard	\$241
Service Standard	\$97

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$97
Eligible Amount	\$507,370

**Clearview Township
Service Standard Calculation Sheet**

Service: Library Collection Materials

Contact :

Unit Measure: No. of library collection items

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Collection Materials	53,181	60,488	61,006	61,175	63,494	63,975	64,805	65,161	66,215	65,566	\$28
Electronic Resources	-	-	-	-	18,616	12,290	22,996	52,484	56,112	57,544	\$75
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
Total	53,181	60,488	61,006	61,175	82,110	76,265	87,801	117,645	122,327	123,110	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	3.15	3.57	3.58	3.61	4.84	4.50	5.21	7.01	7.25	7.29

	2004-2013
10 Year Average	
Quantity Standard	5.0002
Quality Standard	\$40
Service Standard	\$201

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$201
Eligible Amount	\$1,051,241

**Clearview Township
Service Standard Calculation Sheet**

Service: Parking Spaces
 Contact :
 Unit Measure: No. of spaces

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/space)
Station Park	16	16	16	16	16	16	16	16	16	16	\$11,900
Mill/Gideon Parking Area	13	13	13	13	13	13	13	13	13	13	\$11,900
Dickey/Library	13	13	13	13	13	13	13	13	13	13	\$11,900
Total	42	42	42	42	42	42	42	42	42	42	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025

	2004-2013
10 Year Average	
Quantity Standard	0.0025
Quality Standard	\$11,820
Service Standard	\$30

DC Amount (before deductions)	10 Year
Forecast Population	5,222
\$ per Capita	\$30
Eligible Amount	\$154,310

**Clearview Township
Service Standard Calculation Sheet**

Service: Fire Facilities
 Contact :
 Unit Measure: ft² of building area

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bldg Value (\$/ft²)	Value/ft² with land, site works, etc.
Station #1 - Stayner (Old Station)	5,079	5,079	5,079	5,079	5,079	5,079	5,079	5,079	-	-	\$189	\$215
Station #1 - Stayner - Clearview Simcoe Joint Emergency Facility	-	-	-	-	-	-	-	-	8,835	8,835	\$256	\$288
Station #2 - Sunnisdale Corners	572	572	572	572	-	-	-	-	-	-	\$189	\$215
Station #3 - New Lowell	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$189	\$215
Station #4 - Creemore (Old Station)	1,675	1,675	1,675	-	-	-	-	-	-	-	\$189	\$215
Station #4 - Creemore (New Station)	-	-	-	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$189	\$215
Station #5 - Singhampton	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	\$189	\$215
Station #6 - Nottawa	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	\$189	\$215
Total	13,136	13,136	13,136	15,961	15,389	15,389	15,389	15,389	19,145	19,145		

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.7781	0.7742	0.7715	0.9418	0.9069	0.9082	0.9140	0.9166	1.1342	1.1331

	2004-2013
Quantity Standard	0.9179
Quality Standard	\$223
Service Standard	\$205

	20 Year
DC Amount (before deductions)	15,346
Forecast Population	\$205
\$ per Capita	\$3,145,623
Eligible Amount	

**Clearview Township
Service Standard Calculation Sheet**

Service: Fire Vehicles
 Contact :
 Unit Measure: No. of vehicles
Quantity Measure

#	Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
T13	1970 Almonte Chev Tanker (Retrofit 1988)	1	-	-	-	-	-	-	-	-	-	\$197,000
T53	1971 Used Ford Tanker	1	1	1	1	1	1	1	1	1	1	\$197,000
R54	1977 Used GMC Rescue Cube Van	1	1	1	1	1	1	1	1	1	1	\$16,200
S11	1987 Ford Support Vehicle Van	1	1	1	1	1	1	1	1	1	1	\$8,300
P42	1988 Hub Fire Eng Ford Pumper Tanker	1	1	1	1	1	1	1	1	1	1	\$350,000
P32	1989 Superior Ford Pumper Tanker	1	1	1	1	1	1	1	1	1	1	\$350,000
P52	1989 Superior Ford Pumper Tanker	1	1	1	1	1	1	1	1	1	1	\$350,000
P15	1990 Ford Almonte Pumper	1	1	1	1	1	1	1	1	1	1	\$350,000
R44	1988 Used Chev Rescue Cube Van	1	1	1	1	1	1	1	1	1	1	\$16,200
T63	1985 Ford Tanker	1	1	1	1	1	1	1	1	1	1	\$197,000
P65	1999 Superior GMC	1	1	1	1	1	1	1	1	1	1	\$350,000
P55	1999 Superior GMC	1	1	1	1	1	1	1	1	1	1	\$350,000
R14	2001 Oro Design International Rescue Van	1	1	1	1	1	1	1	1	1	1	\$350,000
R34	2001 Oro Design International Rescue Van	1	1	1	1	1	1	1	1	1	1	\$350,000
R64	1983 Used Ford E350 Rescue Van	1	1	1	1	1	1	1	1	1	1	\$5,400
P45	1980 Used Thibault International Pumper	1	1	1	1	1	1	1	1	1	1	\$21,600
C01	2005 Dodge Dakota 4x4 Club Cab Pick Up	-	1	1	1	1	1	1	1	1	1	\$33,200
P12	2005 American LaFrance Darch Fire Freightliner Pumper	-	1	1	1	1	1	1	1	1	1	\$350,000
C02	2007 Dodge Ram 1500 4x4 Club Cab Pick Up	-	-	-	-	1	1	1	1	1	1	\$32,200
P45	2008 Pierce Contender Darch Fire Kenworth Pumper	-	-	-	-	1	1	1	1	1	1	\$350,000
P32	2009 Pierce Contender Darch Fire Kenworth Pumper Tanker (Triple Combination)	-	-	-	-	1	1	1	1	1	1	\$350,000
	2001 ATV	1	1	1	1	1	1	1	1	1	1	\$30,000
	2001 Trailer	1	1	1	1	1	1	1	1	1	1	\$10,000
												\$0
	Total	18	19	19	19	19	19	19	19	19	19	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

10 Year Average	
Quantity Standard	0.0011
Quality Standard	\$213,300
Service Standard	\$235

DC Amount (before deductions)	
Forecast Population	20 Year
\$ per Capita	15,346
Eligible Amount	\$235
	\$3,600,632

**Clearview Township
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear
 Contact :
 Unit Measure: No. of equipment and gear

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
John Deere Gator ATV (2003)	1	1	1	1	1	1	1	1	1	1	\$8,300
Trailer for ATV, enclosed (2003)	1	1	1	1	1	1	1	1	1	1	\$8,500
TNT Auto Extrication Tools	4	5	5	6	6	6	6	6	6	6	\$35,600
Self-Contained Breathing Apparatus	30	30	30	34	38	38	38	38	38	38	\$8,800
Bunker Gear & P.P.E.	100	100	100	100	107	107	107	107	107	107	\$2,700
Defibrillators (medical equip)	2	4	5	5	5	5	5	5	5	5	\$3,800
Defibrillators (training units)	-	2	2	2	2	2	2	2	2	2	\$3,000
Thermal Imaging Cameras	2	2	4	4	4	4	4	4	4	4	\$10,800
Rapid Intervention Equipment	-	-	-	2	2	2	2	2	2	2	\$5,400
Gas Detection Devices	2	2	3	3	6	6	6	6	6	6	\$1,000
Portable Pumps	7	7	7	7	7	7	7	7	7	7	\$4,100
Cascade and Compressor System	1	1	1	1	1	1	1	1	1	1	\$32,300
Portable Radios	40	40	40	40	43	43	43	43	43	43	\$1,400
Pagers	100	100	100	100	125	125	125	125	125	125	\$600
Spare Air Cylinders	120	120	120	120	120	120	120	120	120	120	\$1,100
Water/Ice Rescue Equipment	-	-	-	-	1	1	1	1	1	1	\$5,400
Hoses for Vehicles	8	9	9	9	11	11	11	11	11	11	\$43,100
Total	418	424	428	435	480	480	480	480	480	480	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03

	2004-2013
10 Year Average	
Quantity Standard	0.0271
Quality Standard	\$3,579
Service Standard	\$97

	20 Year
DC Amount (before deductions)	
Forecast Population	15,346
\$ per Capita	\$97
Eligible Amount	\$1,488,409

**Clearview Township
Service Standard Calculation Sheet**

Service: Roads
 Contact :
 Unit Measure: km of roadways

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/km)
Rural Asphalt	167	167	167	167	167	167	167	167	167	165	\$410,000
Rural Gravel	263	263	263	263	263	263	263	263	263	263	\$323,000
Semi-Urban	59	59	59	59	59	59	59	59	59	59	\$539,000
Urban	9	9	9	9	9	9	9	9	9	9	\$755,000
Summer Only or Un-Maintained	48	48	48	48	48	48	48	48	48	48	\$10,800
Total	546	546	546	546	546	546	546	546	546	545	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0324	0.0322	0.0321	0.0322	0.0322	0.0322	0.0324	0.0325	0.0324	0.0323

	2004-2013
10 Year Average	
Quantity Standard	0.0323
Quality Standard	\$352,981
Service Standard	\$11,401

	20 Year
DC Amount (before deductions)	
Forecast Population	15,346
\$ per Capita	\$11,401
Eligible Amount	\$174,964,350

**Clearview Township
Service Standard Calculation Sheet**

Service: Sidewalks and Streetlights
 Contact :
 Unit Measure: Streetlight Units and km of Sidewalks
 Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/km)
Streetlights (units)	844.0	865.0	868.0	874.0	882.0	882.0	882.0	882.0	882.0	894.0	\$4,000
Sidewalks (km)	21.0	21.0	21.0	22.0	22.0	22.0	22.0	22.0	22.0	23.0	\$162,000
Total	865.0	886.0	889.0	896.0	904.0	904.0	904.0	904.0	904.0	917.0	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05

	2004-2013
10 Year Average	
Quantity Standard	0.0531
Quality Standard	\$7,832
Service Standard	\$416

DC Amount (before deductions)	20 Year
Forecast Population	15,346
\$ per Capita	\$416
Eligible Amount	\$6,382,401

**Clearview Township
Service Standard Calculation Sheet**

Service: Traffic Signals
 Contact :
 Unit Measure: No. of Traffic Signals

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Highway No 26 County Road No 42 Stayner	1	1	1	1	1	1	1	1	1	1	\$160,000
Highway No 26 Perry Street Stayner	1	1	1	1	1	1	1	1	1	1	\$160,000
Total	2	2	2	2	2	2	2	2	2	2	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

	2004-2013
10 Year Average	
Quantity Standard	0.0001
Quality Standard	\$190,000
Service Standard	\$19

	20 Year
DC Amount (before deductions)	
Forecast Population	15,346
\$ per Capita	\$19
Eligible Amount	\$291,574

**Clearview Township
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
 Contact :
 Unit Measure: No. of vehicles and equipment

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/Vehicle)
Works Vehicles	35	35	35	35	35	35	35	35	35	35	\$107,600
Tandem Plow	-	1	1	1	1	1	1	1	1	1	\$215,600
Pick-Up	1	1	1	1	1	1	1	1	1	1	\$26,900
Pick-Up	-	-	-	1	1	1	1	1	1	1	\$26,900
Zero Turn Mower	-	-	-	-	1	1	1	1	1	1	\$9,600
Total	36	37	37	38	39	39	39	39	39	39	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.00210	0.00220	0.00220	0.00220	0.00230	0.00230	0.00230	0.00230	0.00230	0.00230

	2004-2013
10 Year Average	
Quantity Standard	0.0023
Quality Standard	\$103,117
Service Standard	\$237

DC Amount (before deductions)	20 Year
Forecast Population	15,346
\$ per Capita	\$237
Eligible Amount	\$3,639,611

**Clearview Township
Service Standard Calculation Sheet**

Service: Depots and Domes
 Contact :
 Unit Measure: ft² of building area

Description	Quantity Measure											2014 Bld'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.	
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014			
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	\$25	\$28
Stayner Dome	-	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	\$25	\$106
Stayner Depot	12,850	12,850	12,850	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	\$300	\$338
Stayner Sign Building	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$32	\$62
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	\$200	\$221
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	\$225	\$255
Total	24,360	33,000	33,000	33,900	33,900	33,900	33,900	33,900	33,900	33,900	33,900	33,900		

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	1,4430	1,9450	1,9381	2,0002	1,9977	2,0006	2,0133	2,0191	2,0082	2,0064

	2004-2013
10 Year Average	
Quantity Standard	1,9372
Quality Standard	\$198
Service Standard	\$383

	20 Year
DC Amount (before deductions)	
Forecast Population	15,346
\$ per Capita	\$383
Eligible Amount	\$5,876,904

**Clearview Township
Service Standard Calculation Sheet**

Service: Police Facilities

Contact :

Unit Measure: ft² of building area

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Bidg Value (\$/ft²)	Value/ft² with land, site works, etc.
Community Policing Office in Stayner	140	140	140	140	140	140	140	140	-	-	\$291	\$327
OPP Detachment Office in Wasaga Beach	973	973	973	973	973	973	973	973	973	973	\$162	\$185
Stayner - Clearview Simcoe Joint Emergency Facility	-	-	-	-	-	-	-	-	2,846	2,846	\$256	\$288
Total	1,113	1,113	1,113	1,113	1,113	1,113	1,113	1,113	3,819	3,819		

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0659	0.0656	0.0654	0.0657	0.0656	0.0657	0.0661	0.0663	0.2262	0.2260

	2004-2013
10 Year Average	
Quantity Standard	0.0979
Quality Standard	\$230
Service Standard	\$23

	20 Year
DC Amount (before deductions)	
Forecast Population	15,346
\$ per Capita	\$23
Eligible Amount	\$345,438

**Clearview Township
Service Standard Calculation Sheet**

Service: Police Small Equipment and Gear
 Contact :
 Unit Measure: No. of equipment and gear

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Uniform Members											
Inspector, 0.25 FTE	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$3,700
Staff Sergeant, 0.25 FTE	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$3,700
Sergeant, 1.00 FTE	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	\$3,700
Constables	14.16	14.16	14.16	14.16	14.16	14.16	14.16	14.16	14.16	14.16	\$3,700
Total	17	17	17	17	17	17	17	17	17	17	

Population	16,881	16,966	17,027	16,948	16,969	16,945	16,838	16,790	16,880	16,896
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

	2004-2013
10 Year Average	
Quantity Standard	0.0010
Quality Standard	\$3,410
Service Standard	\$3

DC Amount (before deductions)	20 Year
Forecast Population	15,346
\$ per Capita	\$3
Eligible Amount	\$52,330

Appendix C

Long Term Capital and Operating Cost Examination

Appendix C - Long Term Capital and Operating Cost Examination

Clearview Township Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997* 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 saving 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 2012 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle 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 life cycle 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: Appen

Asset	Life Cycle Cost Factors	
	Average Useful Life (Years)	Factor
Water and Wastewater	80	0.005161
Roads	20	0.041157
Facilities	40	0.016556
Public Works Vehicles	10	0.091327
Fire Vehicles	15	0.057825
Fire Small Equipment & Gear	8	0.116510
Parkland Development	30	0.024650

Table C-1 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 municipal 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-1
Clearview Township
Operating and Capital Expenditure Impacts
For Future Capital Expenditures

Service	Net Growth Related Expenditures	Annual Lifecycle Expenditures	Annual Operating Expenditures	Total Annual Expenditures
1. Roads and Related				
1.1 Roads	14,762,870	607,600	2,977,465	3,585,065
1.2 Traffic signals	592,200	24,400	550,323	574,723
1.3 Sidewalks and streetlights	713,900	29,400	177,540	206,940
1.4 Depots and Domes	1,215,000	20,100	245,049	265,149
1.5 PW Rolling Stock	1,518,500	138,700	306,260	444,960
2. Fire Protection Services				
2.1 Fire facilities	1,152,488	19,100	750,985	770,085
2.2 Fire vehicles	500,000	28,900	325,810	354,710
2.3 Small equipment and gear	100,000	11,700	65,162	76,862
3. Police Services				
3.1 Police facilities	597,031	9,900	2,060,245	2,070,145
3.2 Small equipment and gear	52,000	4,700	179,443	184,143
4. Municipal Parking Spaces				
4.1 Municipal parking spaces	137,117	4,300	0	4,300
5. Recreation Services				
5.1 Parkland development, amenities & trails	1,620,000	39,900	136,728	176,628
5.2 Recreation facilities	90,000	1,500	179,366	180,866
5.3 Recreation vehicles and equipment	64,800	5,900	129,144	135,044
6. Library Services				
6.1 Library facilities	485,652	8,000	72,311	80,311
6.2 Library materials	945,000	86,300	140,705	227,005
7. Administration				
7.1 Studies	739,239	0	0	0
Area- Specific Stayner				
8. Water Services				
8.1 Treatment plants and storage	30,982,385	159,900	0	159,900
8.2 Distribution systems	3,524,600	18,200	113,261	131,461
Area- Specific Creemore				
9. Wastewater Services				
9.1 Treatment plants	4,519,961	23,300	0	23,300
9.2 Sewers	0	0	0	0
10. Water Services				
10.1 Treatment plants and storage	5,098,380	26,300	0	26,300
10.2 Distribution systems	146,000	800	113,261	114,061
Area- Specific New Lowell				
11. Wastewater Services				
11.1 Treatment plants	10,359,056	53,500	0	53,500
11.2 Sewers	0	0	0	0
12. Water Services				
12.1 Treatment plants and storage	4,751,631	24,500	0	24,500
12.2 Distribution systems	0	0	0	0
Area- Specific Nottawa				
13. Wastewater Services				
13.1 Treatment plants	3,415,613	17,600	0	17,600
13.2 Sewers	0	0	0	0
14. Water Services				
14.1 Treatment plants and storage	6,710,217	34,600	0	34,600
14.2 Distribution systems	0	0	0	0

Appendix D

Development Charge Reserve Fund Policy

Appendix D - Development Charge Reserve Fund Policy

D.1 Legislative Requirements

The DCA, 1997 requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a Township shall establish a reserve fund for each service to which the DC by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the Township shall pay each development charge 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 s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as the 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); and
- DC reserve funds may not be consolidated with other municipal reserve funds for investment purposes (s.37).

Annually, the Treasurer of the Township is required to provide Council with a financial statement related to the DC by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing within 60 days of the statement being filed with Council.

O.Reg. 82/98 prescribes 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;
- transactions for the year (e.g. collections, draws);

- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the Township to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Township, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the DC reserve fund and the amount and source of any other monies spent on the project.

Based upon the above, Figure D-1 sets out the format for which annual reporting to Council should be provided.

D.2 DC Reserve Fund Application

Section 35 of the DCA states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

**Appendix D-1
Development Charge Reserve Fund
Clearview Township
as at December 31, 201X**

	Roads and Related	Municipal Parking Spaces	Fire Protection Services	Police Services	Recreation Services	Library Services	Administration	Water Services - Slayner	Water Services - Creemoe	Water Services - New Lowell	Water Services - Nottawa	Wastewater Services - Slayner	Wastewater Services - Creemoe	Wastewater Services - New Lowell	Wastewater Services - Nottawa	Total		
Balance as of January 1,																	-	
Plus:																		
Development Charge Proceeds																		-
Other																		-
Accrued Interest Allocation																		-
Sub-Total				-	-	-	-	-										-
Less:																		
Amounts Transferred to Operating Fund																		-
Amounts Transferred to Capital Fund																		-
Sub-Total				-	-	-	-	-										-
Closing Balance as of December 31,				-	-	-	-	-										-

Attachment 1

**Sample Development Charge Reserve Fund Statement
Clearview Township
For the Year 2014**

Discounted Services Reserve Fund Transfers					
Capital Project	DC Reserve Fund Draw	Operating Fund Draw	Other Reserves Fund Draw	Debt	Total

Attachment 2

**Development Charge Reserve Fund Statement
Clearview Township
For the Year 2014**

Listing of Credits Under DCA, 1997, s.38 by Holder					
Credit Holder	Applicable DC Reserve Fund	Credit Balance - Beginning of Year	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance - End of Year

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 Development Charges Act 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 DCA (as a local service); exclude from net Development Charge calculation
- 1.2. Roads (collector and arterial) external to development - include in Development Charge calculation to the extent permitted under s.5(1) of the DCA (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 Development Charge calculation to the extent permitted under s.5(1) of the DCA (dependent on local circumstances).

2. Traffic Signals

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

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 ROW.
- 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 DCA (as a local service); exclude from net Development Charge calculation
- 3.3. Intersections with county roads and provincial highways (Highway 26) – include in Development Charge calculation to the extent that they are Township responsibility.
- 3.4. Intersection improvements on other roads due to development growth increasing traffic – include in Development Charge calculation to the extent that they are Township responsibility.

4. Streetlights

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

5. Sidewalks

- 5.1. Sidewalks on county roads and provincial highways (Highway 26) – include in municipal Development Charge or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of DCA).
- 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 DCA).
- 5.4. Sidewalks internal to development – direct developer responsibility under s.59 of the DCA (as a local service); exclude from net Development Charge 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 Development Charge road costs (county and local municipal), consistent with the service standard provisions of the DCA, s.5(1).
- 6.2. Bike paths/multi-use trails/naturalized walkways external to development – include in municipal DCs consistent with the service standard provisions of the DCA, s.5(1).
- 6.3. Bike lanes, within road allowance, internal to development – direct developer responsibility under s.59 of the DCA(as a local service); exclude from net Development Charge calculation.
- 6.4. Bike paths/multi-use trails/naturalized walkways internal to development – direct developer responsibility under s.59 of the DCA (as a local service); exclude from net Development Charge calculation.
- 6.5. Trail Bridges/Underpasses and associated works external to development – include in municipal Development Charge consistent with the service standard provisions of the DCA, s.5(1).

7. Noise Abatement Measures

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

8. Local Streets

- 8.1. residential streets internal to development – direct developer responsibility under s.59 of the DCA (as a local service); exclude from net Development Charge calculation

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- 8.2. residential streets external and adjacent to development – direct developer responsibility under s.59 of the DCA (as a local service); exclude from net Development Charge 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 Development Charge (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 Development Charge (to the extent eligible).
- 9.3. Land Acquisition for grade separations (beyond normal dedication requirements) – include in municipal Development Charge 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 Development Charge 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 DCA); exclude from net Development Charge calculation.
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to reasonable efforts clauses by local municipality.

12. Water

- 12.1. Unchanged
- 12.2. 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 Development Charge above 300 mm nominal diameter (dependent upon local circumstances)
- 12.3. Marginal costs for watermains over 200 mm diameter shall be included in the Development Charge (dependent upon local circumstances). Watermains over 200 mm diameter that are required for a single development shall be the direct responsibility of the developer.
- 12.4. 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. Unchanged
- 13.2. 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).
- 13.3. Marginal costs for sewers over 375 mm diameter or greater than 5 metres in depth serving multiple developments shall be included in the Development Charge (dependent upon local circumstances). Sewers over 375 mm diameter that are required for a single development shall be the direct responsibility of the developer.
- 13.4. Connections to trunk mains and sewage pump stations to service specific developments shall be the direct responsibility of the developer.

Appendix F
Proposed Development Charge By-Law

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW
BY-LAW NO. 14-___
A BY-LAW TO ESTABLISH 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 the Council of The Corporation of the Township of Clearview has given Notice on May 29 & 30, 2014 according to section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Township of Clearview has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on June 24, 2014;

AND WHEREAS following the public meeting, the Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS the Council has before it a report entitled Development Charge Background Study dated June 10, 2014 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Township of Clearview will increase the need for services as defined herein;

AND WHEREAS by resolution the Council on _____, 2014 has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development identified in the Study will be met;

AND WHEREAS by resolution the Council on _____, 2014 has indicated that its intent that the future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

AND WHEREAS by resolution the Council on _____, 2014 approved, in principle, subject to the budget process, the applicable Development Charge Background Study, inclusive of the capital forecast and eligible costs therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Township of Clearview pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution the Council on _____, 2014 determined that no further public meeting was necessary to be held under section 12 of the Act.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW ENACTS AS FOLLOWS:

1. DEFINITIONS

In this by-law,

1. "Act" means the *Development Charges Act, 1997, c. 27*;
2. "administration service" means any and all development-related studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*.
3. "accessory use" means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
4. "affordable housing" shall follow the definition set out in the Provincial Policy Statement (2005) which generally defines it as the least expensive of housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area. The municipality shall make the final determination of a qualifying facility;
5. "agricultural use" means the bona fide use of lands and buildings for apiaries, fish farming, dairy farming, fur farming, the raising or exhibiting of livestock, or the

cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and any other crops or ornamental plants and includes the operation of a farming business and the erection of a farm help house on agricultural land but excludes a commercial greenhouse. Agricultural use does not include the development of a single detached dwelling on agricultural land;

6. “apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and shall include dwelling units contained above or as part of commercial buildings;
7. “bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
8. “benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
9. “board of education” means a board defined in s.s. 1(1) of the *Education Act*;
10. “bona fide farm uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
11. “Building Code Act” means the *Building Code Act*, 1992, S.O. 1992, c.23, as amended;
12. “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;

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- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.. O. 1990, c. 57, and

to undertake studies in connection with any of the matters referred to in clauses (a) to (d);

- (f) to complete the development charge background study under Section 10 of the Act;
- (g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the municipality.

- 13. “charitable organization” shall follow the definition set out by Canada Revenue Agency which generally defines it as a corporation, a trust or an organization under a constitution that has exclusively charitable purposes. The municipality shall make the final determination of a qualifying facility;
- 14. “commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses;
- 15. “Council” means the Council of the Township of Clearview;;
- 16. “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;
- 17. “development charge” means a charge imposed pursuant to this By-law;

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18. “dwelling unit” means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons containing its own kitchen and sanitary facilities;
 19. “existing” means the number, use and size that existed as of the date this by-law was passed;
 20. “farm building” means a building or structure located on a bona fide farm which is necessary and ancillary to a bona fide farm operation including barns, tool sheds, silos, other farm related structures for such purposes as sheltering of livestock or poultry, storage of farm produce, feed and farm related machinery and equipment and other ancillary development to a planning designated agricultural use, but excluding a residential use;
 21. “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
 22. “green roof” shall mean the roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. For the purposes of this by-law, a green roof must comprise a minimum of 60% of the total roof area. The municipality shall make the final determination of a qualifying facility;
 23. “grey-water recycling” shall mean a private sewage collection, treatment and re-distribution system which utilizes waste water from baths, showers and washbasins (or similar facilities) for re-use in toilets, landscape watering, cleaning or other non-potable purposes as may be governed by applicable health legislation and regulation. For the purposes of this by-law, all new construction must utilize grey-water to qualify for the exemption. The municipality shall make the final determination of a qualifying facility;
 24. “gross floor area” means
 - a. in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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-
- b. in the case of a non-residential building or structure, including an air supported structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
 - (iv) a mezzanine as defined by the building code.
25. “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
26. “institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;
27. “linked dwelling unit” means a dwelling unit of a group of two or more residential dwelling units linked only below grade by a common foundation;
28. “local board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission,

committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;

29. “local services” means those services, facilities or things which are under the jurisdiction of the Township of Clearview and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
30. “multiple dwelling unit” means all dwellings other than single-detached, semi-detached and apartment unit dwellings and may include a row dwelling unit or a linked dwelling unit;
31. “municipality” means The Corporation of the Township of Clearview;
32. “non-profit organization” shall follow the definition set out by Canada Revenue Agency which generally defines it as an association, club, or society that is operated exclusively for social welfare, civic improvement, pleasure, recreation, or any other purposes except profit;
33. “non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;
34. “Official Plan” means the Official Plan adopted for the municipality, as amended and approved;
35. “owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
36. “place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, or any successor thereof;
37. “Planning Act” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;
38. “Rainwater capture and re-use” shall mean a municipally approved private facility which provides for the capture and re-use of rainwater for non-potable purposes. For the

purposes of this by-law, in order to qualify for an exemption such a facility shall be the predominant stormwater management facility and shall utilize all roof drainage and a minimum of 60% of all impervious surfaces. This shall not include traditional stormwater management facilities which retain or detain stormwater flows in ponds/ditches etc. The municipality shall make the final determination of a qualifying facility;

39. “rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
40. “regulation” means any regulation made pursuant to the Act;
41. “residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;
42. “residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;
43. “row dwelling unit” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit and may include a linked dwelling unit;
44. “semi-detached dwelling unit” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor and may include a linked dwelling unit;
45. “service” means a service designated in section 2.1 to this By-law, and “services” shall have a corresponding meaning;
46. “servicing agreement” means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;

47. "single detached dwelling unit" means a completely detached building containing only one dwelling unit.
48. "wastewater pre-treatment facility" shall mean a municipally approved private facility which provides for the reduction of the amount of pollutants, or the alteration of the nature of pollutant properties in wastewater prior to or in lieu of discharging or otherwise introducing such pollutants into a municipal wastewater collection or treatment facility. The municipality shall make the final determination of a qualifying facility;
49. "zoning by-law" means the Zoning By-Law of the Municipality or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1990, R.S.O. 1990, c P.13, as amended.

2. DESIGNATION OF SERVICES

- 2.1 The categories of services for which development charges are imposed under this By-law are as follows:
- (a) Roads and Related Services;
 - (b) Fire Protection Services;
 - (c) Police Services;
 - (d) Municipal Parking Spaces;
 - (e) Recreation Services;
 - (f) Library Services
 - (g) Administration Services (Growth-Related Studies);
 - (h) Water Facilities and Distribution System; and
 - (i) Wastewater Facilities and Collection Systems
- 2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Clearview whether or not the land or use thereof is exempt from taxation under the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the Township of Clearview or a local board thereof;
- (b) a board of education; or
- (c) the Corporation of the County of Simcoe or a local board thereof;

Approvals for Development

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (ii) the approval of a minor variance under section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;

- (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, c. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and

- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Rules with Respect to an Industrial Expansion Exemption

If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:

- (i) Subject to subsection 3.8 (iii), if the gross floor area is enlarged by 50 per cent or less of the lesser of:

- 1. the gross floor area of the existing industrial building, or
- 2. the gross floor area of the existing industrial building before the first enlargement for which:
 - a. an exemption from the payment of development charges was granted, or
 - b. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is zero;

- (ii) Subject to subsection 3.8 (iii), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:

- (A) the gross floor area of the existing industrial building, or
- (B) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted,
 - or

(ii) a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

(A) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and

(B) divide the amount determined under subsection (A) by the amount of the enlargement

(iii) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 3.8 (ii), the cumulative gross floor area of any previous enlargements for which:

(A) An exemption from the payment of development charges was granted, or

(B) A lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

shall be added to the calculation of the gross floor area of the proposed enlargement.

(iv) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.

3.10 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- i) buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- j) buildings or structures owned by and used for the purposes of a board as defined in Subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2, as amended, and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- k) buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- l) 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;
- m) land, buildings or structures for agricultural use which do not receive municipal water or wastewater services;
- n) non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;
- o) Development charges for municipal water and wastewater services will not be applied to existing lots of record that, had paid a charge or fee to ensure allocation of said services within the existing capacity of the system as of the date of passing of this by-law; onus of proof of payment rests with the owner;
- p) 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 DCs.
eg: Non-profit housing, youth centres, and community centres.;
- q) 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 DCs.

eg: Private recreation facilities open to the public.;

- r) Land, buildings, structures or additions constructed for industrial or commercial uses utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs as follows:
 - 1. Green roof – 10% reduction
 - 2. Grey-water recycling – 10% reduction
 - 3. Wastewater pre-treatment facility – 20% reduction
 - 4. Rainwater capture and re-use – 5% reduction;
- s) Land, buildings, structures or additions constructed for industrial use 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%. The determination of what constitutes a new full time equivalent job and how to measure and verify the total eligible discount to DCs shall be determined by policy.;
- t) Where a building, structure or addition qualifies for a reduction under clause b(i) or b(ii) further reductions to DCs for clauses b(iv), b(v) and/or b(vi) shall be calculated only from the remaining full DC portion.;
- u) 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.; and,
- v) 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.

3.12 Temporary Use Buildings

- a) Subject to Subsection (b), temporary buildings or structures shall be exempt from the payment of development charges;
- b) In the event that a temporary building or structure continues beyond a period of nine months, it shall be deemed not to be nor ever to have been a temporary building or

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- structure, and the development charges required to be paid under this by-law shall become payable on the date nine months after the temporary building or structure was first constructed or put in use; and,
- c) Prior to the Township issuing a building permit for a temporary building or structure, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the development charge required by Subsection (2) to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this by-law.

Amount of Charges

Residential

- 3.13 (a) The development charges set out in Schedule B-1 shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential use and settlement area in which the development occurs, and calculated with respect to each of the services according to the type of residential use.
- (b) The development charges for Stayner as set out in Schedule B-2 shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential use, and calculated with respect to the type of residential use. For units which are included within a prepayment agreement with the Township, the charges denoted in Section 'A' will be collected at building permit issuance. All other units will be required to pay the total provided in Section 'B'.

Non-Residential

- 3.14 (a) The development charges described in Schedule B-1 to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed

use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use and settlement area in which the development occurs.

- (b) The development charges for Stayner as set out in Schedule B-2 shall be imposed on non-residential uses of lands, buildings or structures according to the total floor area of the non-residential use. For non-residential square footage which is included within a prepayment agreement with the Township, the charges denoted in Section 'A' will be collected at building permit issuance. All other units will be required to pay the total provided in Section 'B'.

Reduction of Development Charges for Redevelopment

3.15 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (c) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (d) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 3.13 by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.16 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.17 Despite section 3.15, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement under section 38 of the Act, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.
- 4.2 Council may enter into agreements under Section 44 of the Act.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on January 1st of each year, commencing January 1, 2015, in accordance with the prescribed index in the Act, based on the twelve month period ending September 30th.

6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

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-
- | | | |
|--------------------|---|--|
| Schedule A | - | Components of Services Designated in section 2.1; |
| Schedule B-1 & B-2 | - | Residential and Non-Residential Development Charges; |
| Schedule C-1 | - | Map designating Water and Wastewater Development Charge Area for Stayner; |
| Schedule C-2 | - | Map designating Water and Wastewater Development Charge Area for Creemore; and |
| Schedule C-3 | - | Map designating Water Development Charge Area for New Lowell. |

7. CONFLICTS

- 7.1 Where the Township of Clearview and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

- 8.1 If, for any reason, any provision, section, sub-section, or paragraph of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified, in whole or in part or dealt with in any other way.

9. BY-LAW REGISTRATION

- 9.1 A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the Township and may be registered against title to any land to which this By-law applies.

10. HEADINGS for REFERENCE ONLY

- 10.1 The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

11. DATE BY-LAW IN FORCE

- 11.1 This By-law shall come into effect at 12:01 AM on the day after By-law adoption.

12. DATE BY-LAW EXPIRES

- 12.1 This By-law will expire at five (5) years after the date the By-law comes into effect unless it is repealed by Council at an earlier date.

13. EXISTING BY-LAW REPEALED

13.1 By-law Number 09-50 is hereby repealed as of the date and time of this By-law coming into effect.

By-law No 14-____ read a first, second and third time and finally passed this ____ day of _____, 2014.

Mayor

Clerk

**SCHEDULE A
TO BY-LAW NO. 14-____
TOWNSHIP OF CLEARVIEW
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

100% Eligible Services
<p>Roads and Related Services</p> <ul style="list-style-type: none"> Roads Traffic Signals Sidewalks and streetlights Depots and Domes PW Rolling Stock
<p>Fire Protection Services</p> <ul style="list-style-type: none"> Fire Facilities Fire Vehicles Fire Small Equipment and Gear
<p>Police Services</p> <ul style="list-style-type: none"> Police Facilities Police Small Equipment and Gear
90% Eligible Services
<p>Municipal Parking Spaces</p> <ul style="list-style-type: none"> Municipal Parking Spaces
<p>Recreation Services</p> <ul style="list-style-type: none"> Parkland Development, Amenities and Trails Indoor Recreation Facilities Recreation Vehicles and Equipment
<p>Library Services</p> <ul style="list-style-type: none"> Library Facilities Library Collection Materials
<p>Administration Services</p> <ul style="list-style-type: none"> Growth Related Studies
Area-Specific Services
<p>Stayner Area-Specific Services</p> <ul style="list-style-type: none"> Stayner Water Facilities and Distribution System Stayner Wastewater Facilities and Collection Systems
<p>Creemore Area-Specific Services</p> <ul style="list-style-type: none"> Creemore Water Facilities and Distribution System Creemore Wastewater Facilities and Collection Systems
<p>New Lowell Area-Specific Services</p> <ul style="list-style-type: none"> New Lowell Water Facilities and Distribution System

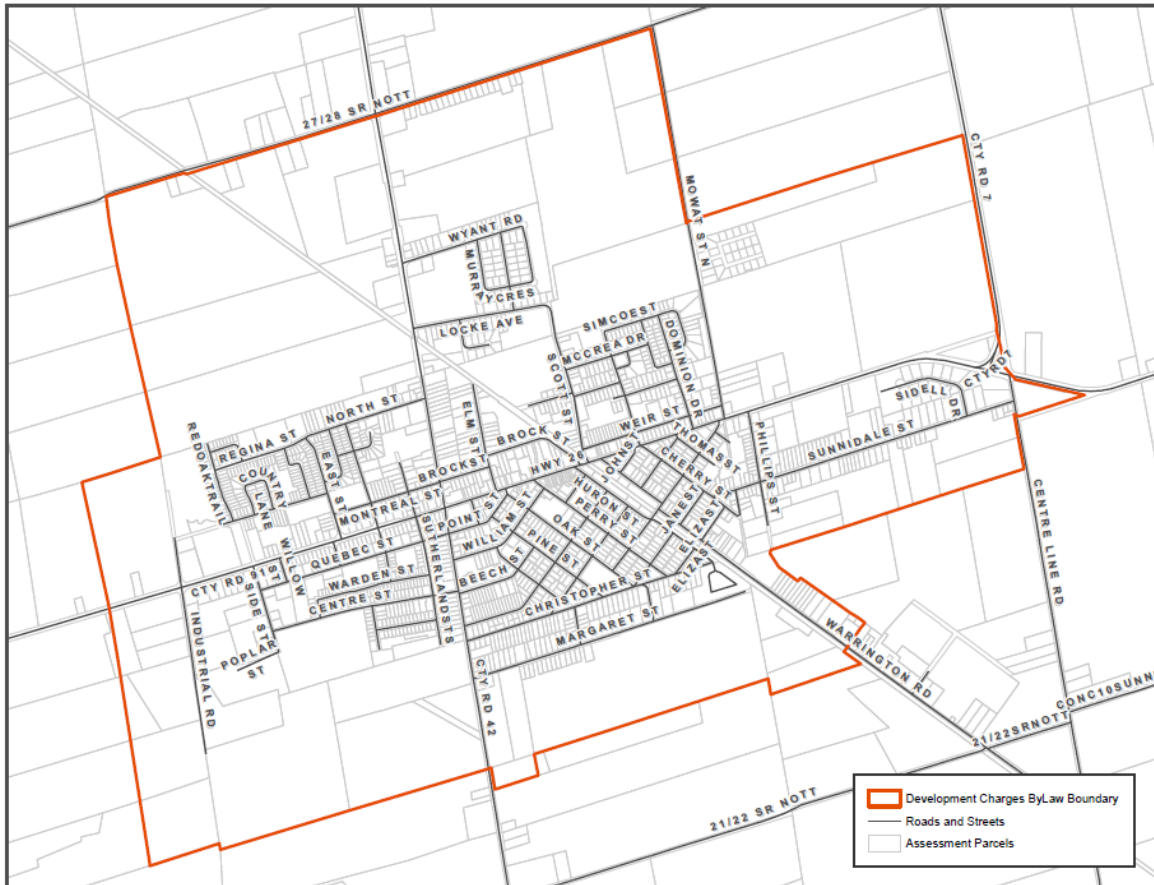
SCHEDULE B-1
TO BY-LAW NO. 14-_____
TOWNSHIP OF CLEARVIEW
SCHEDULE OF DEVELOPMENT CHARGES

Service	Residential				Non-Residential
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	3,248	1,940	1,426	2,669	1.36
Municipal Parking Spaces	69	41	30	57	-
Fire Protection Services	300	179	132	247	0.17
Police Services	112	67	49	92	0.04
Recreation Services	887	530	389	729	-
Library Services	716	428	314	588	-
Administration	370	221	162	304	0.17
Total Municipal Wide Services	5,702	3,406	2,502	4,686	1.74
Area Specific Services:					
<u>Stayner</u>					
Water	10,177	6,079	4,467	8,363	4.07
Wastewater	Refer to Schedule B-2				
Total Stayner Services (Not including Wastewater)	15,879	9,485	6,969	13,049	5.81
<u>Creemore</u>					
Water	5,508	3,290	2,418	4,526	2.20
Wastewater	4,747	2,836	2,084	3,901	1.90
Total Creemore Services	15,957	9,532	7,004	13,113	5.84
<u>New Lowell</u>					
Water	8,894	5,313	3,904	7,309	3.68
Wastewater	-	-	-	-	-
Total New Lowell Services	14,596	8,719	6,406	11,995	5.42
<u>Nottawa</u>					
Water	-	-	-	-	-
Wastewater	-	-	-	-	-
Total Nottawa Services	5,702	3,406	2,502	4,686	1.74

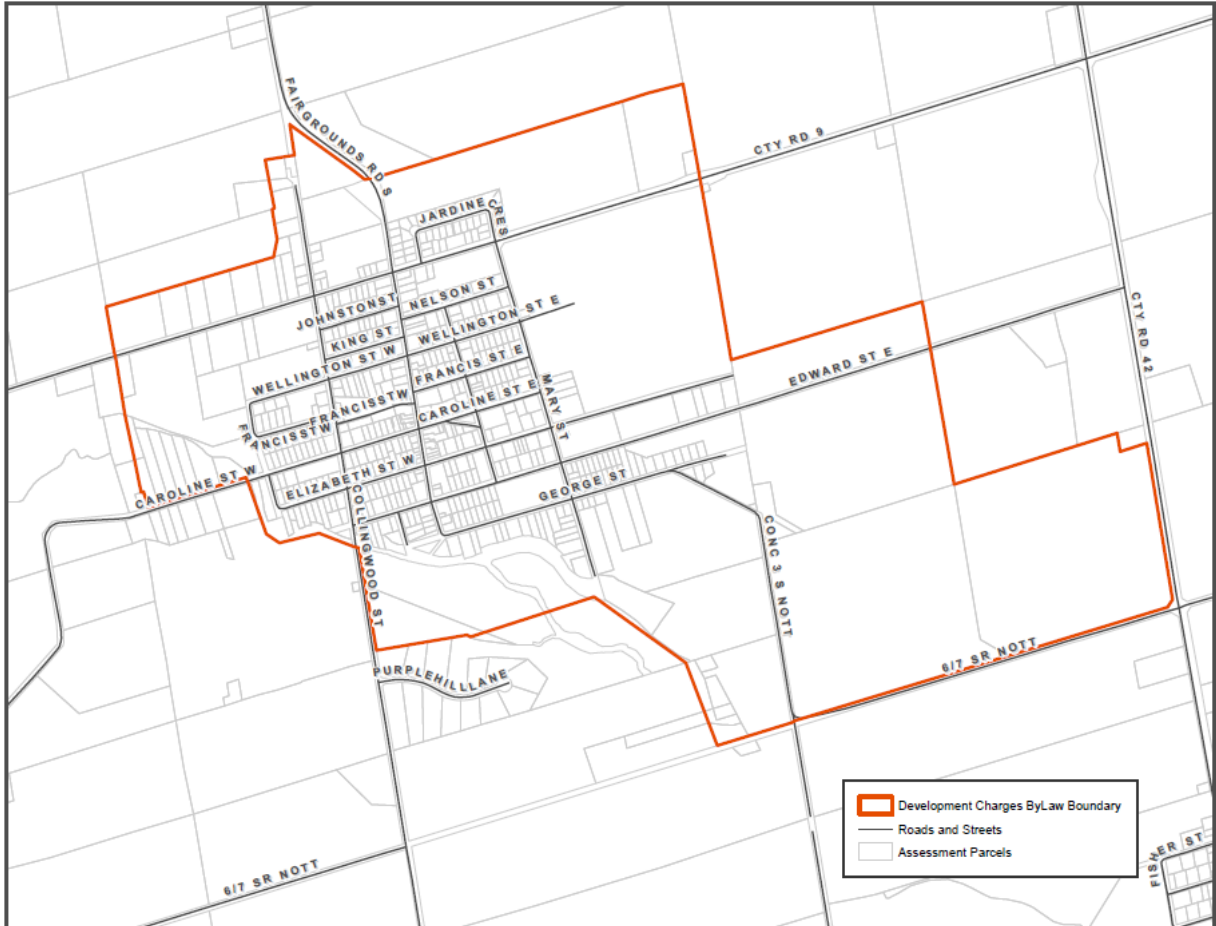
SCHEDULE B-2
TO BY-LAW NO. 14-_____
WASTEWATER CHARGES FOR STAYNER
“2014 DEVELOPMENT CHARGE UPDATE STUDY”

Basis for the Development Charge	Residential				Non-Residential (per sq.ft. of Building Space)
	Single & Semi- Detached Dwellings	Apartments Bachelor and 1 Bedroom	Apartments 2 or more Bedrooms	Other Multiples	
A: Development Charge Related to Developments Included in Prepayment Agreements	\$ 2,640	\$ 1,200	\$ 1,680	\$ 2,160	\$ 1.28
B: All Other Developments within Stayner	\$ 4,742	\$ 2,135	\$ 2,994	\$ 3,952	\$ 2.35
B: Interest for Above	\$ 298	\$ 134	\$ 188	\$ 248	\$ 0.15
B: Total: All Other Developments within Stayner	\$ 5,040	\$ 2,269	\$ 3,182	\$ 4,200	\$ 2.50

**SCHEDULE C-1
TO BY-LAW NO. 14-____
MAP DESIGNATING WATER AND WASTEWATER
DEVELOPMENT CHARGE AREA FOR STAYNER**



**SCHEDULE C-2
TO BY-LAW NO. 14-____
MAP DESIGNATING WATER AND WASTEWATER
DEVELOPMENT CHARGE AREA FOR CREEMORE**



**SCHEDULE C-3
TO BY-LAW NO. 14-____
MAP DESIGNATING WATER
DEVELOPMENT CHARGE AREA FOR NEW LOWELL**

