

BY-LAW Number 14-58
CORPORATION OF THE TOWNSHIP OF CLEARVIEW

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 July 14, 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 July 14, 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 July 14, 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 July 14, 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. 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;
- (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;
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**
- 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.

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

3.10 Other Exemptions:

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

- 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;
- 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; onus of proof of payment rests with the owner;
- h) 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.;
- i) Land, buildings, structures or additions constructed for uses with a significant community benefit, as determined by Council, may have up to a 50% reduction to DCs.
eg: Private recreation facilities open to the public.;
- j) 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;

- k) 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.;
- l) 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.;
- m) 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,
- n) 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.

3.11 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 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

- 3.12 (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

3.13 (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

3.14 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.

Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.16 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:

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;

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 14-58 read a first, second and third time and finally passed this 14th day of July, 2014.

14. NAMING OF BYLAW

This By-law shall be known and cited for all purposes as the "Township of Clearview 2014 Development Charges Bylaw No. 14-58".



Mayor/County Councillor



Clerk

STATE OF CALIFORNIA

County of ...

STATE OF CALIFORNIA

County of ...

STATE OF CALIFORNIA

County of ...

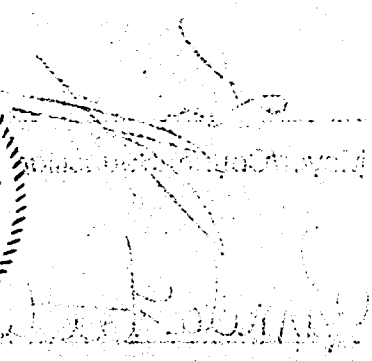
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County of ...



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**SCHEDULE A
TO BY-LAW NO. 14-58
TOWNSHIP OF CLEARVIEW
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

100% Eligible Services
Roads and Related Services Roads Traffic Signals Sidewalks and streetlights Depots and Domes PW Rolling Stock
Fire Protection Services Fire Facilities Fire Vehicles Fire Small Equipment and Gear
Police Services Police Facilities Police Small Equipment and Gear
90% Eligible Services
Municipal Parking Spaces Municipal Parking Spaces
Recreation Services Parkland Development, Amenities and Trails Indoor Recreation Facilities Recreation Vehicles and Equipment
Library Services Library Facilities Library Collection Materials
Administration Services Growth Related Studies
Area-Specific Services
Stayner Area-Specific Services Stayner Water Facilities and Distribution System Stayner Wastewater Facilities and Collection Systems
Creemore Area-Specific Services Creemore Water Facilities and Distribution System Creemore Wastewater Facilities and Collection Systems
New Lowell Area-Specific Services New Lowell Water Facilities and Distribution System

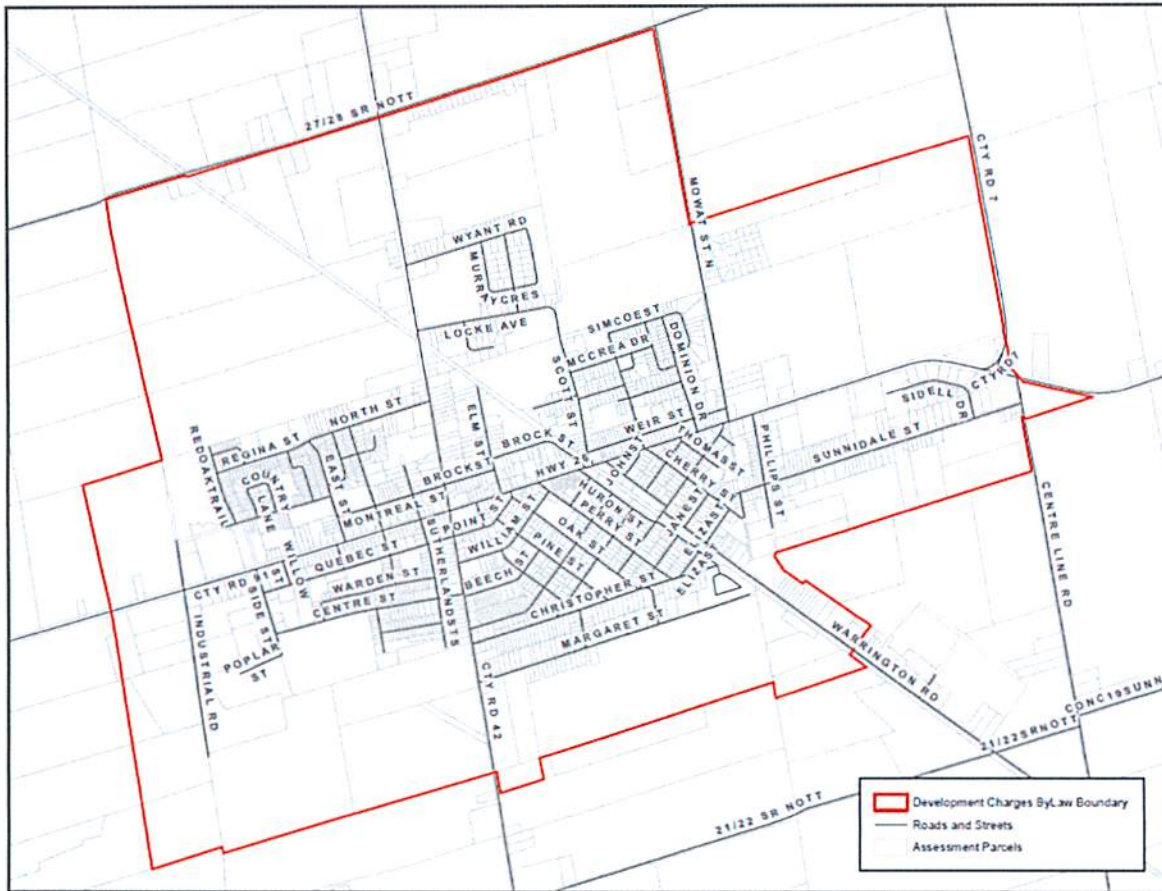
**SCHEDULE B-1
TO BY-LAW NO. 14-58
TOWNSHIP OF CLEARVIEW
SCHEDULE OF DEVELOPMENT CHARGES**

Service	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	
Municipal Wide Services:					
Roads and Related	3,248	1,426	1,940	2,669	1.36
Municipal Parking Spaces	69	30	41	57	0.00
Fire Protection Services	300	132	179	247	0.17
Police Services	112	49	67	92	0.04
Recreation Services	887	389	530	729	0.00
Library Services	716	314	428	588	0.00
Administration	370	162	221	304	0.17
Total Municipal Wide Services	5,702	2,502	3,406	4,686	1.74
Area Specific Services					
Stayner					
Water	10,177	4,467	6,079	8,363	4.07
Wastewater	Refer to Schedule B-2				
Total Stayner Services (not including Wastewater)	15,879	6,969	9,485	13,049	5.81
Creemore					
Water	5,508	2,418	3,290	4,526	2.20
Wastewater	4,747	2,084	2,836	3,901	1.90
Total Creemore Services	15,957	7,004	9,532	13,113	5.84
New Lowell					
Water	8,984	3,904	5,313	7,309	3.68
Wastewater	0	0	0	0	0.00
Total New Lowell Services	14,686	6,406	8,719	11,995	5.42
Nottawa					
Water	0	0	0	0	0.00
Wastewater	0	0	0	0	0.00
Total Nottawa Services	5,702	2,502	3,406	4,686	1.74

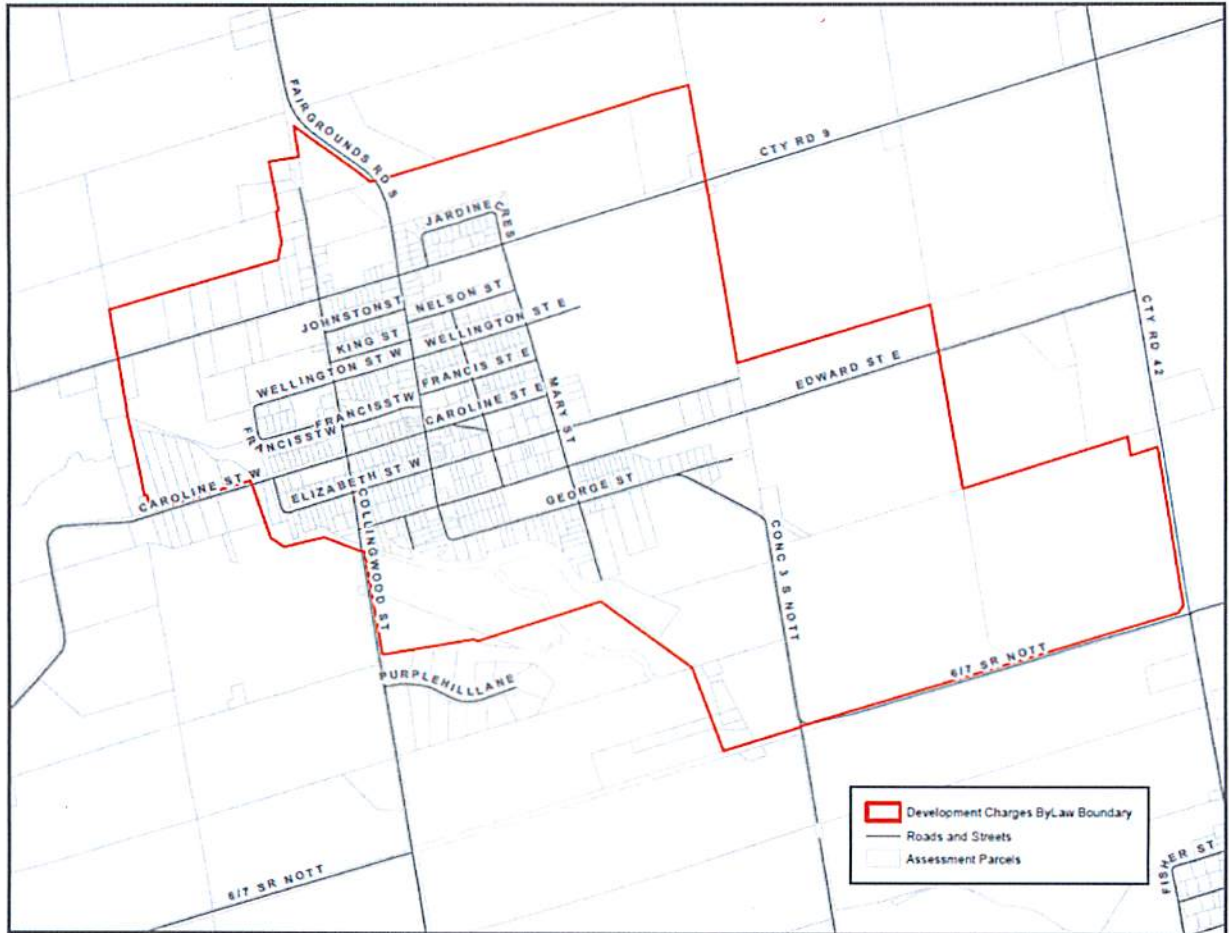
**SCHEDULE B-2
TO BY-LAW NO. 14-58
WASTEWATER CHARGES FOR STAYNER
"2014 DEVELOPMENT CHARGE UPDATE STUDY"**

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. 14-58
MAP DESIGNATING WATER AND WASTEWATER
DEVELOPMENT CHARGE AREA FOR STAYNER**



**SCHEDULE C-2
TO BY-LAW NO. 14-58
MAP DESIGNATING WATER AND WASTEWATER
DEVELOPMENT CHARGE AREA FOR CREEMORE**



**SCHEDULE C-3
TO BY-LAW NO. 14-58
MAP DESIGNATING WATER
DEVELOPMENT CHARGE AREA FOR NEW LOWELL**

