



 **Watson
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ECONOMISTS LTD.

Development Charges Background Study

Township of Clearview

February 27, 2019

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Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bill 73	1-4
1.3.1 Area Rating.....	1-4
1.3.2 Asset Management Plan for New Infrastructure.....	1-4
1.3.3 60-Day Circulation of D.C. Background Study	1-5
1.3.4 Timing of Collection of D.C.s.....	1-5
1.3.5 Other Changes.....	1-5
2. Current Township of Clearview Policy	2-1
2.1 Schedule of Charges	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-2
2.4 Indexing	2-2
2.5 Redevelopment Allowance	2-2
2.6 Exemptions	2-3
3. Anticipated Development in the Township of Clearview	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6



Table of Contents (Cont'd)

	Page
4.5	Capital Forecast..... 4-7
4.6	Treatment of Credits 4-8
4.7	Existing Reserve Funds 4-8
4.8	Deductions..... 4-9
4.8.1	Reduction Required by Level of Service Ceiling 4-10
4.8.2	Reduction for Uncommitted Excess Capacity 4-10
4.8.3	Reduction for Benefit to Existing Development 4-11
4.8.4	Reduction for Anticipated Grants, Subsidies and Other Contributions..... 4-12
4.8.5	The 10% Reduction 4-12
4.9	Municipal-wide vs. Area Rating..... 4-12
4.10	Allocation of Development 4-13
4.11	Asset Management..... 4-13
4.12	Transit..... 4-13
5.	D.C.-Eligible Cost Analysis by Service 5-1
5.1	Introduction 5-1
5.2	Service Levels and 10-Year Capital Costs for D.C. Calculation..... 5-1
5.2.1	Transit Services 5-1
5.2.2	Parking..... 5-2
5.2.3	Outdoor Recreation Services 5-4
5.2.4	Indoor Recreation Facilities..... 5-6
5.2.5	Library Services 5-8
5.2.6	Administration 5-10
5.3	Service Levels and 20-Year Capital Costs for Clearview's D.C. Calculation 5-12
5.3.1	Services Related to a Highway 5-12
5.3.2	Police Services 5-19
5.3.3	Fire Protection Services 5-22
5.4	Area-specific Capital Costs for Clearview's D.C. Calculation..... 5-26
5.4.1	Stayner Area Specific Services 5-26
5.4.2	Creemore Area Specific Services 5-36
5.4.3	New Lowell Area Specific Services 5-44
6.	D.C. Calculation 6-1
7.	D.C. Policy Recommendations and D.C. By-law Rules 7-1
7.1	Introduction 7-1
7.2	D.C. By-law Structure 7-2
7.3	D.C. By-law Rules..... 7-2
7.3.1	Payment in any Particular Case..... 7-2
7.3.2	Determination of the Amount of the Charge..... 7-3



Table of Contents (Cont'd)

	Page
7.3.3	Application to Redevelopment of Land (Demolition and Conversion)..... 7-3
7.3.4	Exemptions (full or partial) 7-4
7.3.5	Phasing in 7-5
7.3.6	Timing of Collection 7-6
7.3.7	Indexing 7-6
7.3.8	The Applicable Areas..... 7-6
7.4	Other D.C. By-law Provisions 7-6
7.4.1	Categories of Services for Reserve Fund and Credit Purposes..... 7-6
7.4.2	By-law In-force Date 7-7
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing 7-7
7.4.4	Area Rating..... 7-7
7.5	Other Recommendations 7-8
8.	By-law Implementation 8-1
8.1	Public Consultation Process 8-1
8.1.1	Introduction 8-1
8.1.2	Public Meeting of Council..... 8-1
8.1.3	Other Consultation Activity 8-1
8.2	Anticipated Impact of the Charge on Development..... 8-2
8.3	Implementation Requirements 8-3
8.3.1	Introduction 8-3
8.3.2	Notice of Passage..... 8-3
8.3.3	By-law Pamphlet 8-3
8.3.4	Appeals..... 8-4
8.3.5	Complaints..... 8-4
8.3.6	Credits 8-5
8.3.7	Front-Ending Agreements..... 8-5
8.3.8	Severance and Subdivision Agreement Conditions 8-5
Appendix A	Background Information on Residential and Non-Residential Growth Forecast..... A-1
Appendix B	Level of Service B-1
Appendix C	Long-Term Capital and Operating Cost Examination C-1
Appendix D	D.C. Reserve Fund Policy D-1
Appendix E	Local Service Policy E-1
Appendix F	Asset Management Plan..... F-1



Table of Contents (Cont'd)

	Page
Appendix G Proposed D.C. By-law	G-1
Appendix H New Lowell Water – Excerpts from 2014 D.C. Background Study	H-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Clearview required by the Development Charges Act, 1997 (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Overview of the legislative requirements of the Act;
- Chapter 2 – Review of present D.C. policies of the Township;
- Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:

- 1) Identify amount, type and location of growth;
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historic service calculation;
 - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of Bill 73. These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
 - a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
 4. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2019 to 2028), 20-year (2019 to 2038), and urban 20-year (2019 to 2038) periods.

Measure	10-year	20-year	Stayner 20-year	Creemore 20-year	New Lowell 20-year	Nottawa 20-year
	2019-2028	2019-2038	2019-2038	2019-2038	2019-2038	2019-2038
(Net) Population Increase	5,836	10,431	8,611	1,771	(97)	(69)
Residential Unit Increase	2,364	4,238	3,256	745	2	7
Non-Residential Gross Floor Area Increase (sq.ft.)	195,600	364,800	289,100	41,800	24,700	9,200

Source: Watson & Associates Economists Ltd. Forecast 2019

5. On July 14, 2014, the Township of Clearview passed By-law 14-58 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on July 14, 2019. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The



mandatory public meeting has been set for March 18, 2019 with adoption of the by-law anticipated for April 29, 2019.

6. The Township's D.C.s currently in effect for single detached dwelling units for full services are as follows; \$24,171 in Stayner, \$18,437 in Creemore, and \$16,865 in New Lowell. Note that for units in Stayner that entered into a prepayment agreement for their wastewater D.C., the charge is \$21,398 per unit. Non-residential charges per sq.ft. for full services are as follows: \$9.58 in Stayner, \$6.73 in Creemore, and \$6.26 in New Lowell. Note that for units in Stayner that entered into a prepayment agreement for their wastewater D.C., the charge is \$8.16 per sq.ft. 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 Township-wide basis for all services, except for water and wastewater which are provided on an area-specific basis. The corresponding single detached unit charges are as follows; \$29,190 in Stayner, \$23,267 in Creemore, and \$18,510 in New Lowell. The non-residential charges per sq.ft. are as follows (note that non-residential charges related to parking, outdoor recreation, and library services have been exempted, consistent with the current by-law): \$10.44 in Stayner, \$9.63 in Creemore, and \$6.90 in New Lowell. These rates are submitted to Council for its consideration.
7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. 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	\$111,796,615
<i>Less:</i>	
Benefit to existing development	\$ 9,958,761
Post planning period benefit	\$ 12,624,430
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 487,737
Grants, subsidies and other contributions	\$ 10,519,577
Net Costs to be recovered from development charges	\$ 78,206,111

Hence, \$33.59 million (or an annual amount of \$6.72 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$12.62 million will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth outside of the D.C. forecasts.



Based on the above table, the Township plans to spend \$111.8 million over the next five years, of which \$78.21 million (70%) is recoverable from D.C.s. Of this net amount, \$69.24 million is recoverable from residential development and \$8.97 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 (2019 to 2028) (Stayner, Creemore, and New Lowell):

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

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

- Services Related to a Highway;
- Public Works Facilities, Fleet & Equipment;
- Police Services; and
- Fire Protection Services.

All other services are calculated based on a 10-year forecast. These include:

- Municipal Parking Spaces;
- Recreation Services;
- Library Services; and
- Administration.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. 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
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	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	4,613	2,652	1,853	3,684	1,664	2.06
Municipal Parking Services*	56	32	22	45	20	0.00
Fire Protection Services	791	455	318	632	285	0.35
Police Services	121	70	49	97	44	0.05
Outdoor Recreation Services*	866	498	348	692	312	0.00
Library Services*	1,401	805	563	1,119	505	0.00
Administration	386	222	155	308	139	0.18
Total Municipal Wide Services	8,234	4,734	3,308	6,577	2,969	2.64
Urban Services						
<u>Stayner</u>						
Water	14,578	8,382	5,857	11,642	5,259	4.64
Wastewater	6,378	3,667	2,562	5,093	2,301	3.16
Wastewater (Pre-payment units only)	2,970	1,620	1,080	2,430	1,070	1.45
Total Urban Services - Stayner	20,956	12,049	8,419	16,735	7,560	7.80
Total Urban Services - Stayner (Prepaid)	17,548	10,002	6,937	14,072	6,329	6.09
<u>Creemore</u>						
Water	8,700	5,002	3,495	6,948	3,139	4.05
Wastewater	4,222	2,427	1,696	3,372	1,523	1.96
Stormwater	2,111	1,214	848	1,686	762	0.98
Total Urban Services - Creemore	15,033	8,643	6,039	12,006	5,424	6.99
<u>New Lowell</u>						
Water Services	10,276	5,908	4,129	8,207	3,707	4.26
Total Urban Services - New Lowell	10,276	5,908	4,129	8,207	3,707	4.26
GRAND TOTAL RURAL AREA	8,234	4,734	3,308	6,577	2,969	2.64
GRAND TOTAL STAYNER	29,190	16,783	11,727	23,312	10,529	10.44
GRAND TOTAL STAYNER (Prepaid)	25,782	14,736	10,245	20,649	9,298	8.73
GRAND TOTAL CREEMORE AREA	23,267	13,377	9,347	18,583	8,393	9.63
GRAND TOTAL NEW LOWELL AREA	18,510	10,642	7,437	14,784	6,676	6.90

Exempt as per Section 3.10(n) of the by-law



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (s.10) and, accordingly, recommends new D.C.s and policies for the Township of Clearview.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2018 and early 2019. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

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

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



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A., has been scheduled for March 18, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on February 27, 2019.

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 with respect to the D.C. by-law adoption process.



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

1. Data collection, staff review, engineering work, D.C. calculations and policy work	September 2018 to January 2019
2. Council Workshop	January 14, 2019
3. Stakeholder meeting	January 15, 2019
4. Public meeting advertisement placed in newspaper(s)	February 22, 2019 (Creemore Echo and Stayner Sun)
5. Background study and proposed by-law available to public	February 27, 2019
6. Public meeting of Council	March 18, 2019
7. Council considers adoption of background study and passage of by-law	April 29, 2019
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Bill 73

With the amendment of the D.C.A. (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's Background Study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1 Area Rating

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

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

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

1.3.2 Asset Management Plan for New Infrastructure

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



examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions (discussed further in Appendix F of this report).

1.3.3 60-Day Circulation of D.C. Background Study

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on February 27, 2019 to ensure the new requirements for release of the study is met.

1.3.4 Timing of Collection of D.C.s

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Township's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Township may enter into a delayed payment agreement in order to capture the full development.

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which Transit D.C. service standards are calculated, the inclusion of Waste Diversion and the ability for collection of additional levies; however, these sections do not impact the Township's D.C.



Chapter 2

Current Township of Clearview Policy



2. Current Township of Clearview Policy

2.1 Schedule of Charges

On July 14, 2014, the Township of Clearview passed By-law 14-58 under the D.C.A. The by-law imposes development charges for residential and non-residential uses.

The table below provides the rates currently in effect, as at January 1, 2019.

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

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Roads and Related Services	3,753	3,084	2,242	1,647	1.56
Municipal Parking Services	80	66	48	35	-
Fire Protection Services	347	285	207	152	0.20
Police Services	129	106	77	57	0.04
Recreation Services	1,025	842	612	450	-
Library Services	827	680	494	363	-
Administration	428	351	255	188	0.20
<u>Stayner - Area-specific</u>					
Water Services	11,759	9,708	7,156	5,205	4.69
Wastewater Services	5,823	4,808	3,544	2,578	2.89
Wastewater Services (Pre-paid)	3,050	2,451	1,809	1,343	1.47
<u>Creemore - Area-specific</u>					
Water Services	6,364	5,230	3,802	2,794	2.54
Wastewater Services	5,485	4,507	3,276	2,408	2.19
<u>New Lowell</u>					
Water Services	10,276	8,445	6,139	4,511	4.26
Total - Township-wide	6,588	5,414	3,935	2,891	2.00
Total - Stayner	24,171	19,930	14,636	10,674	9.58
Total - Stayner (Pre-paid)	21,397	17,573	12,900	9,439	8.16
Total - Creemore	18,437	15,151	11,014	8,093	6.73
Total - New Lowell	16,865	13,859	10,074	7,402	6.26

2.2 Services Covered

The following services are covered under By-law 14-58:

- Fire Protection Services;
- Roads & Related;
- Police;
- Parking;
- Recreation Services;
- Library;



- Administration;
- Water Services (Stayner, Creemore, and New Lowell); and
- Wastewater Services (Stayner and Creemore).

2.3 Timing of D.C. Calculation and Payment

D.C.s imposed under By-law 14-58 are calculated, payable and collected upon issuance of a building permit for the development.

2.4 Indexing

Rates shall be indexed on January 1st of each year, without amendment to the by-law, in accordance with the prescribed index in the D.C.A.

2.5 Redevelopment Allowance

Despite any other provisions of By-law 14-58, 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 D.C.s 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 D.C.s 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 D.C. under subsections 3.12 of the by-law 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 D.C.s under subsection 3.13 of the by-law by the gross floor area that has been or will be demolished or converted another principal use;



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

2.6 Exemptions

The following exemptions are provided under By-law 14-58:

- a) Buildings or structures owned 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 exemption 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 D.C. if no rezoning is required;
- g) D.C.s for municipal water and wastewater services will not be applied to existing lots of record that, had paid a charge or fee to ensure allocation of said services within the existing capacity of the system as of the date of passing of this by-law; onus of proof of payment rests with the owner;
- 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 D.C.s (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 D.C.s;
- 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 D.C.s 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 D.C.s of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%. The determination of what constitutes a new full-time equivalent job and how to measure and verify the total eligible discount to D.C.s shall be determined by policy;
- l) Where a building, structure or addition qualifies for a reduction under clause b(i) or b(ii) further reductions to D.C.s for clauses b(iv), b(v) and/or b(vi) shall be calculated only from the remaining full D.C. portion;
- m) Unless this By-law specifically provides for an exemption of 100% of D.C.s, the total cumulative exemption or reduction in D.C.s shall not exceed 66% of the D.C.s which would apply in the absence of such exemptions or reductions; and
- 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.



Chapter 3

Anticipated Development in the Township of Clearview



3. Anticipated Development in the Township of Clearview

3.1 Requirement of the Act

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

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 (early-2019 to early-2029) and 20-year term (early-2019 to early-2039) time horizon.

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

The D.C. growth forecast has been derived from the Township of Clearview housing forecast provided by Township. In compiling the growth forecast, the following additional information sources were consulted to help assess the residential and non-residential development potential for the Township of Clearview over the forecast period, including:

- Simcoe County Residential Land Budget, Simcoe County Planning Department in consultation with Hemson Consulting Ltd., 2016;
- Simcoe County Employment Land Budget, Hemson Consulting Ltd., June 2017;
- Township of Clearview Municipal Land Budget;
- Clearview Township Development Charge Background Study, Watson & Associates Economists Ltd., June 10, 2014;
- The Official Plan of the Township of Clearview, April 2001, Approved January 29, 2002, Consolidated January 2019;



- Historic residential and non-residential building permit data over the 2013 to 2018 period;
- Population, housing and employment data from 2006, 2011 and 2016 Census;
- Residential supply data (in the development process) as provided by the Township of Clearview;
- Non-residential supply opportunities as provided by the Township of Clearview;
- Discussions with Township of Clearview staff regarding anticipated residential and non-residential development in the areas of Stayner, Creemore, New Lowell and Nottawa; and
- Discussions with Township of Clearview staff regarding historical and expected seasonal development activity.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's permanent population is anticipated to reach approximately 20,060 by early-2029 and 24,470 by early-2039, resulting in an increase of 5,650 and 10,060 persons, respectively, over the 10-year and 20-year forecast periods. The Township's seasonal population is forecast to increase to 2,820 persons in 2029, and 3,010 persons in 2039. The Township's total population (permanent and seasonal population) is forecast to reach 22,880 by 2029, and 27,480 by 2039.¹

¹ The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%.



Figure 3-1
Population and Household Forecast Model

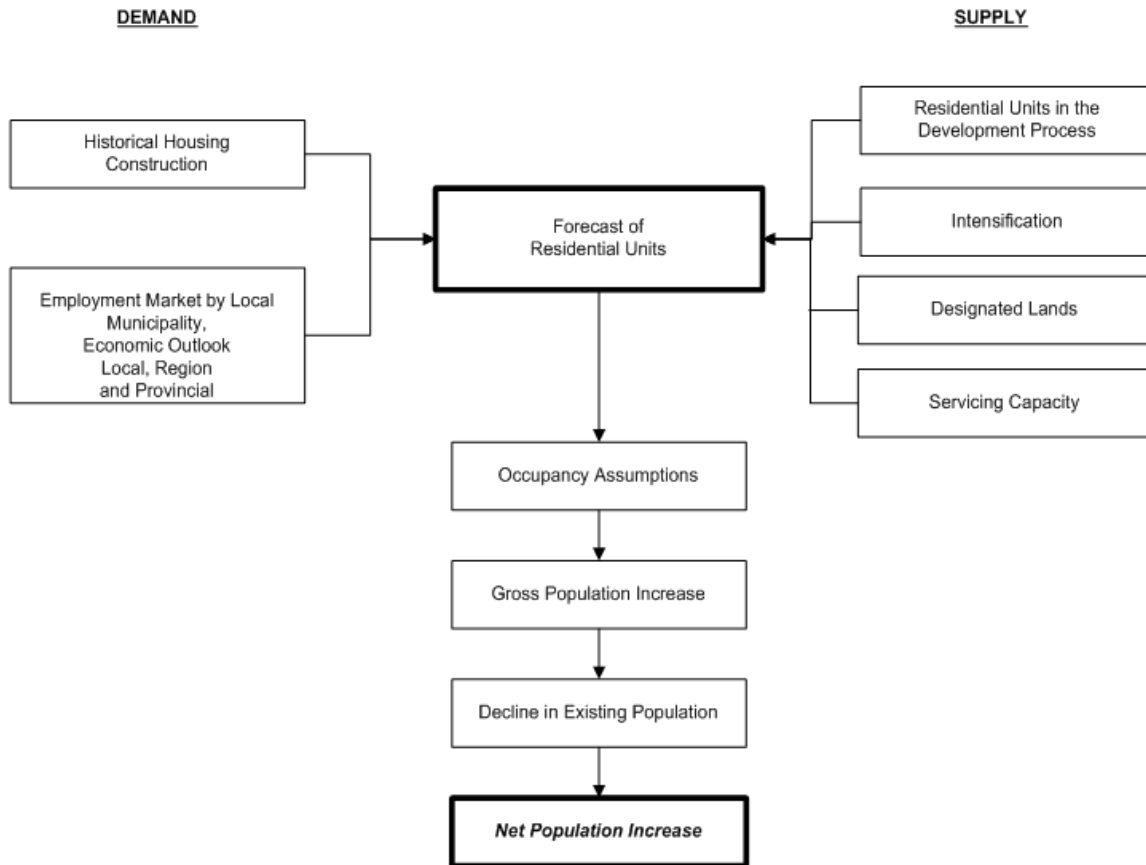




Table 3-1
Township of Clearview
Residential Growth Forecast Summary

	Year	Permanent Population (Including Census Undercount) ¹	Excluding Census Undercount					Housing Units						Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)	
			Permanent Population	Institutional Population	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Households	Seasonal Households			Total Households Including Seasonal
Historical	Mid 2006	14,511	14,088	303	13,785	2,940	17,028	4,615	220	155	15	5,005	803	5,808	2.815	2.932
	Mid 2011	14,146	13,734	239	13,495	3,035	16,769	4,631	180	215	15	5,041	811	5,852	2.724	2.866
	Mid 2016	14,576	14,151	246	13,905	2,635	16,786	4,880	175	220	60	5,335	705	6,040	2.652	2.779
Forecast	Early 2019	14,842	14,410	251	14,159	2,637	17,047	5,016	178	229	60	5,482	705	6,187	2.629	2.755
	Early 2029	20,661	20,059	350	19,709	2,824	22,883	6,641	639	455	60	7,795	755	8,550	2.573	2.676
	Early 2039	25,201	24,467	425	24,042	3,011	27,478	7,741	1,093	726	60	9,620	805	10,425	2.543	2.636
Incremental	Mid 2006 - Mid 2011	-365	-354	-64	-290	95	-259	16	-40	60	0	36	8	44		
	Mid 2011 - Mid 2016	430	417	7	410	-400	17	249	-5	5	45	294	-106	188		
	Mid 2016 - Early 2019	267	259	5	254	2	261	136	3	9	0	147	0	147		
	Early 2019 - Early 2029	5,818	5,649	99	5,550	187	5,836	1,626	461	227	0	2,313	50	2,363		
	Early 2019 - Early 2039	10,359	10,057	174	9,883	374	10,431	2,726	915	497	0	4,138	100	4,238		

Source: Watson & Associates Economists Ltd., 2019.

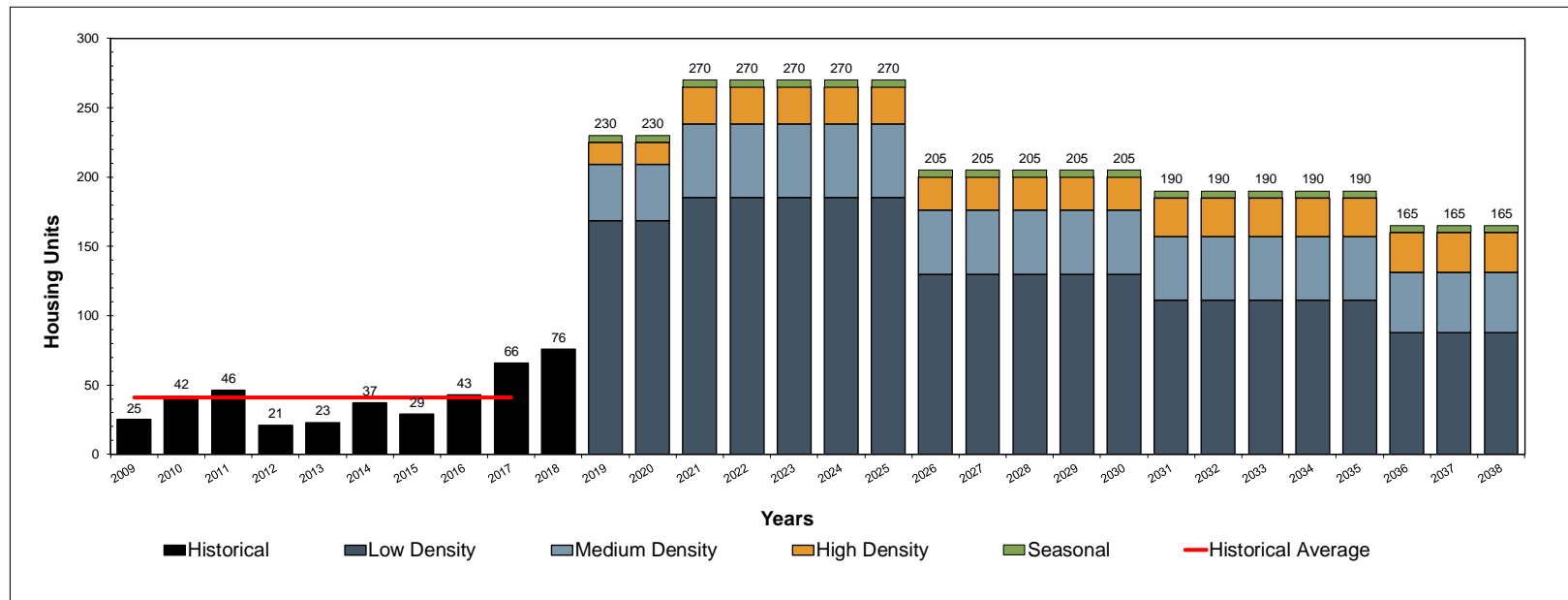
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of Clearview
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for Township of Clearview, 2007-2017, and 2018 estimated with September 2018 year-to-date building permit data by Watson & Associates Economists Ltd., 2019.
1. Growth forecast represents calendar year.



1. Unit Mix (Appendix A – Schedules 1,6 and 7)

- The unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Township staff regarding anticipated development trends for the Township, and in particular development proposed and planned for the areas of Stayner, Creemore, New Lowell and Nottawa.
- Based on the above indicators, the 2019 to 2039 household growth forecast is comprised of a unit mix of 66% low density (single detached and semi-detached), 22% medium density (multiples) and 12% high density (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.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2019 and 2039 by development location is summarized below.

Development Location	Percentage of Housing Growth 2019 to 2039	Percentage of Housing Growth 2019 to 2039	Percentage of Housing Growth 2019 to 2039
	Permanent	Seasonal	Total
<i>Stayner</i>	78.7%	0%	76.8%
<i>Creemore</i>	18.0%	0%	17.6%
<i>New Lowell</i>	< 1.0%	0%	< 0.1%
<i>Nottawa</i>	< 1.0%	0%	< 1.0%
<i>Rural</i>	3.1%	100%	5.4%
Total	100%	100%	100%



3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

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

- The number of housing units to be constructed in the Township of Clearview during the short- and long-term periods is presented on Figure 3-2. Over the 2019 to 2039 forecast period, the Township is anticipated to average approximately 212 new permanent and seasonal housing units per year.
- The institutional population¹ is anticipated to grow by 174 persons between 2019 to 2039.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedules 8a and 8b summarize the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been adjusted to account for the downward P.P.U. trend which has been recently experienced in both new and older units. Forecast 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.049
 - Medium density: 2.435
 - High density:² 1.601

¹ Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2 or more bedroom units in these special care facilities.

² Includes bachelor, 1-bedroom and 2 or more bedroom apartments



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

- Existing households for early-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2019 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 2019 to 2039 forecast period is approximately 1,452.

6. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Township of Clearview is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 220 primary (6%);
 - 745 work at home employment (21%);
 - 803 industrial (23%);
 - 1,198 commercial/population related (34%); and
 - 600 institutional (17%).
- The 2019 employment by usual place of work, including work at home, is estimated at 3,660. An additional 930 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).² The 2019 employment base, including N.F.P.O.W., totals approximately 4,590.

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset.

² Statistics Canada defines "No Fixed Place of Work" (N.F.P.O.W.) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- Total employment, including work at home and N.F.P.O.W., for the Township of Clearview is anticipated to reach approximately 5,000 by early-2029 and 5,350 by early-2039. This represents an employment increase of 415 for the 10-year forecast period and 765 for the 20-year forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of Clearview (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,165 by early-2029 and 3,385 by early-2039. This represents an employment increase of 265 and 485 over the 10-year and 20-year forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.), Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b 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 (G.F.A.) increase is anticipated to be 195,500 sq.ft. over the 10-year forecast period and 364,800 sq.ft. over the 2019 to 2039 forecast period.
- In terms of percentage growth, the 2019 to 2039 incremental G.F.A. forecast by sector is broken down as follows:
 1. industrial – 57%;
 2. commercial/population-related – 35%; and



3. institutional – 8%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development for the Township of Clearview by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2039 by development location is summarized below.

Development Location	Percentage of Total Non-Residential Growth G.F.A., 2019 to 2039
Stayner	79%
Creemore	11%
New Lowell	7%
Nottawa	3%
Rural	0%
Total	100%



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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 D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

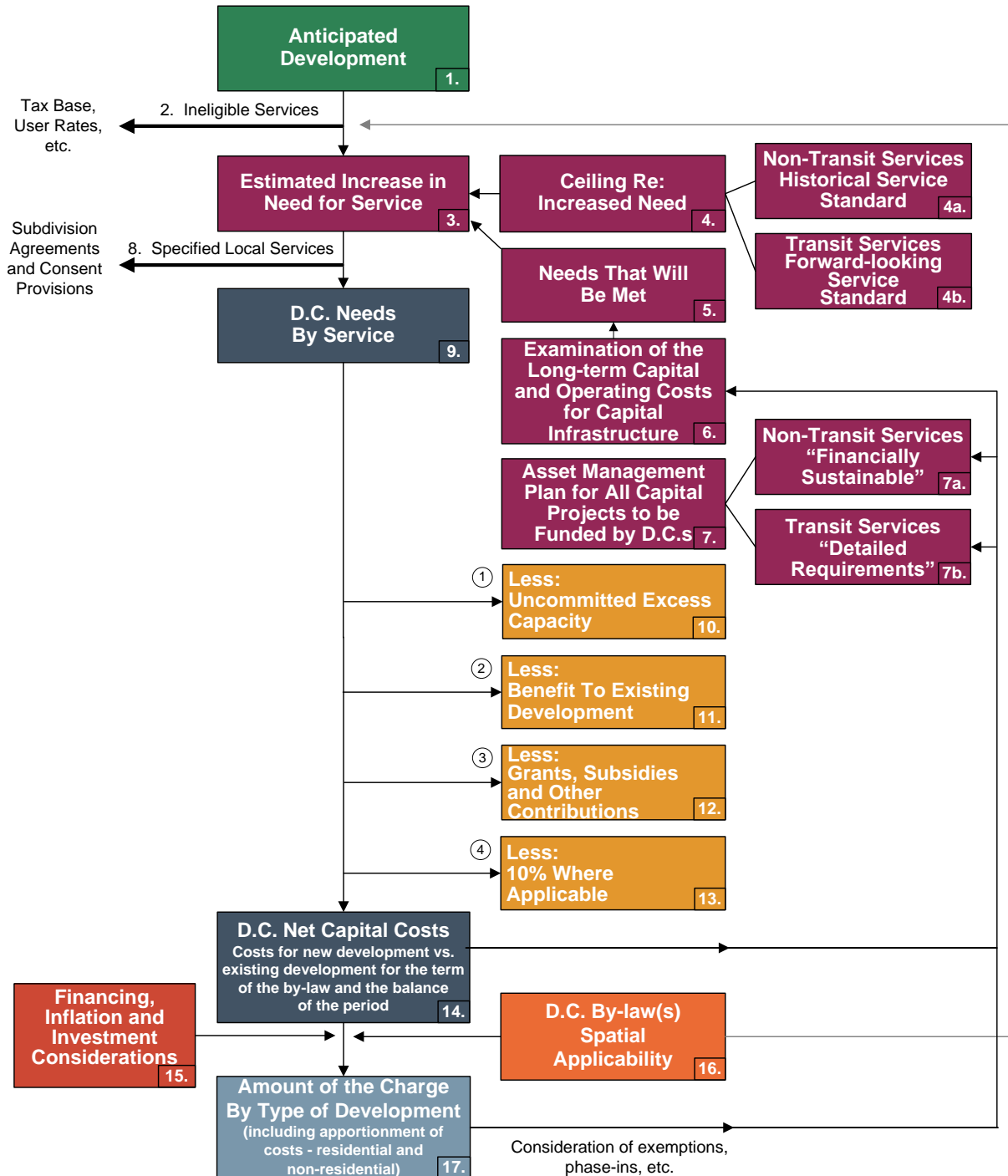




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	No	2.1 Transit vehicles ¹ & facilities	100
	No	2.2 Other transit infrastructure	100
	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
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	Yes	3.2 Channel connections	100
	Yes	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100

¹with 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 D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-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
	n/a	7.2 Library vehicles ¹	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	No	10.4 Vehicles and equipment ¹	100

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	n/a	11.3 Local systems	0
	No	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	Yes	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ¹	100
	Yes	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a	20.1 Ambulance station space	90
	n/a	20.2 Vehicles ¹	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other Services	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost	0-100
	Yes	23.2 Interest on money borrowed to pay for growth-related capital	0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

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

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of



subdivision agreements or consent conditions. The Township's Local Service Policy is provided in Appendix E.

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- 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 D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “...that it intends to ensure that such an increase in need will be met” (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, paragraph 5, of O.Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same Regulation indicates that “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to include in the D.C. calculations.

4.7 Existing Reserve Funds

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

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

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. 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 D.C. calculation herein.

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



The Township's D.C. Reserve Fund Balance by service at December 31, 2018 is shown below:

Service	Dec. 31/18 Balance
Services Related to a Highway	\$989,968
Parking	\$22,266
Fire Protection Services	(\$298,537)
Police Services	(\$60,099)
Recreation Services	\$228,556
Library Services	(\$800)
Administration	\$59,723
Wastewater Services:	
Stayner	(\$2,811,217)
Creemore	(\$84,131)
New Lowell	(\$8,664)
Nottawa	(\$8,664)
Water Services:	
Stayner	(\$835,044)
Creemore	\$113,557
New Lowell	\$26,350
Nottawa	\$14,361
Total	(\$2,652,376)

Note: Amounts in brackets are Deficit balances.

4.8 Deductions

The D.C.A. 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.

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



4.8.1 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 Municipality 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.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.8.2 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.”

“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.

4.8.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of 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 services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. 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 Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on 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.

4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

4.8.5 The 10% Reduction

Paragraph 8 of s.s. (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater 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, and health.

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.

4.9 Municipal-wide vs. Area Rating

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



4.10 Allocation of Development

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

4.11 Asset Management

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

4.12 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2(3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,



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

The Township does not currently charge a D.C. for transit services and no D.C. for future transit services is being proposed at this time. However, it is acknowledged that the County is considering a multi-community transit system for which funding



participation may be an option to be considered in the future, but not at this time. Therefore, the above calculations and reporting requirements are not required.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, Township 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 D.C. 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 D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Transit Services*

The potential for future transit services was reviewed as part of this background study. The County of Simcoe has undertaken a Transit Feasibility and Implementation Study to review transit within the County and review future potential options for implementing initiatives to develop transit further. As part of that study, a potential transit route through Clearview was identified, connecting Collingwood/Wasaga Beach to Barrie. This route would require three additional buses at a cost of \$130,000 per bus. Additionally, two bus stops would be anticipated for Clearview; located in Stayner. At the time of the Transit Feasibility and Implementation Study (2016), it was recommended that these costs be funded by the County, as a result, growth-related costs related to transit services are not included in this background study. Should the



proportionate share of the funding become the responsibility of the Township, these costs should be reviewed further for potential incorporation in the Township's D.C. background study.

5.2.2 Parking

The Township currently has 42 parking spaces, with a total value of \$567,000. The Township's level of service over the historic 10-year period (2009-2018) has averaged 2.5 parking spaces per 1,000 population. The level of service provided is \$34 per capita. When applied over the forecast period, this average level of services translates into a D.C. eligible amount of \$196,790.

Based on the projected growth over the 10-year forecast period (2019-2028), the Township has identified the need for additional parking spaces and a provision has been provided at a gross capital cost of \$142,000. After the mandatory 10% deduction, the net total cost included in the D.C. calculations is \$127,800.

The growth-related costs for parking have been allocated 96% residential and 4% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Parking Spaces

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028											96%	4%
1	Provision for Municipal Parking Lots	2019-2028	142,000	-		142,000	-		142,000	14,200	127,800	122,688	5,112
	Total		142,000	-	-	142,000	-	-	142,000	14,200	127,800	122,688	5,112

Note: Provision for municipal parking lots is in addition to the reserve fund balance of \$22,266



5.2.3 Outdoor Recreation Services

The Township currently has 127 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 (2009-2018), with an average of 7.6 acres of parkland, 4.7 parkland amenities items and 0.8 outdoor recreation vehicles per 1,000 population. The Township also provides 1.04 metres of trails per capita. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), outdoor recreation vehicles, and park trails, the level of service provided is \$724 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$4,223,745.

Based on the projected growth over the 10-year forecast period, the Township has identified \$2,490,000 in future growth capital costs for parkland development. As the Township is currently undertaking a Parks and Recreation Master Plan, provisions for parkland and trail development have been included until the capital needs are identified as part of the master plan. Additional growth-related park vehicles and equipment have also been included in the capital costs. The net growth capital cost after the mandatory 10% deduction and the allocation of reserve balance of \$2,241,000 for inclusion in the D.C.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Outdoor Recreation

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028											95%	5%	
1	Provision for Trail Development	2019-2028	300,000	-		300,000	-		300,000	30,000	270,000	256,500	13,500
2	Provision for Parkland Development (including Amenities)	2019-2028	2,000,000	-		2,000,000	-		2,000,000	200,000	1,800,000	1,710,000	90,000
3	Truck (8', hitch) - Tourism	2019	40,000	-		40,000	-		40,000	4,000	36,000	34,200	1,800
4	Truck (Crew Cab, hitch) Tourism	2020	40,000	-		40,000	-		40,000	4,000	36,000	34,200	1,800
5	Truck (8', hitch) - Beautification Crew	2019	40,000	-		40,000	-		40,000	4,000	36,000	34,200	1,800
6	Mini Water pickup truck	2020	60,000	-		60,000	-		60,000	6,000	54,000	51,300	2,700
7	Zero Turn Mower	2020	10,000	-		10,000	-		10,000	1,000	9,000	8,550	450
	Reserve Fund Balance						228,556		(228,556)		(228,556)	(217,128)	(11,428)
	Total		2,490,000	-	-	2,490,000	228,556	-	2,261,444	249,000	2,012,444	1,911,822	100,622

Note: The Township is currently undertaking a Parks and Recreation Master Plan. Provisions for additional parkland development have been included until the capital needs are identified as part of the master plan.



5.2.4 Indoor Recreation Facilities

With respect to recreation facilities, there are currently several facilities provided by the Township, amounting to a total of 102,503 sq.ft. of space. The average historic level of service for the previous ten years has been 6.08 sq.ft. of space per capita or an investment of \$2,351 per capita. Based on this service standard, the Township would be eligible to collect \$13,719,502 from D.C.s for facility space.

The Township anticipates the need for a Multi-use Facility and its corresponding study post-2029. The gross capital cost of these projects is anticipated to be approximately \$25.1 million. As this facility is anticipated to service growth outside of the 10-year forecast, 100% of the cost is provided as a post period benefit and no growth-related costs are included in the D.C. calculations.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Indoor Recreation Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2019-2028											95%	5%
1	Multiuse Facility Feasibility Study	2029+	100,000	100,000		-	-	-	-	-	-	-	-
2	Multiuse Facility	2029+	25,000,000	25,000,000		-	-	-	-	-	-	-	-
	Total		25,100,000	25,100,000	-	-	-	-	-	-	-	-	-



5.2.5 Library Services

The Township provides three library facilities which total 7,609 sq.ft. in library space. Over the past ten years, the average level of service was 0.45 sq.ft. of space per capita or an investment of \$222 per capita. In addition, the Library has an inventory of 138,154 collection items which have a total value of approximately \$9,919,896. Based on the service standard over the past ten years, the Township would be eligible to collect a total of \$4,130,429 from D.C.s for library services.

The need for additional library facilities has been identified for inclusion in the D.C. for library services due to growth. These projects include a new Stayner Branch along with a 3,000 sq.ft. addition, as well as an addition to the Creemore Branch. Growth-related debt for the Sunnidale Branch has also been included. Staff have identified the need to issue debt for the Stayner Branch and the growth-related interest costs have been included in the D.C. This debt has been assumed to have a 30-year term with a 3.79% interest rate. A provision has also been included for additional collection materials at an amount of \$200,000. The gross cost of the projects totals \$6,710,921, including recovery of the negative reserve fund balance of \$800. A post period benefit deduction of \$1,500,000 is provided for the Stayner branch addition anticipated for 2039. A deduction of \$1,596,000 has been made to reflect the proportion of the cost of the capital projects attributable to existing development. The net growth-related capital cost after the mandatory 10% deduction is \$3,253,509. This amount is included in the D.C. calculations.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028											95%	5%	
1	Debt - Growth-related Principal - Sunnidale Branch, New Lowell	2019-2021	146,798	-		146,798	-		146,798	14,680	132,118	125,512	6,606
2	Debt - Discounted Growth-related Interest - Sunnidale Branch, New Lowell	2019-2021	29,323	-		29,323	-		29,323	2,932	26,390	25,071	1,320
3	Stayner Branch (new 6,890 sq.ft.)	2019	3,800,000	-		3,800,000	1,596,000		2,204,000	220,400	1,983,600	1,884,420	99,180
4	Discounted Growth-related Interest for Stayner Branch Debt	2019	634,000			634,000	-		634,000	63,400	570,600	542,070	28,530
5	Creemore Branch (1,000 sq.ft. addition)	2025	400,000	-		400,000	-		400,000	40,000	360,000	342,000	18,000
6	Stayner Branch (3,000 sq.ft. addition)	2039	1,500,000	1,500,000		-	-		-	-	-	-	-
7	Provision for Collection Materials	2019-2023	200,000			200,000			200,000	20,000	180,000	171,000	9,000
	Reserve Fund Adjustment		800	-		800	-		800		800	760	40
	Total		6,710,921	1,500,000	-	5,210,921	1,596,000	-	3,614,921	361,412	3,253,509	3,090,833	162,675



5.2.6 Administration

The D.C.A. 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 D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Two Development Charge Studies;
- Strategic Plan Updates;
- Fire Master Plan Update;
- 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;
- Trail Accessibility Studies;
- Community Halls Renovations Implementation Plan;
- Sidewalk Master Plan Update;
- Official Plan Update; and
- Zoning By-law Conformity.

The cost of these studies is \$1,222,000, of which \$232,250 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 of \$59,723 has been included. The new growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is \$888,052 and has been included in the D.C.

These costs have been allocated 96% residential and 4% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028										96%	4%	
1	DC Background Study	2019	50,000	-		50,000	-		50,000	5,000	45,000	43,200	1,800
2	DC Background Study	2024	50,000	-		50,000	-		50,000	5,000	45,000	43,200	1,800
3	Strategic Plan Update	2019	30,000	-		30,000	15,000		15,000	1,500	13,500	12,960	540
4	Strategic Plan Update	2023	30,000	-		30,000	15,000		15,000	1,500	13,500	12,960	540
5	Strategic Plan Update	2027	30,000	-		30,000	-		30,000	3,000	27,000	25,920	1,080
6	Fire Master Plan Update	2024	50,000	-		50,000	10,000		40,000		40,000	38,400	1,600
7	Water Supply EA Update	2019	100,000	-		100,000	-		100,000		100,000	96,000	4,000
8	Sewer Capacity EA Update	2020	60,000	-		60,000	-		60,000		60,000	57,600	2,400
9	Water Servicing Master Plan Update	2020	40,000	-		40,000	-		40,000		40,000	38,400	1,600
10	Sewer Servicing Master Plan Update	2020	40,000	-		40,000	-		40,000		40,000	38,400	1,600
11	Drainage Master Plans	2020-2023	280,000	-		280,000	140,000		140,000		140,000	134,400	5,600
12	Parks and Recreation Master Plan Update	2028	50,000	-		50,000	-		50,000	5,000	45,000	43,200	1,800
13	Flood Plain Studies	2020-2021	150,000	-		150,000	-		150,000		150,000	144,000	6,000
14	Trails Accessibility Study	2019	32,000	-		32,000	16,000		16,000	1,600	14,400	13,824	576
15	Trails Accessibility Study update	2025	35,000	-		35,000	17,500		17,500	1,750	15,750	15,120	630
16	Community Halls Renovations Implementation Plan	2019	25,000	-		25,000	18,750		6,250	625	5,625	5,400	225
17	Sidewalk Master Plan Update	2028	20,000	-		20,000	-		20,000	2,000	18,000	17,280	720
18	Official Plan Update	2019	100,000	-		100,000	-		100,000	10,000	90,000	86,400	3,600
19	Zoning Bylaw Conformity	2022	50,000	-		50,000	-		50,000	5,000	45,000	43,200	1,800
	Reserve Fund Balance						59,723		(59,723)		(59,723)	(57,334)	(2,389)
	Total		1,222,000	-	-	1,222,000	291,973	-	930,027	41,975	888,052	852,530	35,522



5.3 Service Levels and 20-Year Capital Costs for Clearview's D.C. Calculation

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

5.3.1 Services Related to a Highway

Clearview owns and maintains 548 km of roads. This provides an average level of investment of \$29,434 per capita, resulting in a D.C.-eligible recovery amount of \$307,028,140 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 \$37.43 million, with a benefit to the existing population of \$10.45 million, and post-period benefit deductions totalling \$6.50 million. The local services component of \$6.13 million has been identified and deducted from the calculations. The Roads D.C. reserve fund has a balance of \$989,968 and is included as a deduction to the D.C. recoverable amount. The resulting D.C. recoverable amount over 20-year forecast period is \$13.35 million.

The traffic signals and streetlights inventory consist of 2 traffic signals and 882 streetlights. These items have a value of \$4,333,000 and results in a D.C.-eligible recovery amount of \$2,688,069 over the 20-year forecast period.

Capital projects for traffic signals and streetlights have a gross capital cost of \$3,621,000, with a benefit to the existing population of \$362,300. A further deduction in the amount of \$2,534,900 has been made to represent the local services contribution for projects. The D.C. recoverable amount of \$723,800 has been included in the D.C. calculation.

The Township currently has 31 kilometres of sidewalks with a value of \$6,200,000. This equates to an average level of service of 1.5 kilometre per 1,000 population and a D.C. eligible amount of \$3,075,059 over the 20-year forecast period.



Capital projects for sidewalks have a gross capital cost of \$2,044,000. Deductions of \$363,100 have been made to recognize the benefit to existing, and \$1,006,00 to recognize the portion of projects being contributed as a local service. This results in a D.C. net recoverable amount of \$674,900.

Public Works

The Township operates their Public Works service out of a number of facilities. The facilities provide 34,400 sq. ft. of building area, providing for an average level of service of 2.02 sq. ft. per capita or \$302 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$6,371,776.

There have been three projects identified over the forecast period, an expansion to the Main Depot and to the Stayner Dome as well as a New Lowell Fire and Public Works Facility (Public works portion). The New Lowell facility has been recommended to be constructed as a joint facility to provide efficiencies and cost savings to both departments. The total cost of these projects is \$3,126,500 with a deduction of \$545,000 to recognize the benefit to existing development. This results in a net amount of \$2,581,500 to be included in the D.C.

The Public Works Department has a variety of vehicles and major equipment totalling \$4,830,800. The inventory provides for a per capita standard of \$282. Over the forecast period, the D.C. eligible amount for vehicles and equipment is \$2,943,315.

Additional vehicle and equipment items have been identified for the forecast period, amounting to \$1,543,600 of which \$150,000 has been allocated to existing benefit. The growth-related portion of these items is \$1,393,600, which has been included in the D.C. calculation.

The residential/non-residential capital cost allocation for services related to a highway projects have been allocated based on anticipated incremental growth in population to employment over the twenty-year forecast period. This allocation provides for 96% of the net project costs to be borne by residential growth and 4% by non-residential growth.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share	Non-Residential Share
	2019-2038								96%	4%
1	Roads and Bridges Needs Study Update	2019	35,700	2,783	32,917	26,775	-	6,142	5,896	246
2	Roads and Bridges Needs Study Update	2034	40,800	3,180	37,620	30,600	-	7,020	6,739	281
3	Sidewalk Master Plan Update	2020	10,200	1,590	8,610	5,100	-	3,510	3,369	140
			-	-	-	-		-	-	-
	Stayner and Area Transportation Needs:		-	-	-	-		-	-	-
4	Industrial Rd - CR 42 to Side St - new 900 m (Oversizing)	2030	1,377,000	85,871	1,291,129	137,700	963,900	189,529	181,948	7,581
5	Margaret St - CR 42 to Clarence St - Reconstr 520 m	2019-2029	901,700	56,227	845,473	90,170	631,200	124,103	119,138	4,964
6	Margaret St - Clarence St to Warrington Rd - new 860 m	2019-2029	1,315,800	82,042	1,233,758	131,580	921,100	181,078	173,835	7,243
7	Industrial Rd - CR 91 to Regina St - new 600 m	2019-2029	918,000	57,247	860,753	91,800	642,600	126,353	121,299	5,054
8	Industrial Rd - CR 91 to Regina St - Bridge Crossing	2019-2029	586,500	36,559	549,941	58,650	410,600	80,691	77,463	3,228
9	North St - Hwy 26 to Stayner St - Reconstr. 380 m - Unfunded	2019-2029	328,700	92,241	236,459	32,870	-	203,589	195,446	8,144
10	Locke Ave - Hwy 26 to Scott St. - Reconstr. 620 m	2019-2029	948,600	266,199	682,401	94,860	-	587,541	564,040	23,502
11	Scott St - Hwy 26 to Locke Ave - Reconstr. 750 m	2019-2029	1,224,000	343,482	880,518	122,400	-	758,118	727,793	30,325
12	Mowat St - Hwy 26 to N Limit - Reconstr. 920 m	2019-2029	1,548,400	96,553	1,451,847	154,840	1,083,900	213,107	204,583	8,524
13	Mowat St - N Limit to CR96 - Reconstr. 900 m	2019-2029	1,101,600	308,371	793,229	112,608	-	680,621	653,396	27,225
14	North/South Collector (Dancor) - new 620 m (Oversizing)	2019-2029	1,106,700	103,519	1,003,181	-	774,700	228,481	219,342	9,139
15	North/South Collector - (Clearview Pk N of Dancor) - new 300 m (Oversizing)	2019-2029	459,000	143,118	315,882	-	-	315,882	303,247	12,635
16	Warrington Rd - Margaret St Ext to Superior St - Reconstr 600 m	2019-2029	918,000	257,612	660,388	91,800	-	568,588	545,845	22,744
17	East/West Collector (Emerald Ck) - (Oversizing)	2019-2029	1,009,800	94,445	915,355	-	706,900	208,455	200,117	8,338
18	Sunnidale St - Cherry St to Centre Line Rd - Reconstr. 1450 m	2030-2038	2,218,500	622,562	1,595,938	221,850	-	1,374,088	1,319,125	54,964
19	Cherry St - Sunnidale St to Hwy 26 - Reconstr. 400 m	2030-2038	612,000	171,741	440,259	61,200	-	379,059	363,896	15,162
20	Superior/Mowat Intersection Realignment	2019-2029	459,000	128,806	330,194	45,900	-	284,294	272,922	11,372
21	Superior St - Warrington Rd to Hwy 26E 500m	2019-2029	765,000	214,676	550,324	76,500	-	473,824	454,871	18,953
			-	-	-	-		-	-	-
	Other Roads Projects:									
22	Other roadworks identified in transportation plan	2019-2029	8,635,000	269,242	8,365,758	7,771,500	-	594,258	570,488	23,770
23	Mary St from County Road 9 to Edward St 760m	2019-2029	1,162,800	326,308	836,492	116,280	-	720,212	691,403	28,808
24	Edward St E - County Road 42 to Mary St 1950m	2019-2029	2,983,500	837,238	2,146,262	298,350	-	1,847,912	1,773,995	73,916
25	Provision for future road works	2019-2029	980,000	275,010	704,990	98,000	-	606,990	582,710	24,280
26	Provision for future road works	2030-2038	4,900,000	1,375,052	3,524,948	490,000	-	3,034,948	2,913,550	121,398
	Other Bridges Projects:									
27	BR-152a-28 Mowat Street	2019-2029	879,200	246,724	632,476	87,920	-	544,556	522,774	21,782
	Reserve Fund Balance					989,968		(989,968)	(950,369)	(39,599)
	Total		37,425,500	6,498,397	30,927,103	11,439,221	6,134,900	13,352,982	12,818,863	534,119

*Represents the local services contribution



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Traffic Signals & Streetlights

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share 96%	Non-Residential Share 4%
1	Hwy 26 / Sobey's / High School Access	2019-2024	408,000	-		408,000	40,800	285,600	81,600	78,336	3,264
2	Hwy 26 / Proposed Dancor Collector Rd	2019-2029	459,000	-		459,000	45,900	321,300	91,800	88,128	3,672
3	Hwy 26 / Proposed Emerald Creek Subd.	2019-2029	408,000	-		408,000	40,800	285,600	81,600	78,336	3,264
4	Margaret St / Warrington Rd	2019-2030	408,000	-		408,000	40,800	285,600	81,600	78,336	3,264
5	Hwy 26 / Mowat Street / Superior St	2019-2024	408,000	-		408,000	40,800	285,600	81,600	78,336	3,264
6	CR 42 / Margaret St / Industrial Access	2019-2025	382,500	-		382,500	38,300	267,800	76,400	73,344	3,056
7	Provision for Creemore Traffic Signals	2019-2029	382,500	-		382,500	38,300	267,800	76,400	73,344	3,056
8	Provision for New Lowell Traffic Signals	2019-2029	382,500	-		382,500	38,300	267,800	76,400	73,344	3,056
9	Provision for Nottawa Traffic Signals	2019-2030	382,500	-		382,500	38,300	267,800	76,400	73,344	3,056
	Total		3,621,000	-	-	3,621,000	362,300	2,534,900	723,800	694,848	28,952

*Represents the local services contribution



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Sidewalks

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share 96%	Non-Residential Share 4%
	Sidewalks:										
	Stayner										
1	Birchwood Blvd from Locke Ave to Wyant Road	2019-2029	66,000	-		66,000	6,600	-	59,400	57,024	2,376
2	Highway 26 from existing comm east limits to Street "K" (Dancor development)	2019-2029	208,000	-		208,000	-	208,000	-	-	-
3	Highway 26 from existing comm east limits to Mowat Street	2019-2029	49,000	-		49,000	24,500	-	24,500	23,520	980
4	Perry Street from John Street to Christopher	2019-2024	83,000	-		83,000	41,500	-	41,500	39,840	1,660
5	Mowat Street from Highway 26 to Dancor development limits	2019-2024	215,000	-		215,000	-	-	215,000	206,400	8,600
6	Quebec Street from Sutherland Street to Ridgeview limits	2019-2024	105,000	-		105,000	-	105,000	-	-	-
7	Sutherland Street from Quebec Street to Centre	2019-2024	48,000	-		48,000	-	48,000	-	-	-
8	Centre Street from Ridgeview limits to Atkinson Street	2019-2024	51,000	-		51,000	-	51,000	-	-	-
9	Superior Street from Highway 26 to Oak Street	2019-2024	158,000	-		158,000	79,000	-	79,000	75,840	3,160
10	Oak Street from Superior Street to John Street	2019-2024	44,000	-		44,000	22,000	-	22,000	21,120	880
11	Highway 26 from Wyant Road to Locke Ave	2019-2024	55,000	-		55,000	5,500	-	49,500	47,520	1,980
			-								
	Creemore										
12	County 9 from Mary Street East to community east limits	2019-2029	92,000	-		92,000	-	92,000	-	-	-
13	Mary Street from County 9 to Edward Street	2019-2024	140,000	-		140,000	-	140,000	-	-	-
14	Elizabeth Street from Mary Street to alliance homes limits	2019-2029	114,000	-		114,000	-	114,000	-	-	-
15	County 9 from Mary Street to Mill Street	2019-2029	64,000	-		64,000	32,000	-	32,000	30,720	1,280
16	Caroline Street from Mill Street to Mary Street	2019-2029	75,000	-		75,000	37,500	-	37,500	36,000	1,500
17	Wellington Street from Mary Street to Collingwood Street	2019-2029	119,000	-		119,000	59,500	-	59,500	57,120	2,380
			-								
	New Lowell										
18	County 9 from Lamers Road (comm east limits) to new development	2019-2029	156,000	-		156,000	-	156,000	-	-	-
	Nottawa										
19	County 124 from Batteaux Road to McKean Blvd (comm south limits)	2019-2029	110,000	-		110,000	55,000	-	55,000	52,800	2,200
20	County 124 from McKean Blvd (comm south limits) to new development	2019-2029	92,000	-		92,000	-	92,000	-	-	-
	Total		2,044,000	-	-	2,044,000	363,100	1,006,000	674,900	647,904	26,996

*Represents the local services contribution



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Services Related to a Highway - Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Expansion to Main Depot (5,000 sq ft)	2019-2029	1,225,300	-		1,225,300	-		1,225,300	1,176,288	49,012
2	Expansion to Stayner Dome (2,200 sq ft)	2019-2029	113,700	-		113,700	-		113,700	109,152	4,548
3	New Lowell Fire and Public Works Facility (Public Works portion)	2021-2022	1,787,500	-		1,787,500	545,000		1,242,500	1,192,800	49,700
	Total		3,126,500	-	-	3,126,500	545,000	-	2,581,500	2,478,240	103,260



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Services Related to a Highway - Vehicles

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Sidewalk Machine	2019-2029	164,800	-		164,800	-		164,800	158,208	6,592
2	Sidewalk Machine	2019-2029	164,800	-		164,800	-		164,800	158,208	6,592
3	Tandem Plow	2019-2029	245,500	-		245,500	-		245,500	235,680	9,820
4	Sidewalk Machine	2019-2029	164,800	-		164,800	-		164,800	158,208	6,592
5	Service Vehicle (1 Ton)	2019-2033	85,300	-		85,300	-		85,300	81,888	3,412
6	Mower	2019-2033	18,200	-		18,200	-		18,200	17,472	728
7	Tandem Plow	2019-2035	245,500	-		245,500	-		245,500	235,680	9,820
8	Street Sweeper	2019-2025	454,700	-		454,700	150,000		304,700	292,512	12,188
	Total		1,543,600	-	-	1,543,600	150,000	-	1,393,600	1,337,856	55,744



5.3.2 Police Services

Clearview Township currently has two facilities that provide 3,819 sq.ft. of building area, providing for a per capita average level of service of 17.89 sq.ft. per thousand population or \$54 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$563,483.

The Stayner Emergency Service Hub's outstanding debt has been included in the identified police facilities projects at a gross capital cost of \$391,885 for both growth-related principal and interest (discounted) payments outstanding. With an adjustment of \$60,099 to recognize the reserve fund deficit, the potential D.C. recoverable cost is \$451,983.

There are currently 16 full-time equivalent equipped uniform members in the police detachment that services that services Clearview Township. The Township currently has a calculated average level of service for the historic 10-year period of \$4 per capita, providing for D.C.-eligible amount over the forecast period of approximately \$40,681 for small equipment and gear to equip new police officers.

The Township has identified a provision for small equipment and gear over the forecast period for growth-related needs. The total capital cost associated with the provision for equipment is \$40,000 which has been included in the D.C. calculation.

Residential and non-residential shares have been identified as 96%/4% respectively based on the incremental population to employment growth over the 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Police Facilities

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Stayner Emergency Services Hub - Outstanding Debt Principal	2019-2042	249,374	-		249,374	-		249,374	239,399	9,975
2	Stayner Emergency Services Hub - Outstanding Debt Interest (Discounted)	2019-2042	142,511	-		142,511	-		142,511	136,810	5,700
	Reserve Fund Adjustment		60,099			60,099	-		60,099	57,695	2,404
	Total		451,983	-	-	451,983	-	-	451,983	433,904	18,079



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Police Small Equipment and Gear

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Provision for Small Equipment and Gear	2019-2038	40,000	-		40,000	-		40,000	38,400	1,600
	Total		40,000	-	-	40,000	-	-	40,000	38,400	1,600



5.3.3 Fire Protection 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 1.07 sq.ft. per capita or \$532 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$5,545,328.

The projects that have been identified are the outstanding debt, both interest and principal, that is associated with the Clearview/Simcoe Emergency Services Facility. In addition, a New Lowell joint Fire and Public Works Facility has been identified as a growth-related project. The total capital cost of these items is \$3,651,500 with an \$840,100 deduction to recognize the benefit to existing development. After an addition of \$298,537 to recognize the deficit in the reserve fund, the net growth-related capital cost included in the D.C. is \$3,109,937.

The fire department has a current inventory of 17 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$3,380,374, based on a standard of \$324 per capita.

No capital needs related to fire vehicles are anticipated at this time.

The fire department provides 478 units of equipment and gear for the use in fire services. This results in a calculated average level of service for the historic 10-year period of \$118 per capita, providing for a D.C.-eligible amount over the forecast period of \$1,226,894 for small equipment and gear.

The growth capital cost for the related equipment and net amount included in the D.C. totals \$100,000.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 96% being allocated to residential development and 4% being allocated to non-residential development.



Infrastructure Costs Included in the D.C. Calculation

Township of Clearview
Service: Fire Facilities

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Clearview/Simcoe Emergency Services Facility (Twp Portion) Outstanding Debt Principal	2019-2042	1,186,147	-		1,186,147	-		1,186,147	1,138,701	47,446
2	Clearview/Simcoe Emergency Services Facility (Twp Portion) Debt Interest (Discounted)	2019-2042	677,854	-		677,854	-		677,854	650,739	27,114
3	New Lowell Fire and Public Works Facility (Fire Portion)	2021-2022	1,787,500	-		1,787,500	840,100		947,400	909,504	37,896
	Reserve Fund Adjustment		298,537			298,537	-		298,537	286,595	11,941
	Total		3,950,037	-	-	3,950,037	840,100	-	3,109,937	2,985,540	124,397



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Fire Small Equipment and Gear

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Provision for additional small equipment and gear	2019-2038	100,000	-		100,000	-		100,000	96,000	4,000
	Total		100,000	-	-	100,000	-	-	100,000	96,000	4,000



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

This section evaluates the development-related capital requirements for those services that are evaluated on an area-specific basis over the 2019-2038 forecast period.

The Township of Clearview, to service growth, provides water facilities and distribution system services and wastewater facilities and collection systems services to Stayner and Creemore and water services to New Lowell.

5.4.1 Stayner Area Specific Services

5.4.1.1 Water Facilities and Distribution System

The Stayner water facilities gross capital cost estimate for projects is \$68.36 million, of which the total gross expenditures planned over the next five years are \$34.20 million.

Stayner area-specific water facility gross capital costs of \$68.36 million have been identified with 3,257 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, \$28.46 million in cost are related to growth outside the 20-year planning horizon. Of the total amount for the forecast period, \$0.51 million has been identified as an existing benefit, resulting in \$39.39 million in net D.C. recoverable costs.

The balance in the Stayner Water Development Charge Reserve Fund, at December 31, 2018 was a deficit of \$835,404, which has been included in the D.C. recoverable cost as noted above.

As for water distribution, there are 12 projects identified which have a gross capital cost of \$10.47 million. With a benefit to existing of \$0.82 million and other contributions totalling \$4.30 million, the eligible D.C. recoverable net total cost is \$5.35 million.

For Stayner water, the costs have been shared between residential and non-residential development based on the forecast growth of population to employment. This results in 97% attributable to residential development and 3% to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Water Facilities- Stayner

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
	1001 units (2503 pop) + 1728 eq units (4320 eq pop) serviced + 40 unserviced										
1	Debt 7100 cu m Reservoir \$ 3,000,000 - Growth-related Principal	2019-2026	803,776	-		803,776	-		803,776	779,662	24,113
2	Debt 7100 cu m Reservoir \$ 3,000,000 - Discounted Growth-related Interest	2019-2026	101,130	-		101,130	-		101,130	98,096	3,034
3	Stayner Well No 2 (no 4) Debt - Growth-related Principal	2019-2037	889,910	-		889,910	-		889,910	863,213	26,697
4	Stayner Well No 2 (no 4) Debt - Discounted Growth-related Interest	2019-2037	114,150	-		114,150	-		114,150	110,726	3,425
5	Transmission Main Reservoir to Margaret St (600mm)	2019	5,116,000	-		5,116,000	511,600		4,604,400	4,466,268	138,132
6	Water Supply Agreement & Land Purchase	2019	800,000	-		800,000	-		800,000	776,000	24,000
7	4500 cu m Reservoir	2021	8,033,000	-		8,033,000	-		8,033,000	7,792,010	240,990
8	Raw Watermain (450mm)	2021	526,000	-		526,000	-		526,000	510,220	15,780
9	Well Pumps and Booster Pumping Station	2021	7,524,000	-		7,524,000	-		7,524,000	7,298,280	225,720
10	Well supply (study to be complete in 2018-19)	2021	875,000	-		875,000	-		875,000	848,750	26,250
11	Transmission Main Well#5(KPR) to Hwy26/RR (600mm)	2021	10,098,000	-		10,098,000	-		10,098,000	9,795,060	302,940
12	Environmental Assessment Update	2022	100,000	-		100,000	-		100,000	97,000	3,000
	1259 units (3148 pop)										
13	Well supply (study to be complete in 2018-19)	2027	446,800	273,616		173,184	-		173,184	167,988	5,196
14	Transmission Main PW(CR96) to Hwy26/RR (600mm)	2027	2,692,800	1,649,046		1,043,754	-		1,043,754	1,012,441	31,313
15	4145 cu m Reservoir	2027	7,399,100	4,531,141		2,867,959	-		2,867,959	2,781,921	86,039
	371 units (928 pop)										
16	8290 cu m CNT Reservoir emergency Storage	2039	14,798,200	14,798,200		-	-		-	-	-
17	1000 cu m/d CNT Water Supply	2039	1,921,000	1,921,000		-	-		-	-	-
	1019 units (2548 pop) + 5966 units (14915 pop)										
18	2750 cu m/d CNT Water Supply	2039+	5,283,300	5,283,300		-	-		-	-	-
	Reserve Fund Adjustment		835,044	-		835,044	-		835,044	809,993	25,051
	Total		68,357,210	28,456,303	-	39,900,907	511,600	-	39,389,307	38,207,628	1,181,679

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Water Distribution - Stayner

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
Central											
1	300mm Elm/Locke Hwy26E to Hwy26N 1050m	2022	1,339,000	-		1,339,000	334,750		1,004,250	974,123	30,128
2	300mm dia Hwy26N Locke to Emerald 580m	2022	740,000	-		740,000	-	444,000	296,000	287,120	8,880
3	300mm dia Hwy26N Emerald to Cityscape 220m	2024	281,000	-		281,000	-	168,600	112,400	109,028	3,372
4	300mm dia Cityscape Hwy26N to 27/28 Sdrd 340m	2024	364,000	-		364,000	-	218,400	145,600	141,232	4,368
North East Quadrant											
5	200mm dia Emerald Ck - PW Yard to Hwy26N 690m	2022	459,000	-		459,000	-	459,000	-	-	-
6	300mm dia Dancor from Hwy26E to N limit 620m	2020	664,000	-		664,000	-	398,400	265,600	257,632	7,968
7	200mm dia Mowat Hwy 26 to N limit Dancor 620m	2020	522,000	-		522,000	-	522,000	-	-	-
8	200mm dia Mowat N limit Dancor to STP 800m	2023	673,000	-		673,000	-		673,000	652,810	20,190
South East Quadrant											
9	300mm dia Margaret/Superior CR42 to Hwy26E 2200m	2022	2,805,000	-		2,805,000	280,500	841,500	1,683,000	1,632,510	50,490
10	300mm dia William/Oak CR42 to Hwy26E 640m	2021	816,000	-		816,000	204,000	-	612,000	593,640	18,360
South West Quadrant											
North West Quadrant											
11	200mm dia Industrial Road CR91 to TSI Subdivision 650m	2024	414,000	-		414,000	-	414,000	-	-	-
12	300mm dia TSI Subdivision Industrial Road to Hwy26N 1300m	2024	1,392,000	-		1,392,000	-	835,200	556,800	540,096	16,704
Total			10,469,000	-	-	10,469,000	819,250	4,301,100	5,348,650	5,188,191	160,460

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



5.4.1.2 Wastewater Facilities and Collection Systems

As noted above, the Township presently imposes a number of area-specific charges for water and wastewater services. In regard to Stayner, the Township has a wastewater area-specific charge which was based upon the anticipated servicing to be undertaken over the 2009-2029 period. This report provides for the updated servicing plan based on the servicing agreement with the Town of Wasaga Beach for servicing capacity. This section provides for an update to the wastewater charges presently imposed for Stayner only.

R.J. Burnside and Associates undertook a “Long Term Sewage Collection and Treatment for Stayner” Study dated July 2009. The study, which undertook to consider wastewater servicing solutions for the community of Stayner, noted the following summary for development within the area:

- The Township Official Plan (O.P.) dated September 2001 (approved January 2002) and the Comprehensive Zoning By-law adopted October 2006 were used to identify the boundaries of the Stayner settlement area and to determine the land use designations within the area.
- Stayner is the largest settlement area in the Township and primarily consists of residential; however, an even mix of future development, industrial, rural and commercial land exists within this study area. The land use designation breakdown for this study area is as follows:

Land Use Designation	Total Area (ha)
Commercial	60.8
Industrial	77.6
Residential	709.6
No Development	156.2
Total	1,004.2

The Township has secured treatment capacity from Wasaga Beach for an added 5,000 cu.m per day. This capacity is in addition to the existing treatment facility with Stayner which has approximately 600 cu.m per day capacity.



Based on an assumed flow per single detached unit, the treatment capacity provides for approximately 4,700 single detached unit equivalents of capacity.

Wastewater Treatment

The community of Stayner is presently serviced with a lagoon/mechanical system which was expanded approximately 10 years ago. The size of the plant provides for 2,500 cu.m per day flows to which about 75% of the plant capacity is presently utilized. The present excess capacity of the plant would service 500 single detached units (approximately 600 cu.m per day available capacity). There are outstanding debt costs associated with this expansion.

Clearview and Wasaga Beach entered into an agreement on September 20, 2010 (which was amended November 3, 2012 with further amendment pending regarding timing of payment). The agreement (as amended) provides for Clearview to purchase sewage treatment capacity (up to 5,000 cu.m per day) from Wasaga Beach. The purchase price for the full capacity is \$13,640,200 million (\$12 million in 2014\$). The Township has contracted to commence purchasing capacity from the Town in 2014. The purchase will be made at the time of each building permit being issued for new residential units and new non-residential gross floor space. The payment to the Town is based upon a set amount of capacity being purchased at the rate of \$2,700 per cu.m per day capacity ($\$13.64 \text{ million} / 5,000 \text{ cu.m/day capacity} = \$2,700 \text{ cu.m/day capacity}$). The schedule of capacity to be purchased and the price for this purchase is as follows:

Capital Charges per Unit	Volume Allotment of Capacity (cu.m/unit)	Cost per Unit or per Sq.ft.
Single/semi Detached	1.1	2,970
Medium Density	0.9	2,430
Apartments - Bachelor & 1 Bedroom	0.4	1,080
Apartments - 2+ Bedrooms	0.6	1,620
<i>Non-residential</i>		
Per sq.ft. of Building Space	0.0005353	1.45

Note: the above volumes are approximately 10% lower than the volumes per unit used to calculate the development charge. The above volumes recognize that there is existing capacity within the Stayner system equivalent to 500 single detached units whereas the Town servicing will provide for 4,200 single detached units. The volume



per unit has therefore been reduced to recognise that the Township has excess capacity in the present system.

Wastewater Conveyance

The listing of sewers and pumping station costs are summarized below. This table provides for:

- Items 1, 2 and 3 provide for the connection between Stayner and Wasaga Beach to convey the sewage to the Town's treatment facility
- Items 4, 5 and 8 provide major sewers within Stayner which will service the residential and non-residential lands
- Item 7 provides for a provisional cost for potential growth-related costs
- Item 6 provides for interest costs for the 2012-2014 period related to prepayment agreements made in 2012
- Items 10 through 12 were subsequently identified to service Sunnidale Street and upgrade the trunk sewer at Montreal and Brock

The Township was successful in obtaining grants from the province to assist in offsetting the cost of servicing. In total, \$9.85 million in grants has been allocated to projects 1 through 5. Additionally, the components of projects 10 and 11 that are to be funded by the developer have been deducted from the calculations (\$534,000).

Projects 1 through 5 have been constructed to date. To assist in financing these projects, prepayment agreements have been entered into with five developments who were to prepay a portion of the costs related to the conveyance works. In total, the contributions were anticipated to provide \$6.1 million, leaving the residual amount to be cash-flowed by Clearview. The net amount to be cash-flowed as identified in the previous study was debt issued and included in the development charge calculations (the table below provides for the repayment schedule along with the calculation of net interest to be included in the charge, indexed to 2019 dollars from the previous study).

Two areas for clarification as it pertains to the D.C. bylaw and charges payable:

- The development charges payable by the landowners entering into the prepayment agreements will only be the amounts required to meet the payment obligations to the Town of Wasaga beach (i.e. \$2,970 for a single detached unit)



and this will be indexed annually as part of the D.C. by-law. All other portions of the Stayner Wastewater development charges have been prepaid with no further payment required

- For all other developments, both residential and non-residential, the full development charge for Stayner Wastewater will be payable as per the timing defined within the bylaw. The development charge payable will be for the full amount of the treatment and the conveyance component of the charge and will also include the interest charge to offset the Township's financing of these works.



INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview

Service: Stayner Wastewater Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate 2019\$	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
1	Debt 2,500 m ³ /d Stayner STP \$1,045,000	2004	812,700	0		812,700			812,700
2	2,500 m ³ /d Sewage Capacity Phase 1	2019	6,820,100	0		6,820,100			6,820,100
3	2,500 m ³ /d Sewage Capacity Phase 1	2019	6,820,100	0		6,820,100			6,820,100
4	Upgrade Pumps and Generator	2019	568,300	0		568,300			568,300
5	Sewer Environmental Assessment	2008	75,500	0		75,500			75,500
6	Sewage Capacity Agreement with Wasaga	2009	223,800	0		223,800			223,800
7	Financing Agreements	2010	113,700	0		113,700			113,700
	Total		15,434,200	-	-	15,434,200	-	-	15,434,200



INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview

Service: Stayner Wastewater Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate 2019\$	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
1	5,000 m ³ /d Sewage Pumping Station	2015	5,944,800			5,944,800	0	3,410,000	2,534,800
2	300 mm dia Sewage Forcemain	2015	4,744,500			4,744,500	0	2,728,000	2,016,500
3	KRESI	2014	3,296,400			3,296,400	0	2,197,600	1,098,800
4	Mowatt St.	2015	3,523,700			3,523,700		1,305,100	2,218,600
5	Emerald	2015	592,200			592,200		210,500	381,700
6	Interest on Cashflow Prepayments		110,800			110,800	0		110,800
7	Provision for Sewer pipes over sizing and add'l depth	2020	238,700			238,700	0		238,700
8	Brock Street Sewer	2019	1,673,200			1,673,200	557,700		1,115,500
9	Debt Financing - Discounted Interest on items 1-6 (See Attached Schedule)								
	Additional Projects								
10	3500 m ³ /d Sewage Pumping Station (Sunnidale St)	2026+	1,912,500			1,912,500	191,300	382,500	1,338,700
11	Forcemain (Sunnidale St) 900m	2026+	757,400			757,400	75,700	151,500	530,200
12	Trunk Sewer Upgrade (Montreal/Brock/Easement)	2026+	1,740,400			1,740,400	580,100	0	1,160,300
	Total		24,534,600	-	-	24,534,600	1,404,800	10,385,200	12,744,600



Repayment Schedule for Stayner Servicing Conveyance

Principal 1,162,762
 Term 30
 Interest Rate 5%
 Annual Payment \$75,639

Year	Principal - Beginning of Period	Annual Payment	Interest	Principal Retired	Principal - End of Period	Annual Payment Discounted @ 2%	Discounted Interest 2014\$	Discounted Interest 2019\$
2014	1,162,762	75,639	58,138	17,501	1,145,261	75,639		
2015	1,145,261	75,639	57,263	18,376	1,126,884	74,156		
2016	1,126,884	75,639	56,344	19,295	1,107,589	72,702		
2017	1,107,589	75,639	55,379	20,260	1,087,329	71,277		
2018	1,087,329	75,639	54,366	21,273	1,066,057	69,879		
2019	1,066,057	75,639	53,303	22,337	1,043,720	68,509		
2020	1,043,720	75,639	52,186	23,453	1,020,267	67,166		
2021	1,020,267	75,639	51,013	24,626	995,641	65,849		
2022	995,641	75,639	49,782	25,857	969,783	64,557		
2023	969,783	75,639	48,489	27,150	942,633	63,292		
2024	942,633	75,639	47,132	28,508	914,126	62,051		
2025	914,126	75,639	45,706	29,933	884,193	60,834		
2026	884,193	75,639	44,210	31,430	852,763	59,641		
2027	852,763	75,639	42,638	33,001	819,762	58,472		
2028	819,762	75,639	40,988	34,651	785,110	57,325		
2029	785,110	75,639	39,256	36,384	748,727	56,201		
2030	748,727	75,639	37,436	38,203	710,524	55,099		
2031	710,524	75,639	35,526	40,113	670,410	54,019		
2032	670,410	75,639	33,521	42,119	628,292	52,960		
2033	628,292	75,639	31,415	44,225	584,067	51,921		
2034	584,067	75,639	29,203	46,436	537,631	50,903		
2035	537,631	75,639	26,882	48,758	488,873	49,905		
2036	488,873	75,639	24,444	51,196	437,677	48,926		
2037	437,677	75,639	21,884	53,755	383,922	47,967		
2038	383,922	75,639	19,196	56,443	327,479	47,027		
2039	327,479	75,639	16,374	59,265	268,213	46,105		
2040	268,213	75,639	13,411	62,229	205,985	45,201		
2041	205,985	75,639	10,299	65,340	140,645	44,314		
2042	140,645	75,639	7,032	68,607	72,037	43,445		
2043	72,037	75,639	3,602	72,037	(0)	42,593		
Total		2,269,180	1,106,418	1,162,762		1,727,934	565,172	642,421



5.4.2 Creemore Area Specific Services

5.4.2.1 Water Facilities and Distribution Systems

Creemore area-specific water facility gross capital costs of \$7.76 million have been identified for the 2019-2039 forecast. Projects identified include a 1,500 cu.m reservoir, well water supply, and well pumphouse, as well as a backup generator, environmental assessment, and well supply investigation. Of the total amount for the forecast period, \$143,475 has been identified as an existing benefit, resulting in \$5.64 million in net D.C. recoverable costs.

The balance in the Creemore Water Development Charge Reserve Fund, at December 31, 2018 was \$113,557, which has been deducted from the net D.C. recoverable cost as noted above.

As for water distribution, there are 5 projects identified which have a gross capital cost of \$883,500. With \$70,350 being deducted as existing benefit, the remaining \$813,150 is anticipated to be provided as a local service contribution from developers. This results in no D.C.s for water distribution being included in the D.C. calculations.

For Creemore water, the costs have been shared between residential and non-residential with 97% attributable to residential and 3% to non-residential based on the anticipated ratio of population to employment growth over the forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Water Facilities- Creemore

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
	2019-2038										
	2019 to 2024, 233 units (583 pop) + 563 units (1408 pop) + 0 unserviced										
1	1,500 m ³ Reservoir	2022-2023	2,677,500	682,763		1,994,738	-		1,994,738	1,934,895	59,842
2	1,500 m ³ /d Well Water Supply	2021	1,338,800	341,394		997,406	-		997,406	967,484	29,922
3	1,500 m ³ /d Well Pumphouse(s)	2021	3,315,000	845,325		2,469,675	-		2,469,675	2,395,585	74,090
4	backup generator at well 1 & 2	2019	191,300	-		191,300	143,475		47,825	46,390	1,435
	2024 to 2034, 287 units (718 pop)										
5	Environmental Assessment and source water protection plan	2019	100,000	-		100,000	-		100,000	97,000	3,000
6	Well Supply Investigation	2021	140,000	-		140,000	-		140,000	135,800	4,200
	Reserve Fund Balance						113,557		(113,557)	(110,150)	(3,407)
	Total		7,762,600	1,869,482	-	5,893,119	257,032	-	5,636,087	5,467,004	169,083



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Water Distribution - Creemore

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
1	150mm dia Easement, from Wells to Storage Reservoir CR #9 180	2022	146,900	-		146,900	-	146,900	-	-	-
2	300mm dia CR #9, from Storage Reservoir CR #9 to Street A 365	2022	539,800	-		539,800	-	539,800	-	-	-
3	150mm dia Mary, from Caroline to Elizabeth 130	2020	73,400	-		73,400	36,700	36,700	-	-	-
4	150mm dia Mary, from Elizabeth to Edward 100	2020	56,100	-		56,100	-	56,100	-	-	-
5	150mm dia Mary, from Edward to George (replacement) 120	2020	67,300	-		67,300	33,650	33,650	-	-	-
	Total		883,500	-	-	883,500	70,350	813,150	-	-	-



5.4.2.2 *Wastewater Facilities and Collection Systems*

The Creemore wastewater facilities gross capital cost estimate for projects is \$2.73 million, of which the total gross expenditures planned over the next five years is \$2.33 million.

Creemore area-specific wastewater facility gross capital costs of \$2.73 million have been identified. These works include; the outstanding debt payments (discounted and growth-related) for the Creemore sewage treatment plant, a sludge storage tank, and two additional cassettes. Of the \$2.73 million gross capital costs, \$84,131 is included for the recovery of the negative reserve fund balance and no deduction has been made for benefit to existing development. This results in a total Development Charges recoverable amount of \$2.73 million.

As for wastewater collection, there are 2 projects identified which have a gross capital cost of \$2.57 million. These works are anticipated to be fully recovered from the developer through the Township's local service policy, resulting in the eligible D.C. recoverable net total cost of \$0.

For Creemore wastewater, the costs have been shared between residential and non-residential with 97% attributable to residential and 3% to non-residential based on the anticipated ratio of population to employment growth over the forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Wastewater Facilities - Creemore

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
	2019-2038										
	2019 to 2024, 233 units (583 pop) + 563 units (1408 pop) + 0 unserviced										
1	Debt 860 m ³ /d Creemore STP - Growth-related Principal	2019-2021	533,400	-		533,400	-		533,400	517,398	16,002
2	Debt 860 m ³ /d Creemore STP - Discounted Growth-related Interest	2019-2021	16,115	-		16,115	-		16,115	15,631	483
3	Sludge storage tank	2021	1,785,000	-		1,785,000	-		1,785,000	1,731,450	53,550
	2024 to 2034, 287 units (718 pop)										
4	Add 2 cassettes (400m ³ /day) 2 of 8	2025	316,200	-		316,200	-		316,200	306,714	9,486
	Reserve Fund Adjustment		84,131	-		84,131	-		84,131	81,607	2,524
	Total		2,734,846	-	-	2,734,846	-	-	2,734,846	2,652,801	82,045



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Wastewater - Sewers - Creemore

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
1	Sewage Pumping Station (Alliance)	2022	1,912,500	-		1,912,500	-	1,912,500	-	-	-
2	Sewage Forcemain related to SPS 950m	2022	658,900	-		658,900	-	658,900	-	-	-
	Total		2,571,400	-	-	2,571,400	-	2,571,400	-	-	-



5.4.2.3 Stormwater Services

In 2010, R.J. Burnside completed a study with respect to the East Creemore Drain. Annual flooding and storm water management issues in the community of Creemore have created the need for the municipality to review strategies to mitigate effects of the storm water runoff. As a result, the Township needs to consider options to resolve the drainage issues in the vicinity of County Road 9, Edward Street and George Street as well as future servicing of the undeveloped land on the east side of the study area.

A breakdown of these costs was provided in a Township report to Council (PW-002-2019). Costs were identified as those being attributable to the Alliance Development (as part of the Township's local service policy), Township costs (benefit to existing development), and costs required to service growth.

As a result, the total gross capital cost of the work is approximately \$2.16 million, and this work is anticipated to occur from 2019 to 2029. \$252,800 has been deducted from the calculations to reflect the amount of the works that will be funded by the developer as part of their local service requirements and \$538,400 has been deducted to reflect the portion of the costs that benefits existing development.

The resulting net-growth-related capital cost included in the D.C. calculations is \$1.37 million.

As with water and wastewater services, the growth-related capital costs for the East Creemore Drainage works apportioned to residential and non-residential development 97%/3% based on the anticipated ratio of population to employment over the forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Stormwater - Creemore

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non- Residential Share 3%
1	East Creemore Drainage	2019-2029	2,158,900	-		2,158,900	538,400	252,800	1,367,700	1,326,669	41,031
	Total		2,158,900	-	-	2,158,900	538,400	252,800	1,367,700	1,326,669	41,031



5.4.3 New Lowell Area Specific Services

5.4.3.1 Water Facilities and Distribution System

In past D.C. studies, provision has been made for growth within New Lowell at 1,260 units/ 3,300 persons. Since the last study, various servicing options are being considered by Township staff which may provide for varying growth targets. These servicing considerations are not complete as of the time of writing, however, the Township seeks to continue a charge in the interim.

Appendix H provides for the excerpts from the 2014 D.C. study. With indexing, the present charges are as follows:

Calculated D.C. by Residential Unit Type and Non-residential Gross Floor Area	D.C. per unit or sq.ft. of G.F.A.
Single and Semi-Detached Dwelling	\$10,276
Apartments - 2 Bedrooms and more	\$5,908
Apartments - Bachelor and 1 Bedroom	\$4,128
Other Multiples	\$8,206
Special Care/Special Dwelling Units	\$3,707
Non-residential (per sq.ft.)	\$4.26



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed D.C. for Stayner Water area-specific services, while Table 6-2 calculates the proposed D.C. for Stayner Wastewater area-specific services. Table 6-3 calculates the proposed D.C. for Creemore Water, Wastewater and Stormwater area-specific services. Table 6-4 calculates the proposed D.C. for New Lowell Water area-specific services.

Table 6-5 calculates the proposed D.C. for the services related to a highway, fire protection services, and police services over the 20-year forecast period. Table 6-6 calculates the proposed D.C. for municipal parking spaces, recreation services, library services, and administration (growth-related studies) over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, all other multiples and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

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

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

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

For the calculation of the wastewater D.C. for Stayner, the residential calculations are provided by dividing the D.C.-eligible costs by 4,666 single detached equivalent units of development which represents the service capacity of the existing plus future



wastewater facilities. The single detached unit charge is then prorated for medium and high-density units based upon the average persons per unit for new units within the Township. For Non-residential, the cost per square foot is based upon a wastewater use assumption of 16 cu.m per hectare of land which will yield 25% coverage of building to land.

Table 6-7 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-8 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



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

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Water Services</u>	\$	\$	\$	\$
1.1 Treatment plants and storage	38,207,628	1,181,679	12,835	4.09
1.2 Distribution systems	5,188,191	160,460	1,743	0.55
	43,395,819	1,342,139	14,578	4.64
TOTAL	\$43,395,819	\$1,342,139	\$14,578	\$4.64
D.C.-Eligible Capital Cost	\$43,395,819	\$1,342,139		
20-year Stayner Gross Population/GFA Growth (sq.ft.)	9,076	289,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,781	\$4.64		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$14,578		
Apartments - 2 Bedrooms +	1.753	\$8,382		
Apartments - Bachelor and 1 Bedroom	1.225	\$5,857		
Other Multiples	2.435	\$11,643		
Special Care/Special Dwelling Units	1.100	\$5,260		

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

SERVICE	2019\$ D.C.-Eligible Cost	
	Capital Works	Additional Interest - Prepayment units are exempt
2. <u>Wastewater Services</u>	\$	\$
2.1 Wastewater Facilities	15,434,200	-
2.2 Sewers	12,744,600	642,421
	28,178,800	642,421
TOTAL	\$28,178,800	\$642,421
D.C.-Eligible Capital Cost	\$28,178,800	\$642,421
Single-detached Equivalents (S.D.E.)	4,666	1,898
Cost Per S.D.E.	\$6,039	\$338
By Residential Unit Type	P.P.U.	
Single and Semi-Detached Dwelling	100%	\$6,039
Apartments - 2 Bedrooms +	57%	\$3,472
Apartments - Bachelor and 1 Bedroom	40%	\$2,426
Other Multiples	80%	\$4,823
Special Care/Special Dwelling Units	36%	\$2,179
<u>Non-residential</u>		
Per Sq. Ft. of Building Space	16m3/ha @ 25% coverage	\$2.99
		\$0.17



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

SERVICE	2019\$ D.C.-Eligible Cost	
	Capital Costs for Prepayment Agreement Units	
		\$
2. <u>Wastewater Services</u>		
2.3 Wastewater Treatment Capacity		13,640,200
TOTAL		\$13,640,200
D.C.-Eligible Capital Cost		\$13,640,200
Maximum Allowable Capacity for Purchase (cu.m per day)		5,000
Cost Per cu.m		\$2,700
	<u>Volume Allotment of Capacity (cu.m/unit)</u>	
<u>By Residential Unit Type</u>		
Single and Semi-Detached Dwelling	1.1	\$2,970
Apartments - 2 Bedrooms +	0.9	\$2,430
Apartments - Bachelor and 1 Bedroom	0.4	\$1,080
Other Multiples	0.6	\$1,620
Special Care/Special Dwelling Units	0.4	\$1,070
<u>Non-residential</u>		
Per Sq. Ft. of Building Space	0.0005353	\$1.45



Table 6-3
Township of Clearview
Development Charge Calculation
Creemore

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Stormwater Drainage and Control Services</u>				
3.1 Channels, drainage and ponds	1,326,669	41,031	2,111	0.98
	1,326,669	41,031	2,111	0.98
4. <u>Wastewater Services</u>				
4.1 Treatment plants	2,652,801	82,045	4,222	1.96
4.2 Sewers	-	-	-	-
	2,652,801	82,045	4,222	1.96
5. <u>Water Services</u>				
5.1 Treatment plants and storage	5,467,004	169,083	8,700	4.05
5.2 Distribution systems	-	-	-	-
	5,467,004	169,083	8,700	4.05
TOTAL	\$9,446,474	\$292,159	\$15,033	\$6.99
D.C.-Eligible Capital Cost	\$9,446,474	\$292,159		
20-year Gross Population/GFA Growth (sq.ft.)	1,916	41,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,930	\$6.99		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$15,033		
Apartments - 2 Bedrooms +	1.753	\$8,643		
Apartments - Bachelor and 1 Bedroom	1.225	\$6,040		
Other Multiples	2.435	\$12,005		
Special Care/Special Dwelling Units	1.100	\$5,423		

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

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Water Services</u>				
6.1 Treatment plants and storage	64,034	105,222	10,276	4.26
	64,034	105,222	10,276	4.26
TOTAL	\$64,034	\$105,222	\$10,276	\$4.26
D.C.-Eligible Capital Cost	\$64,034	\$105,222		
20-year Gross Population/GFA Growth (sq.ft.)	19	24,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,370	\$4.26		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$10,276		
Apartments - 2 Bedrooms +	1.753	\$5,908		
Apartments - Bachelor and 1 Bedroom	1.225	\$4,128		
Other Multiples	2.435	\$8,206		
Special Care/Special Dwelling Units	1.100	\$3,707		



Table 6-5
Township of Clearview
Development Charge Calculation
20-year Municipal-wide Services

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
7. Services Related to a Highway				
7.1 Roads	12,818,863	534,119	3,290	1.48
7.2 Traffic Signals and Streetlights	694,848	28,952	178	0.08
7.3 Sidewalks	647,904	26,996	166	0.07
7.4 Depots and Domes	2,478,240	103,260	636	0.28
7.5 PW Rolling Stock	1,337,856	55,744	343	0.15
	17,977,711	749,071	4,613	2.06
8. Fire Protection Services				
8.1 Fire facilities	2,985,540	124,397	766	0.34
8.2 Small equipment and gear	96,000	4,000	25	0.01
	3,081,540	128,397	791	0.35
9. Police Services				
9.1 Police facilities	433,904	18,079	111	0.05
9.2 Small equipment and gear	38,400	1,600	10	-
	472,304	19,679	121	0.05
TOTAL	\$21,531,555	\$897,148	\$5,525	\$2.46
D.C.-Eligible Capital Cost	\$21,531,555	\$897,148		
20-Year Gross Population/GFA Growth (sq.ft.)	11,883	364,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,812	\$2.46		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$5,525		
Apartments - 2 Bedrooms +	1.753	\$3,176		
Apartments - Bachelor and 1 Bedroom	1.225	\$2,220		
Other Multiples	2.435	\$4,412		
Special Care/Special Dwelling Units	1.100	\$1,993		



Table 6-6
Township of Clearview
Development Charge Calculation
10-year Municipal-wide Services

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
10. <u>Municipal Parking Services</u>				
10.1 Municipal parking spaces	122,688	5,112	56	0.03
	122,688	5,112	56	0.03
11. <u>Outdoor Recreation Services</u>				
11.1 Parkland development, amenities & trails	1,911,822	100,622	866	0.51
	1,911,822	100,622	866	0.51
12. <u>Library Services</u>				
12.1 Library services	3,090,833	162,675	1,401	0.83
	3,090,833	162,675	1,401	0.83
13. <u>Administration</u>				
13.1 Studies	852,530	35,522	386	0.18
TOTAL	\$5,977,873	\$303,932	\$2,709	\$1.55
D.C.-Eligible Capital Cost	\$5,977,873	\$303,932		
10-Year Gross Population/GFA Growth (sq.ft.)	6,727	195,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$889	\$1.55		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$2,709		
Apartments - 2 Bedrooms +	1.753	\$1,558		
Apartments - Bachelor and 1 Bedroom	1.225	\$1,089		
Other Multiples	2.435	\$2,164		
Special Care/Special Dwelling Units	1.100	\$978		

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

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Stayner Services	71,574,619	1,984,560	20,955	7.80
Creemore Services	9,446,474	292,159	15,033	6.99
New Lowell Services	64,034	105,222	10,276	4.26
Municipal-wide Services 20 Year	21,531,555	897,148	5,525	2.46
Municipal-wide Services 10 Year	5,977,873	303,932	2,709	1.55
Total Stayner	99,084,046	3,185,640	29,189	11.81
Total Creemore	36,955,902	1,493,239	23,267	11.00
Total New Lowell	27,573,462	1,306,302	18,510	8.27

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



Table 6-8
Township of Clearview
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						D.C. Reserve Fund	
		Tax Base or Other Non-D.C. Source			Legislated Reduction	Post D.C. Period Benefit	Residential	Non-Residential	
		Other Deductions	Benefit to Existing	Other Funding					
Slavner									
1. Water Services									
1.1 Treatment plants and storage	34,195,377	0	511,600	0	0	0	32,673,264	1,010,513	
1.2 Distribution systems	8,018,000	0	819,250	2,664,900	0	0	4,397,835	136,016	
2. Wastewater Services									
2.1 Wastewater Facilities	14,208,500	0	0	0	0	0	8,525,100	5,683,400	
2.2 Sewers	238,700	0	0	0	0	0	143,220	95,480	
2.3 Wastewater Treatment Capacity	2,728,040	0	0	0	0	0	1,664,104	1,063,936	
Creemore									
3. Stormwater Drainage and Control Services									
3.1 Channels, drainage and ponds	981,318	0	244,727	114,909	0	0	603,031	18,650	
4. Wastewater Services									
4.1 Treatment plants	2,334,515	0	0	0	0	0	2,264,479	70,035	
4.2 Sewers	2,571,400	0	0	2,571,400	0	0	0	0	
5. Water Services									
5.1 Treatment plants and storage	7,762,600	0	257,032	0	0	1,869,482	5,467,004	169,083	
5.2 Distribution systems	883,500	0	70,350	813,150	0	0	0	0	
New Lowell									
6. Water Services									
6.1 Treatment plants and storage	9,020,900	0	0	0	0	8,825,294	74,003	121,603	
7. Services Related to a Highway									
7.1 Roads	12,878,309	0	4,339,160	2,350,455	0	1,929,654	4,088,678	170,362	
7.2 Traffic Signals and Streetlights	2,024,407	0	202,543	1,417,187	0	0	388,490	16,187	
7.3 Sidewalks	1,269,621	0	221,106	587,576	0	0	442,502	18,438	
7.4 Depots and Domes	2,396,136	0	545,000	0	0	0	1,777,091	74,045	
7.5 PW Rolling Stock	767,810	0	107,143	0	0	0	634,240	26,427	
8. Fire Protection Services									
8.1 Fire facilities	2,192,717	0	840,100	0	0	0	1,298,513	54,105	
8.2 Small equipment and gear	25,000	0	0	0	0	0	24,000	1,000	
9. Police Services									
9.1 Police facilities	81,643	0	0	0	0	0	78,377	3,266	
9.2 Small equipment and gear	10,000	0	0	0	0	0	9,600	400	
10. Municipal Parking Services									
10.1 Municipal parking spaces	71,000	0	0	0	7,100	0	61,344	2,556	
11. Outdoor Recreation Services									
11.1 Parkland development, amenities & trails	1,340,000	0	0	0	134,000	0	1,145,700	60,300	
12. Library Services									
12.1 Library services	4,810,121	0	1,596,000	0	321,412	0	2,748,073	144,635	
13. Administration									
13.1 Studies	987,000	0	204,750	0	25,225	0	726,744	30,281	
Total Expenditures & Revenues	\$111,796,615	\$0	\$9,958,761	\$10,519,577	\$487,737	\$12,624,430	\$69,235,393	\$8,970,717	



Chapter 7

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



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

7.1 Introduction

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 D.C.s.

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

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

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

The rules provided are based on the Township’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

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

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b) the approval of a minor variance under section 45 of the Planning Act;
- c) a conveyance of land to which a by-law passed under 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 and administration, the costs have been based on a population versus employment 10-year growth ratio (96%/4% respectively);
 - For outdoor recreation services and library services, the costs have been allocated 95% to residential development and 5% to non-residential development;
 - For services related to a highway, fire protection services, and police services, a 96% residential and 4% non-residential attribution has been made based on a population versus employment growth ratio over the 20-year forecast period;
 - For water in the Stayner area a 4% non-residential attribution has been made. For water, wastewater and stormwater in the Creemore area a 3% non-residential attribution has been made. These are based on the ratio of population to employment growth ratio over the 2019-2038 forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or



- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing 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 D.C.s (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (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 or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended”;
- “Land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990 c.A.31, as amended”;
- “Land, buildings or structures for agricultural use which do not receive municipal water or wastewater services”;
- “Non-residential buildings used accessory to an agricultural operation shall be exempt from the D.C. if no rezoning is required”;
- “D.C.s for municipal water and wastewater services will not be applied to existing lots of record that, had paid a charge or fee to ensure allocation of



said services within the existing capacity of the system as of the date of passing of this by-law; onus of proof of payment rests with the owner”;

- “Land, buildings, structures or additions constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to D.C.s (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 50% reduction to D.C.s”;
- “Land, buildings, structures or additions constructed for industrial or commercial uses utilizing green technologies as defined by the Planning Act may be eligible for a grant for a portion of the D.C. through a Township grant program”;
- “Land, buildings, structures or additions constructed for industrial use creating jobs shall have a reduction in total D.C.s of 0.5% per new full time equivalent direct jobs created to a maximum reduction of 30%. The determination of what constitutes a new full-time equivalent job and how to measure and verify the total eligible discount to D.C.s shall be determined by policy”;
- “Where a building, structure or addition qualifies for a reduction under clause b(i) or b(ii) further reductions to D.C.s for clauses b(iv), b(v) and/or b(vi) shall be calculated only from the remaining full D.C. portion”;
- “Unless this By-law specifically provides for an exemption of 100% of D.C.s, the total cumulative exemption or reduction in D.C.s shall not exceed 66% of the D.C.s which would apply in the absence of such exemptions or reductions”; and
- “Buildings, structures or additions for non-residential uses shall be exempt from paying the portion of the charges related to municipal parking, recreation and library services”.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-law.



7.3.6 Timing of Collection

The D.C. for all services is to 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 D.C.A.

7.3.7 Indexing

Indexing of the D.C.s 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, Wastewater, and Stormwater 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 D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently reserved in 15 separate reserve funds: Services Related to a Highway, Parking, Fire Protection Services, Police Services, Recreation Services, Library Services, Administration, as well as Water and Wastewater Services for each urban area in the Township (i.e. Stayner, Creemore, New Lowell, and Nottawa). It is recommended that the Township continue to utilize these reserve funds. Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.



7.4.2 By-law In-force Date

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

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

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

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

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

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

At present, the Township’s by-law provides for area-rating for water and wastewater services. All other Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why they have not been imposed including:

1. All Township services, with the exception of water, wastewater and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds which can be collected from all developing



landowners. Section 4(4) of O. Reg. 82/98 provides that "...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area specific approach. For example, if all services were now built (and funded) within area A (which is 75% built out) and this was funded with some revenues from areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B & C. The development charges would be lower in Area A (as all services are now funded) and higher in B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.
3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

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

7.5 Other Recommendations

It is recommended that Council:

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



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

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

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated February 27, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated February 27, 2019, as amended (if applicable);”

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

“Approve the D.C. By-law as set out in Appendix G.”



Chapter 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 D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Township policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Township D.C. 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 D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

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

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

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- 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 D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a 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 L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

Sections 38 to 41 of the D.C.A. 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 D.C. by-law.

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under 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.”

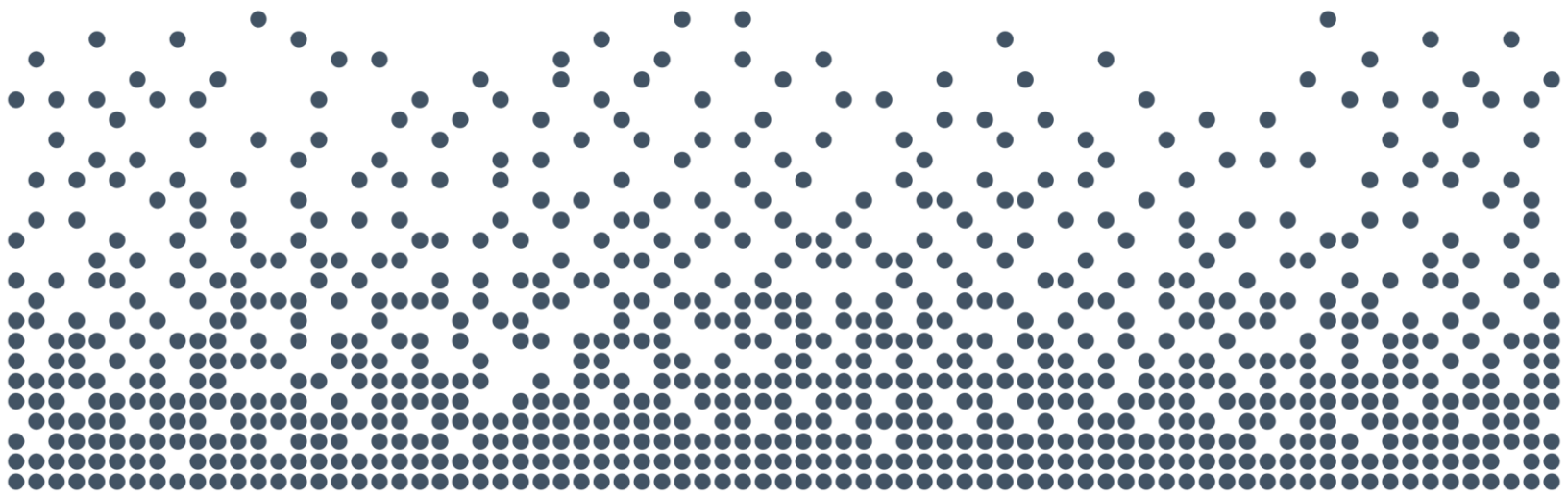


It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the 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 D.C.A. it would need to provide to the approval authority, information regarding the applicable Township D.C.s related to the site.

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



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



**Schedule 1
Township of Clearview
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount) ¹	Excluding Census Undercount						Housing Units						Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)	
		Permanent Population	Institutional Population	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Households	Seasonal Households	Total Households Including Seasonal			
Historical	Mid 2006	14,511	14,088	303	13,785	2,940	17,028	4,615	220	155	15	5,005	803	5,808	2.815	2.932
	Mid 2011	14,146	13,734	239	13,495	3,035	16,769	4,631	180	215	15	5,041	811	5,852	2.724	2.866
	Mid 2016	14,576	14,151	246	13,905	2,635	16,786	4,880	175	220	60	5,335	705	6,040	2.652	2.779
Forecast	Early 2019	14,842	14,410	251	14,159	2,637	17,047	5,016	178	229	60	5,482	705	6,187	2.629	2.755
	Early 2029	20,661	20,059	350	19,709	2,824	22,883	6,641	639	455	60	7,795	755	8,550	2.573	2.676
	Early 2039	25,201	24,467	425	24,042	3,011	27,478	7,741	1,093	726	60	9,620	805	10,425	2.543	2.636
Incremental	Mid 2006 - Mid 2011	-365	-354	-64	-290	95	-259	16	-40	60	0	36	8	44		
	Mid 2011 - Mid 2016	430	417	7	410	-400	17	249	-5	5	45	294	-106	188		
	Mid 2016 - Early 2019	267	259	5	254	2	261	136	3	9	0	147	0	147		
	Early 2019 - Early 2029	5,818	5,649	99	5,550	187	5,836	1,626	461	227	0	2,313	50	2,363		
	Early 2019 - Early 2039	10,359	10,057	174	9,883	374	10,431	2,726	915	497	0	4,138	100	4,238		

Source: Watson & Associates Economists Ltd., 2019.

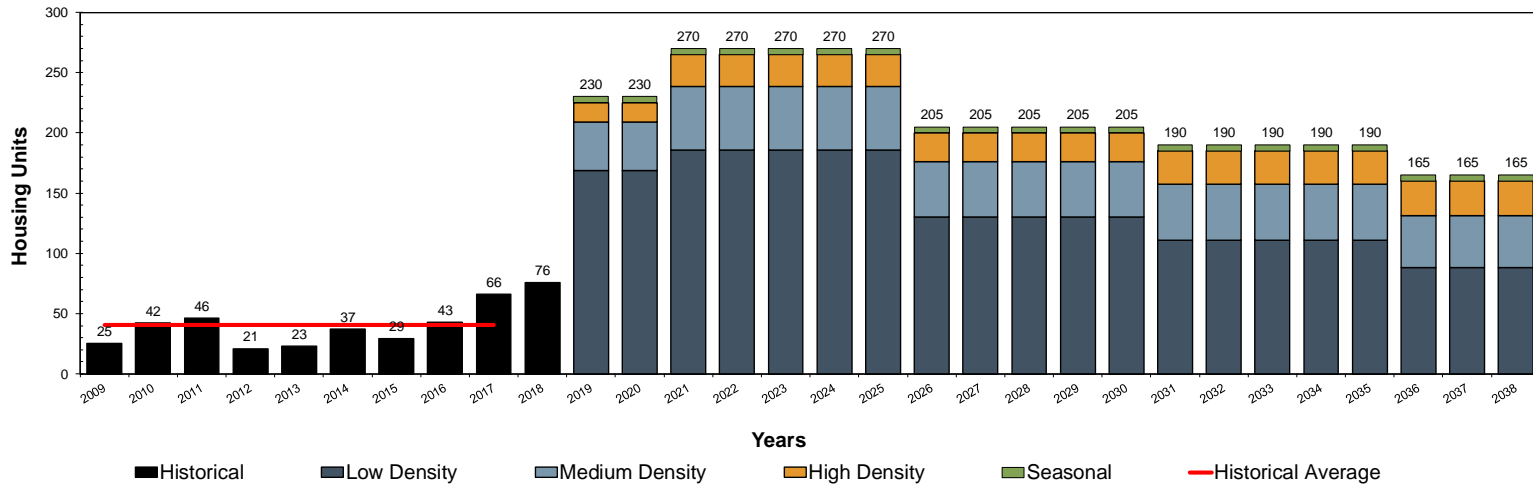
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



**FIGURE A-1
ANNUAL HOUSING FORECAST¹**



Source: Historical housing activity derived from Statistics Canada building permit data for Township of Clearview, 2007-2017, and 2018 estimated with September 2018 year-to-date building permit data by Watson & Associates Economists Ltd., 2019.
1. Growth forecast represents calendar year.



Schedule 2
Township of Clearview
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 Residential Units	Seasonal Units	Total Units Including Seasonal
Stayner	2019 - 2029	1,300	415	136	1,851		1,851
	2019 - 2039	2,180	778	298	3,257		3,257
Creemore	2019 - 2029	244	46	91	381		381
	2019 - 2039	409	137	199	745		745
New Lowell	2019 - 2029	1	-	-	1		1
	2019 - 2039	2	-	-	2		2
Nottawa	2019 - 2029	4	-	-	4		4
	2019 - 2039	7	-	-	7		7
Rural	2019 - 2029	76	-	-	76	50	126
	2019 - 2039	128	-	-	128	100	228
Clearview Township	2019 - 2029	1,626	461	227	2,313	50	2,363
	2019 - 2039	2,726	915	497	4,138	100	4,238

Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase	Institutional Population	Seasonal Population	Net Population Increase (including Institutional and Seasonal Population Equivalent)
5,193	(285)	4,908	32	-	4,939
9,020	(465)	8,555	56	-	8,611
1,001	(89)	912	10	-	921
1,899	(145)	1,754	17	-	1,771
3	(71)	(68)	8	-	(60)
5	(116)	(111)	14	-	(97)
12	(62)	(50)	7	-	(43)
20	(102)	(81)	12	-	(69)
233	(383)	(151)	43	187	79
390	(624)	(234)	75	374	215
6,441	(891)	5,550	99	187	5,836
11,335	(1,452)	9,883	174	374	10,431

Source: Watson & Associates Economists Ltd., 2019.

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

¹ Includes townhomes and apartments in duplexes.

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

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



**Schedule 3
Township of Clearview
Current Year Growth Forecast
Mid 2016 to Early 2019**

		Population
Mid 2016 Population (Permanent and Seasonal)		16,786
Occupants of Permanent New Housing Units, Mid 2016 to Early 2019	<i>Units (2)</i>	147
	<i>multiplied by P.P.U. (3)</i>	2,670
	<i>gross population increase</i>	392
Occupants of New Seasonal Units Mid 2016 to Early 2019	<i>Net Seasonal Units (2)</i>	0
	<i>multiplied by P.P.U. (3)</i>	3,740
	<i>gross population increase</i>	0
Occupants of New Equivalent Institutional Units Mid 2016 to Early 2019	<i>Units</i>	4
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	4
Total Units (Permanent and Seasonal)	<i>Total Units</i>	147
	<i>Total gross population increase</i>	396
Decline in Housing Unit Occupancy, Mid 2016 to Early 2019	<i>Units (4)</i>	5,335
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0253
	<i>total decline in population</i>	-135
Population Estimate to Early 2019 (Permanent and Seasonal)		17,047
<i>Net Population Increase, Mid 2016 to Early 2019 (Permanent and Seasonal)</i>		261

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, - to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.741	92%	2.526
<i>Multiples (6)</i>	2.407	2%	0.049
<i>Apartments (7)</i>	1.627	6%	0.094
Permanent Total		100%	2.670
Seasonal Total	3.740	100%	3.740

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 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.

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



**Schedule 4
Township of Clearview
Ten Year Growth Forecast
Early 2019 to Early 2029**

		Population
Early 2019 Population (Permanent and Seasonal)		17,047
Occupants of Permanent New Housing Units, Early 2019 to Early 2029	<i>Units (2)</i>	2,313
	<i>multiplied by P.P.U. (3)</i>	2,785
	<i>gross population increase</i>	6,441
Occupants of New Seasonal Units Early 2019 to Early 2029	<i>Net Seasonal Units (2)</i>	50
	<i>multiplied by P.P.U. (3)</i>	3,740
	<i>gross population increase</i>	187
Occupants of New Equivalent Institutional Units Early 2019 to Early 2029	<i>Units</i>	90
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	99
Total Units (Permanent and Seasonal)	<i>Total Units</i>	2,363
	<i>Total gross population increase</i>	6,727
Decline in Housing Unit Occupancy, Early 2019 to Early 2029	<i>Units (4)</i>	5,482
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1626
	<i>total decline in population</i>	-891
Population Estimate to Early 2029 (Permanent and Seasonal)		22,883
<i>Net Population Increase, Early 2019 to Early 2029 (Permanent and Seasonal)</i>		5,836

(1) Early 2019 Population (Permanent and Seasonal) based on:

2016 Population (16,786) + Mid 2016 to Early 2019 estimated housing units to beginning of forecast period (147 x 2.670 = 392) + (5,335 x -0.0253 = -135) + Seasonal population (0 x 3.740 = 0) + Institutional (4 x 1.100 = 4) = 17,047

(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	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.049	70%	2.143
<i>Multiples (6)</i>	2.435	20%	0.485
<i>Apartments (7)</i>	1.601	10%	0.157
<i>one bedroom or less</i>	1.225		
<i>two bedrooms or more</i>	1.753		
Permanent Total		100%	2.785
Seasonal Total	3.740	100%	3.740

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Early 2019 households based upon 5,335 (2016 Census) + 147 (Mid 2016 to Early 2019 unit estimate) = 5,482

(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.

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



**Schedule 5
Township of Clearview
Twenty Year Growth Forecast
Early 2019 to Early 2039**

		Population
Early 2019 Population (Permanent and Seasonal)		17,047
Occupants of Permanent New Housing Units, Early 2019 to Early 2039	<i>Units (2)</i>	4,138
	<i>multiplied by P.P.U. (3)</i>	2,739
	<i>gross population increase</i>	11,335
Occupants of New Seasonal Units Early 2019 to Early 2039	<i>Net Seasonal Units (2)</i>	100
	<i>multiplied by P.P.U. (3)</i>	3,740
	<i>gross population increase</i>	374
Occupants of New Equivalent Institutional Units Early 2019 to Early 2039	<i>Units</i>	158
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	174
Total Units (Permanent and Seasonal)	<i>Total Units</i>	4,238
	<i>Total gross population increase</i>	11,883
Decline in Housing Unit Occupancy, Early 2019 to Early 2039	<i>Units (4)</i>	5,482
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.2648
	<i>total decline in population</i>	-1,452
Population Estimate to Early 2039 (Permanent and Seasonal)		27,478
<i>Net Population Increase, Early 2019 to Early 2039 (Permanent and Seasonal)</i>		10,431

- (1) Early 2019 Population (Permanent and Seasonal) based on:
2016 Population (16,786) + Mid 2016 to Early 2019 estimated housing units to beginning of forecast period (147 x 2.670 = 392) + (5,335 x -0.0253 = -135) + Seasonal population (0 x 3.740 = 0) + Institutional (4 x 1.100 = 4) = 17,047
- (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	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.049	66%	2.008
<i>Multiples (6)</i>	2.435	22%	0.539
<i>Apartments (7)</i>	1.601	12%	0.192
<i>one bedroom or less</i>	1.225		
<i>two bedrooms or more</i>	1.753		
Permanent Total		100%	2.739
Seasonal Total	3.740	100%	3.740

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

- (4) Early 2019 households based upon 5,335 (2016 Census) + 147 (Mid 2016 to Early 2019 unit estimate) = 5,482
- (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.

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



Schedule 6
Township of Clearview
Summary of Housing Units With Active Development Applications and Vacant Residential Lands as of 2018

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Multiples ¹	Apartments ²	
<i>Registered Not Built, Draft Plan Approved and Applications Under Review (as of January, 2018)</i>				
Stayner	2,263	1,289	297	3,849
Creemore	108	96	290	494
Sub-Total	2,371	1,385	587	4,343
<i>% Breakdown</i>	55%	32%	14%	100%
<i>Vacant Lands Designated for Urban Use (as of October, 2018)</i>				
Township Total	7,439	0	0	7,439
<i>% Breakdown</i>	100%	0%	0%	100%
Total	9,810	1,385	587	11,782
<i>% Breakdown</i>	83%	12%	5%	100%

Source: Active development applications provided by Clearview Township and designated vacant lands derived from the Simcoe County Land Budget Analysis, Phase 2 - Employment Land Budget 2017 by Watson & Associates Economists Ltd., 2019.

¹ Includes townhomes and apartments in duplexes.

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



Schedule 7

Township of Clearview
Historical Residential Building Permits
Years 2008 to 2017

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2008	53	0	1	54
2009	21	0	4	25
2010	31	0	11	42
2011	40	0	6	46
2012	21	0	0	21
Sub-total	166	0	22	188
Average (2008 - 2012)	33	0	4	38
% Breakdown	88.3%	0.0%	11.7%	100.0%
2013	23	0	0	23
2014	37	0	0	37
2015	29	0	0	29
2016	41	0	2	43
2017	59	3	4	66
Sub-total	189	3	6	198
Average (2013 - 2017)	38	1	1	40
% Breakdown	95.5%	1.5%	3.0%	100.0%
2008 - 2017				
Total	355	3	28	386
Average	36	0	3	39
% Breakdown	92.0%	0.8%	7.3%	100.0%

Source: Statistics Canada Publication, 64-001XIB

¹ Includes townhouses and apartments in duplexes.

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



Schedule 8a
Township of Clearview
Persons Per Unit By Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Forecast ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.050	-	2.741		
6-10	-	-	-	3.068	-	3.000		
11-15	-	-	-	3.245	4.500	3.353		
16-20	-	-	-	2.937	3.632	3.045	3.035	3.049
20-25	-	-	-	2.477	-	2.434		
25-35	-	-	-	2.622	3.211	2.648		
35+	-	1.273	2.065	2.516	3.694	2.538		
Total	-	1.294	1.983	2.669	3.649	2.686		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.200	-	2.750
6-10	-	-	-	3.000	-	2.906
11-15	-	-	-	3.222	4.308	3.257
16-20	-	-	1.727	2.938	3.833	2.917
20-25	-	-	-	2.457	-	2.400
25-35	-	-	1.667	2.597	3.158	2.609
35+	-	1.415	2.055	2.526	3.776	2.453
Total	-	1.447	1.929	2.667	3.647	2.605

¹ Adjusted based on 2001-2016 historical trends.

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

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



**Schedule 8b
Simcoe County
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Multiples ¹						20 Year Average	20 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.857	1.884	2.572	-	2.407		
6-10	-	1.083	1.696	2.625	-	2.414		
11-15	-	1.520	1.923	2.611	4.278	2.474		
16-20	-	1.600	2.000	2.638	3.273	2.466	2.440	2.435
20-25	-	1.314	1.778	2.735	4.429	2.404		
25-35	-	1.340	1.798	2.520	3.186	2.317		
35+	-	1.326	1.948	2.717	3.250	2.350		
Total	-	1.375	1.880	2.636	3.544	2.393		

Age of Dwelling	Apartments ²						20 Year Average	20 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.277	1.647	2.138	-	1.627		
6-10	-	1.216	1.608	1.930	-	1.558		
11-15	-	1.203	1.606	2.432	-	1.635		
16-20	-	1.208	1.787	2.304	-	1.723	1.636	1.601
20-25	-	1.191	1.714	2.429	-	1.636		
25-35	-	1.170	1.676	2.561	-	1.607		
35+	1.243	1.201	1.781	2.603	3.059	1.624		
Total	1.298	1.201	1.724	2.445	3.000	1.623		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.440	1.824	3.014	4.478	2.841
6-10	-	1.296	1.788	2.960	3.949	2.774
11-15	-	1.363	1.842	2.941	4.120	2.864
16-20	-	1.380	1.847	2.880	3.895	2.782
20-25	-	1.297	1.763	2.753	3.786	2.594
25-35	-	1.239	1.757	2.757	3.610	2.557
35+	1.140	1.282	1.823	2.607	3.568	2.345
Total	1.200	1.294	1.811	2.774	3.815	2.567

¹ Includes townhouses and apartments in duplexes.

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

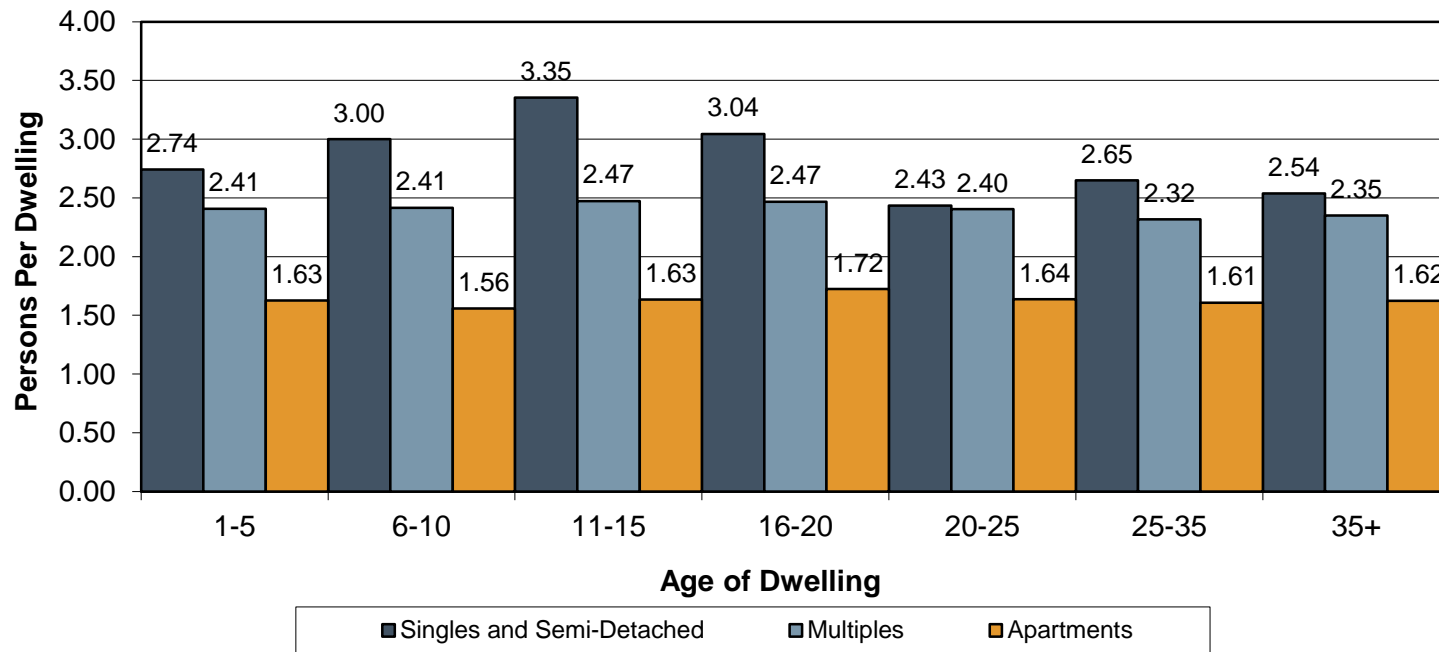
³ Adjusted based on 2001-2016 historical trends.

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

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



**Schedule 9
Township of Clearview
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Simcoe County.



**Schedule 10a
Township of Clearview
Employment Forecast, 2019 to 2039**

Period	Population	Activity Rate								Employment								Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹			
Mid 2006	14,088	0.010	0.069	0.054	0.085	0.045	0.263	0.049	0.312	145	970	768	1,198	630	3,710	690	4,400	2,740	
Mid 2011	13,734	0.008	0.054	0.044	0.074	0.039	0.220	0.051	0.271	115	735	608	1,023	540	3,020	700	3,720	2,285	
Mid 2016	14,151	0.016	0.053	0.057	0.085	0.042	0.252	0.064	0.316	220	745	803	1,198	600	3,565	911	4,476	2,820	
Early 2019	14,410	0.016	0.053	0.056	0.087	0.042	0.254	0.064	0.318	230	759	810	1,250	611	3,660	928	4,588	2,901	
Early 2029	20,059	0.013	0.043	0.045	0.069	0.031	0.201	0.049	0.249	260	859	896	1,383	626	4,024	978	5,002	3,165	
Early 2039	24,467	0.011	0.038	0.040	0.061	0.027	0.177	0.042	0.219	280	939	971	1,483	650	4,323	1,028	5,351	3,384	
Incremental Change																			
Mid 2006 - Mid 2011	-354	-0.002	-0.015	-0.010	-0.011	-0.005	-0.043	0.002	-0.041	-30	-235	-160	-175	-90	-690	10	-680	-455	
Mid 2011 - Mid 2016	417	0.0072	-0.0009	0.0125	0.0102	0.0031	0.0320	0.0134	0.0454	105	10	195	175	60	545	211	756	535	
Mid 2016 - Early 2019	259	0.0000	0.0000	-0.0005	0.0021	0.0000	0.0016	0.0000	0.0016	10	14	8	53	11	95	17	112	81	
Early 2019 - Early 2029	5,649	-0.0026	-0.0098	-0.0115	-0.0178	-0.0112	-0.0529	-0.0156	-0.0685	30	100	86	133	15	364	50	414	264	
Early 2019 - Early 2039	10,057	-0.0041	-0.0143	-0.0165	-0.0261	-0.0158	-0.0769	-0.0224	-0.0992	50	180	161	233	39	663	100	763	483	
Annual Average																			
Mid 2006 - Mid 2011	-71	-0.00038	-0.00307	-0.00205	-0.00211	-0.00108	-0.00869	0.00040	-0.00829	-6	-47	-32	-35	-18	-138	2	-136	-91	
Mid 2011 - Mid 2016	83	0.0014	-0.0002	0.0025	0.0020	0.0006	0.0064	0.0027	0.0091	21	2	39	35	12	109	42	151	107	
Mid 2016 - Early 2019	104	0.0000	0.0000	-0.0002	0.0008	0.0000	0.0006	0.0000	0.0006	4	6	3	21	4	38	7	45	32	
Early 2019 - Early 2029	565	-0.00026	-0.00098	-0.00115	-0.00178	-0.00112	-0.00529	-0.00156	-0.00685	3	10	9	13	2	36	5	41	26	
Early 2019 - Early 2039	503	-0.00021	-0.00071	-0.00083	-0.00131	-0.00079	-0.00384	-0.00112	-0.00496	3	9	8	12	2	33	5	38	24	

Derived from Simcoe County Land Budget Phase 2 - Employment Land Budget 2017 for Clearview Township by Watson & Associates Economists Ltd., 2019.

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



Schedule 10b
Township of Clearview
Employment & Gross Floor Area (G.F.A) Forecast, 2019 to 2039

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	14,088	145	768	1,198	630	2,740				
Mid 2011	13,734	115	608	1,023	540	2,285				
Mid 2016	14,151	220	803	1,198	600	2,820				
Early 2019	14,410	230	810	1,250	611	2,901				
Early 2029	20,059	260	896	1,383	626	3,165				
Early 2039	24,467	280	971	1,483	650	3,384				
Incremental Change										
Mid 2006 - Mid 2011	-354	-30	-160	-175	-90	-455				
Mid 2011 - Mid 2016	417	105	195	175	60	535				
Mid 2016 - Early 2019	259	10	8	53	11	81	9,700	28,900	7,700	46,300
Early 2019 - Early 2029	5,649	30	86	133	15	264	111,800	73,200	10,500	195,500
Early 2019 - Early 2039	10,057	50	161	233	39	483	209,300	128,200	27,300	364,800
Annual Average										
Mid 2006 - Mid 2011	-71	-6	-32	-35	-18	-91				
Mid 2011 - Mid 2016	83	21	39	35	12	107				
Mid 2016 - Early 2019	104	4	3	21	4	32	3,880	11,560	3,080	18,520
Early 2019 - Early 2029	565	3	9	13	2	26	11,180	7,320	1,050	19,550
Early 2019 - Early 2039	503	3	8	12	2	24	10,465	6,410	1,365	18,240

Derived from Simcoe County Land Budget Phase 2 - Employment land Budget 2017 for Clearview Township by Watson & Associates Economists Ltd., 2019.

¹ Square Foot Per Employee Assumptions

Industrial 1,300
 Commercial/ Population Related 550
 Institutional 700

* Reflects Early 2019 to Early 2039 forecast period

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



Schedule 10c
Township of Clearview
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Stayner	2019 - 2029	96,200	62,700	9,100	168,000	201
	2019 - 2039	165,100	102,300	21,700	289,100	344
Creemore	2019 - 2029	10,400	6,100	700	17,200	20
	2019 - 2039	24,700	14,300	2,800	41,800	49
New Lowell	2019 - 2029	3,900	600	700	5,200	5
	2019 - 2039	16,900	5,000	2,800	24,700	26
Nottawa	2019 - 2029	1,300	3,900	-	5,200	8
	2019 - 2039	2,600	6,600	-	9,200	14
Rural	2019 - 2029	-	-	-	-	-
	2019 - 2039	-	-	-	-	-
Township of Clearview	2019 - 2029	111,800	73,300	10,500	195,600	234
	2019 - 2039	209,300	128,200	27,300	364,800	433

Source: Watson & Associates Economists Ltd., 2019.

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

² Square feet per employee assumptions:

Industrial 1,300

Commercial 550

Institutional 700

* Reflects Early 2019 to Early 2039 forecast period

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



Schedule 11
Township of Clearview
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	1,935	304	803	3,042	925	703	0	1,628	69	1,379	691	2,139	2,929	2,386	1,495	6,809
2008	2,989	105	570	3,664	337	710	0	1,048	65	282	1,368	1,715	3,392	1,097	1,938	6,426
2009	1,497	365	0	1,862	0	1,371	339	1,710	28	62	0	90	1,526	1,798	339	3,662
2010	2,173	492	0	2,665	377	562	0	939	5,687	0	0	5,687	8,237	1,054	0	9,290
2012	2,065	2,267	0	4,332	1,753	182	0	1,935	230	139	0	370	4,048	2,589	0	6,637
2013	2,462	79	0	2,541	128	208	2,061	2,398	105	21	0	126	2,695	308	2,061	5,064
2014	13,104	525	3,096	16,726	63	135	826	1,024	139	231	980	1,351	13,307	892	4,902	19,100
2015	1,640	104	670	2,413	675	321	760	1,756	51	350	268	669	2,365	774	1,698	4,837
2016	4,288	2,335	0	6,622	3,014	360	0	3,374	61	4	0	65	7,363	2,698	0	10,062
Subtotal	33,891	6,691	5,139	45,721	8,557	4,799	5,632	18,988	6,435	2,477	3,308	12,221	48,883	13,968	14,080	76,930
Percent of Total	74%	15%	11%	100%	45%	25%	30%	100%	53%	20%	27%	100%	64%	18%	18%	100%
Average	3,389	669	1,285	4,572	951	480	1,126	1,899	715	275	827	1,222	4,888	1,397	2,011	7,693
2007 - 2011 Period Total				13,088				8,503				9,640				31,230
2007 - 2011 Average				2,618				1,701				1,928				6,246
% Breakdown				41.9%				27.2%				30.9%				100.0%
2012 - 2016 Period Total				32,634				10,486				2,581				45,700
2012 - 2016 Average				6,527				2,097				516				9,140
% Breakdown				71.4%				22.9%				5.6%				100.0%
2007 - 2016 Period Total				45,721				18,988				12,221				76,930
2007 - 2016 Average				4,572				1,899				1,222				7,693
% Breakdown				59.4%				24.7%				15.9%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 12

Township of Clearview

Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS	Employment & Gross Floor Area (G.F.A) Forecast, 2016 To Buildout	Year			Change			Comments
		2006	2011	2016	96-01	06-11	11-16	
Employment by industry								
Primary Industry Employment								
11	<i>Agriculture, forestry, fishing and hunting</i>	450	320	425		-130	105	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	20	30	40		10	10	
Sub-total		470	350	465	0	-120	115	
Industrial and Other Employment								
22	<i>Utilities</i>	15	0	30		-15	30	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	280	195	260		-85	65	
31-33	<i>Manufacturing</i>	350	325	310		-25	-15	
41	<i>Wholesale trade</i>	90	80	150		-10	70	
48-49	<i>Transportation and warehousing</i>	150	135	120		-15	-15	
56	<i>Administrative and support</i>	75	50	63		-25	13	
Sub-total		960	785	933	-75	-175	148	
Population Related Employment								
44-45	<i>Retail trade</i>	385	385	400		0	15	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	50	55	45		5	-10	
52	<i>Finance and insurance</i>	40	25	40		-15	15	
53	<i>Real estate and rental and leasing</i>	140	80	75		-60	-5	
54	<i>Professional, scientific and technical services</i>	165	160	240		-5	80	
55	<i>Management of companies and enterprises</i>	0	0	0		0	0	
56	<i>Administrative and support</i>	75	50	63		-25	13	
71	<i>Arts, entertainment and recreation</i>	170	145	135		-25	-10	
72	<i>Accommodation and food services</i>	305	235	260		-70	25	
81	<i>Other services (except public administration)</i>	235	130	260		-105	130	
Sub-total		1,565	1,265	1,518	-75	-300	253	
Institutional								
61	<i>Educational services</i>	325	195	260		-130	65	
62	<i>Health care and social assistance</i>	310	335	340		25	5	
91	<i>Public administration</i>	80	90	50		10	-40	
Sub-total		715	620	650	0	-95	30	
Total Employment		3,710	3,020	3,565	-150	-690	545	
Population		14,088	13,734	14,151	292	-354	417	
Employment to Population Ratio								
Industrial and Other Employment		0.07	0.06	0.07	-0.01	-0.01	0.01	
Population Related Employment		0.11	0.09	0.11	-0.01	-0.02	0.02	
Institutional Employment		0.05	0.05	0.05	0.00	-0.01	0.00	
Primary Industry Employment		0.03	0.03	0.03	0.00	-0.01	0.01	
Total		0.26	0.22	0.25	-0.02	-0.04	0.03	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Level of Service



**APPENDIX B - LEVEL OF SERVICE CEILING
TOWNSHIP OF CLEARVIEW**

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED						
Service Category	Sub-Component	10 Year Average Service Standard			Maximum Ceiling LOS	
		Cost (per capita)	Quantity (per capita)	Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$29,434.20	0.0325	km of roadways	905,668 per lane km	307,028,140
	Sidewalks	\$294.80	0.0015	km of sidewalks	196,533 per km	3,075,059
	Traffic Signals & Streetlights	\$257.70	0.0526	No. of Traffic Signals and Streetlights	4,899 per signal	2,688,069
	Services Related to a Highway - Facilities	\$610.85	2.0218	ft² of building area	302 per sq.ft.	6,371,776
	Services Related to a Highway - Vehicles	\$282.17	0.0021	No. of vehicles and equipment	134,367 per vehicle	2,943,315
Fire	Fire Facilities	\$531.62	1.0716	ft² of building area	496 per sq.ft.	5,545,328
	Fire Vehicles	\$324.07	0.0010	No. of vehicles	324,070 per vehicle	3,380,374
	Fire Small Equipment and Gear	\$117.62	0.0284	No. of equipment and gear	4,142 per Firefighter	1,226,894
Police	Police Facilities	\$54.02	0.1789	ft² of building area	302 per sq.ft.	563,483
	Police Small Equipment and Gear	\$3.90	0.0009	No. of equipment and gear	4,333 per Officer	40,681
Parking	Parking Spaces	\$33.72	0.0025	No. of spaces	13,488 per space	196,790
Outdoor Recreation	Parkland Development	\$277.01	0.0076	Acres of Parkland	36,449 per acre	1,616,630
	Parkland Amenities	\$397.54	0.0047	No. of parkland amenities	84,583 per amenity	2,320,043
	Parkland Trails	\$25.93	1.0373	Linear Metres of Paths and Trails	25 per lin m.	151,327
	Outdoor Recreation Vehicles and Equipment	\$23.26	0.0008	No. of vehicles and equipment	29,075 per vehicle	135,745
Indoor Recreation	Indoor Recreation Facilities	\$2,350.84	6.0817	ft² of building area	387 per sq.ft.	13,719,502
Library	Library Services	\$222.16	0.4525	ft² of building area	491 per sq.ft.	1,296,526
	Library Collection Materials	\$485.59	7.1693	No. of library collection items	68 per collection item	2,833,903



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Rural Asphalt	167	167	167	167	165	165	166	166	167	167	\$921,000
Rural Gravel	263	263	263	263	263	263	263	263	263	263	\$822,100
Semi-Urban	59	59	59	59	59	59	59	60	60	60	\$1,417,000
Urban	9	9	9	9	10	10	10	10	10	10	\$1,985,000
Summer Only or Un-Maintained	48	48	48	48	48	48	48	48	48	48	\$467,300
Total	546	546	546	546	545	545	546	547	548	548	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03

10 Year Average	2009-2018
Quantity Standard	0.0325
Quality Standard	\$905,668
Service Standard	\$29,434

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$29,434
Eligible Amount	\$307,028,140



**Township of Clearview
Service Standard Calculation Sheet**

Service: Sidewalks
Unit Measure: km of sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Sidewalks (km)	22	22	22	22	23	25	26	27	28	31	\$200,000
Total	22	22	22	22	23	25	26	27	28	31	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0014	0.0015	0.0015	0.0016	0.0017	0.0018

10 Year Average	2009-2018
Quantity Standard	0.0015
Quality Standard	\$196,533
Service Standard	\$295

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$295
Eligible Amount	\$3,075,059



**Township of Clearview
Service Standard Calculation Sheet**

Service: Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals and Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Highway No 26 County Road No 42 Stayner	1	1	1	1	1	1	1	1	1	1	\$182,000
Highway No 26 Perry Street Stayner	1	1	1	1	1	1	1	1	1	1	\$182,000
Streetlights	882	882	882	882	882	882	882	882	882	882	\$4,500
Total	884	884	884	884	884	884	884	884	884	884	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0521	0.0525	0.0527	0.0526	0.0527	0.0527	0.0527	0.0527	0.0526	0.0523

10 Year Average	2009-2018
Quantity Standard	0.0526
Quality Standard	\$4,899
Service Standard	\$258

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$258
Eligible Amount	\$2,688,069



**Township of Clearview
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
New Lowell Dome	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	\$59	\$65
Stayner Dome	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	8,640	\$59	\$133
Stayner Depot	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	13,750	\$463	\$517
Stayner Sign Building	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	2,300	2,300	\$59	\$83
Sunnidale Corners Depot	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	\$384	\$423
New Lowell Depot	1,621	1,621	1,621	1,621	1,621	1,621	1,621	1,621	1,621	1,621	\$384	\$426
Total	33,900	33,900	33,900	33,900	33,900	33,900	33,900	33,900	34,400	34,400		

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	1.9992	2.0128	2.0216	2.0185	2.0209	2.0227	2.0198	2.0195	2.0465	2.0366

10 Year Average	2009-2018
Quantity Standard	2.0218
Quality Standard	\$302
Service Standard	\$611

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$611
Eligible Amount	\$6,371,776



**Township of Clearview
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Vehicles
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Dump Trucks	10	10	10	10	10	10	10	10	10	10	\$255,000
Pick Ups	16	16	16	16	16	16	16	16	16	16	\$36,000
Graders	3	3	3	3	3	3	3	3	3	3	\$367,000
Loaders	-	-	-	-	-	-	-	-	1	1	\$250,000
Backhoes	3	3	3	3	3	3	3	3	2	2	\$143,000
Shoulder Mowers	2	2	2	2	2	2	2	2	2	2	\$29,000
Zero Turn Mowers	1	1	1	1	1	1	1	1	1	1	\$9,800
Total	35	35	35	35	35	35	35	35	35	35	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002

10 Year Average	2009-2018
Quantity Standard	0.0021
Quality Standard	\$134,367
Service Standard	\$282

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$282
Eligible Amount	\$2,943,315



**Township of Clearview
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station #1 - Stayner (Old Station)	5,079	5,079	5,079	-	-	-	-	-	-	-	\$380	\$445
Station #1 - Stayner - Clearview Simcoe Joint Emergency Facility (Township Fire Portion)	-	-	-	8,835	8,835	8,835	8,835	8,835	8,835	8,835	\$510	\$595
Station #3 - New Lowell	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$380	\$441
Station #4 - Creemore	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$380	\$444
Station #5 - Singhampton	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	\$380	\$447
Station #6 - Nottawa	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	1,655	\$380	\$447
Total	15,389	15,389	15,389	19,145	19,145	19,145	19,145	19,145	19,145	19,145		

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.9075	0.9137	0.9177	1.1399	1.1413	1.1423	1.1407	1.1405	1.1390	1.1334

10 Year Average	2009-2018
Quantity Standard	1.0716
Quality Standard	\$496
Service Standard	\$532

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$532
Eligible Amount	\$5,545,328



**Township of Clearview
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
1987 Ford Support Vehicle Van	1	1	1	1	-	-	-	-	-	-	\$390,000
2005 Dodge Dakota 4x4 Club Cab Pick Up	1	1	-	-	-	-	-	-	-	-	\$35,000
2011 Ford F150 Pick Up (Car 1)	-	-	1	1	1	1	1	1	1	-	\$35,000
2018 Ford F150 Pick up (Car 2)										1	\$35,000
2007 Dodge Ram 1500 4x4 Club Cab Pick Up	1	1	1	1	1	-	-	-	-	-	\$35,000
2014 F150 Pick Up (Car 3)	-	-	-	-	-	1	1	1	1	1	\$35,000
2001 ATV	1	1	1	1	1	-	-	-	-	-	\$30,000
2014 Kubota RTV X 1100	-	-	-	-	-	1	1	1	1	1	\$30,000
2001 Trailer	1	1	1	1	1	-	-	-	-	-	\$4,000
2013 JDJ Trailer (Kubota)	-	-	-	-	-	1	1	1	1	1	\$4,000
2015 Dodge 2500 Pick Up (Car 1)							1	1	1	1	\$35,000
1990 Ford Almonte Pumper	1	-	-	-	-	-	-	-	-	-	\$400,000
2010 Pierce Contender Pump Tanker (Pump 12)	-	1	1	1	1	1	1	1	1	1	\$550,000
2001 Oro Design Int Rescue Van (Recue 14)	1	1	1	1	1	1	1	1	1	1	\$390,000
2005 American LaFrance Freightliner Pumper (Squad 15)	1	1	1	1	1	1	1	1	1	1	\$400,000
2009 Pierce Contender Kenworth Pumper Tanker (Pump 32)	1	1	1	1	1	1	1	1	1	1	\$400,000
2001 Oro Design International Rescue Van	1	1	1	1	1	-	-	-	-	-	\$390,000
2014 Freightliner Tanker (Tank 33)	-	-	-	-	-	1	1	1	1	1	\$350,000
1988 Hub Fire Eng Ford Pumper Tanker	1	1	1	1	1	1	1	1	1	-	\$400,000
2018 Freightliner Tanker (Tank 43)	-	-	-	-	-	-	-	-	-	1	\$350,000
1999 Superior GMC	1	1	1	1	1	1	1	-	-	-	\$400,000
2016 Freightliner Pumper (Squad 45)	-	-	-	-	-	-	-	1	1	1	\$400,000
1999 Superior GMC Pumper (Pump 72)	1	1	1	1	1	1	1	1	1	1	\$400,000
1985 Ford Tanker	1	1	1	1	-	-	-	-	-	-	\$350,000
2013 Freightliner Pumper (Pump 52)	-	-	-	-	1	1	1	1	1	1	\$400,000
1989 Superior Ford Pumper Tanker	1	1	1	1	1	-	-	-	-	-	\$550,000
2014 Freightliner Tanker (Tank 53)	-	-	-	-	-	1	1	1	1	1	\$350,000
2008 Pierce Contender Kenworth Rescue Pump	1	1	1	1	1	1	1	1	1	1	\$400,000
1989 Superior Ford Pumper Tanker	1	1	1	1	-	-	-	-	-	-	\$350,000



**Township of Clearview
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
1983 Used Ford E350 Rescue Van	1	1	1	1	-	-	-	-	-	-	\$390,000
2013 Pierce Pumper Tanker (Tank 63)	-	-	-	-	1	1	1	1	1	1	\$600,000
Total	18	18	18	18	16	16	17	17	17	17	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

10 Year Average	2009-2018
Quantity Standard	0.0010
Quality Standard	\$324,070
Service Standard	\$324

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$324
Eligible Amount	\$3,380,374



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
TNT Auto Extrication Tools	6	6	6	6	6	6	6	6	6	6	\$40,500
Self-Contained Breathing Apparatus	38	38	38	38	38	38	38	38	38	38	\$10,000
Bunker Gear & P.P.E.	107	107	107	107	107	107	107	107	107	107	\$3,100
Defibrillators (medical equip)	5	5	5	5	5	5	5	5	5	5	\$4,300
Defibrillators (training units)	2	2	2	2	2	2	2	2	2	2	\$3,400
Thermal Imaging Cameras	4	4	4	4	4	4	4	4	4	4	\$12,300
Rapid Intervention Equipment	2	2	2	2	2	2	2	2	2	2	\$6,100
Gas Detection Devices	6	6	6	6	6	6	6	6	6	6	\$1,100
Portable Pumps	7	7	7	7	7	7	7	7	7	7	\$4,700
Cascade and Compressor System	1	1	1	1	1	1	1	1	1	1	\$36,700
Portable Radios	43	43	43	43	43	43	43	43	43	43	\$1,600
Pagers	125	125	125	125	125	125	125	125	125	125	\$700
Spare Air Cylinders	120	120	120	120	120	120	120	120	120	120	\$1,300
Water/Ice Rescue Equipment	1	1	1	1	1	1	1	1	1	1	\$6,100
Hoses for Vehicles	11	11	11	11	11	11	11	11	11	11	\$49,000
Total	478	478	478	478	478	478	478	478	478	478	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03

10 Year Average	2009-2018
Quantity Standard	0.0284
Quality Standard	\$4,142
Service Standard	\$118

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$118
Eligible Amount	\$1,226,894



**Township of Clearview
Service Standard Calculation Sheet**

Service: Police Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Policing Office in Stayner	140	140	140	-	-	-	-	-	-	-	\$331	\$388
OPP Detachment Office in Wasaga Beach	973	973	973	973	973	973	973	973	973	973	\$184	\$218
Stayner - Clearview Simcoe Joint Emergency Facility	-	-	-	2,846	2,846	2,846	2,846	2,846	2,846	2,846	\$290	\$341
Total	1,113	1,113	1,113	3,819	3,819	3,819	3,819	3,819	3,819	3,819		

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0656	0.0661	0.0664	0.2274	0.2277	0.2279	0.2275	0.2275	0.2272	0.2261

10 Year Average	2009-2018
Quantity Standard	0.1789
Quality Standard	302
Service Standard	\$54

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$54
Eligible Amount	\$563,483



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 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	\$4,200
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	\$4,200
Sergeant, 1.00 FTE	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	\$4,200
Constables	14.16	14.16	14.16	14.16	14.16	14.16	14.16	14.16	14.16	14.16	\$4,200
Total	16	16	16	16	16	16	16	16	16	16	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009

10 Year Average	2009-2018
Quantity Standard	0.0009
Quality Standard	\$4,333
Service Standard	\$4

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$4
Eligible Amount	\$40,681



**Township of Clearview
Service Standard Calculation Sheet**

Service: Parking Spaces
Unit Measure: No. of spaces

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/space)
Station Park	16	16	16	16	16	16	16	16	16	16	\$13,500
Mill/Gideon Parking Area	13	13	13	13	13	13	13	13	13	13	\$13,500
Dickey/Library	13	13	13	13	13	13	13	13	13	13	\$13,500
Total	42	42	42	42	42	42	42	42	42	42	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025

10 Year Average	2009-2018
Quantity Standard	0.0025
Quality Standard	\$13,488
Service Standard	\$34

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$34
Eligible Amount	\$196,790



**Township of Clearview
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Nottawa Ball Park	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	14.6	\$40,000
Nottawa Mckean Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$40,000
Stayner Station Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$57,000
Stayner Lawnbowling	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$40,000
Stayner Ives Park	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	4.6	\$57,000
Stayner Centennial Park	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$23,000
Stayner Legion Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$40,000
Stayner Arena Park	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$23,000
Creemore Gowan Park	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	\$57,000
Creemore Jardine Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$40,000
New Lowell Park	30.4	30.4	30.4	30.4	30.4	30.4	30.4	30.4	30.4	30.4	\$57,000
Carruthers Memorial	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7	47.7	\$23,000
Creemore Mad River Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$23,000
Dunedin Park	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	\$23,000
Duntroon Hall Park	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	\$23,000
Creemore Cenotaph Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$23,000
Creemore Horticultural Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$23,000
Total	127.0	127.0	127.0	127.0	127.0	127.0	127.0	127.0	127.0	127.0	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008

10 Year Average	2009-2018
Quantity Standard	0.0076
Quality Standard	\$36,449
Service Standard	\$277

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$277
Eligible Amount	\$1,616,630



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Slo-pitch Diamonds (lit)	4	4	4	4	4	4	4	4	4	4	\$360,000
Recreation Diamonds (unlit)	1	1	1	1	1	1	1	1	1	1	\$120,200
Hardball Diamonds	3	3	3	3	3	3	3	3	3	3	\$192,000
Stayner Lawnbowling Courts (4)	1	1	1	1	1	1	1	1	1	1	\$75,700
Stayner Outdoor Pool	1	1	1	1	1	1	1	1	1	1	\$1,500,000
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
Skateboard Park (New Lowell)	-	-	-	-	-	-	-	-	1	1	\$100,000
Basketball Court	-	-	-	-	-	-	-	-	1	1	\$100,000
Tennis Courts Stayner (lit)	1	1	1	1	1	1	1	1	1	1	\$200,000
Tennis Courts Creemore	1	1	1	1	1	1	1	1	1	1	\$108,000
Tennis Courts New Lowell	3	3	3	3	3	3	3	3	1	1	\$108,000
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	\$36,000
Bleachers	8	8	8	8	8	8	8	8	8	8	\$24,100
Picnic Tables	30	30	30	30	30	30	30	30	30	30	\$120
Creemore Fountain Sculpture	1	1	1	1	1	1	1	1	1	1	\$200,000
New Lowell Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$100,000
Stayner Comfort Station	1	1	-	-	-	-	-	-	-	-	\$16,600
Station Park Gazebo	1	1	1	1	1	1	1	1	1	1	\$80,000
Nottawa Park Canteen	1	1	1	1	1	1	1	1	1	1	\$80,000
Gowan Park Storage Building	1	1	1	1	1	1	1	1	1	1	\$40,000
Gowan Park Comfort Station	1	1	1	1	1	1	1	1	1	1	\$16,600
Gowan Park Picnic Pavilion Building	1	1	1	1	1	1	1	1	1	1	\$315,692
Carruthers Park Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$100,000
Total	80	80	79	79	79	79	79	79	79	79	



**Township of Clearview
Service Standard Calculation Sheet**

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

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.0047	0.0048	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047

10 Year Average	2009-2018
Quantity Standard	0.0047
Quality Standard	\$84,583
Service Standard	\$398

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$398
Eligible Amount	\$2,320,043



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/ Linear Metre)
Rail Trail	-	13,540	13,540	13,540	13,540	13,540	13,540	13,540	13,540	13,540	\$25
Eco Park	-	-	-	-	-	-	-	2,700	2,700	2,700	\$25
New Lowell	3,320	3,320	3,320	3,320	3,320	3,320	3,320	3,320	3,320	3,320	\$25
Creemore	-	-	-	-	1,860	1,860	1,860	1,860	1,860	1,860	\$25
Total	3,320	16,860	16,860	16,860	18,720	18,720	18,720	21,420	21,420	21,420	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.1958	1.0011	1.0054	1.0039	1.1159	1.1169	1.1153	1.2761	1.2743	1.2681

10 Year Average	2009-2018
Quantity Standard	1.0373
Quality Standard	\$25
Service Standard	\$26

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$26
Eligible Amount	\$151,327



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Pickup (Stayner)	2	2	2	2	2	2	2	2	2	2	\$37,000
Pickup (Creemore)	1	1	1	1	1	1	1	1	1	1	\$37,000
Trailer	-	-	-	-	-	-	-	1	1	1	\$1,700
Pickup (Tourism)	-	-	-	-	-	-	-	1	1	1	\$37,000
Pickup (Beautification)	-	-	-	-	-	-	-	-	-	1	\$37,000
Mowers	4	4	4	4	4	4	4	5	5	5	\$7,800
Ice resurfacers	2	2	2	2	2	2	2	2	2	2	\$110,000
Ice Edgers	2	2	2	2	2	2	2	2	2	2	\$4,000
Tractor	-	-	-	-	-	-	1	1	1	1	\$8,200
Total	11	11	11	11	11	11	12	15	15	16	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001

10 Year Average	2009-2018
Quantity Standard	0.0008
Quality Standard	\$29,075
Service Standard	\$23

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$23
Eligible Amount	\$135,745



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Creemore Arena/Community Hall	35,822	35,822	35,822	35,822	35,822	35,822	35,822	35,822	35,822	35,822	\$328	\$379
Stayner Arena/Community Hall	34,080	34,080	35,232	35,232	35,232	35,232	35,232	35,232	35,232	35,232	\$328	\$372
Stayner Curling Club	11,739	11,739	11,739	11,739	11,739	11,739	11,739	11,739	11,739	11,739	\$351	\$394
Creemore Community Hall	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$377	\$421
Dunedin Community Hall	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	\$377	\$448
Avening Community Hall	2,984	2,984	2,984	2,984	2,984	2,984	2,984	2,984	2,984	2,984	\$377	\$456
Nottawa Community Hall	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$377	\$457
Duntroon Community Hall	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$377	\$422
Sunnidale Corners Community Centre	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	1,927	\$377	\$459
Brentwood Community Centre	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	\$317	\$380
Stayner Lawn bowling	700	700	700	700	700	700	700	700	700	700	\$120	\$138
Total	101,351	101,351	102,503	102,503	102,503	102,503	102,503	102,503	102,503	102,503		

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	5.9769	6.0178	6.1126	6.1032	6.1105	6.1159	6.1072	6.1065	6.0981	6.0685

10 Year Average	2009-2018
Quantity Standard	6.0817
Quality Standard	\$387
Service Standard	\$2,351

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$2,351
Eligible Amount	\$13,719,502



**Township of Clearview
Service Standard Calculation Sheet**

Service: Library Services
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. 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	\$403	\$492
Creemore Branch	2,669	2,669	2,669	2,669	2,669	2,669	2,669	2,669	2,669	2,669	\$403	\$492
Sunnidale Branch - New Lowell	2,529	2,529	2,529	2,529	2,529	2,529	2,529	2,529	2,529	2,529	\$403	\$489
Total	7,609	7,609	7,609	7,609	7,609	7,609	7,609	7,609	7,609	7,609		

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	0.4487	0.4518	0.4538	0.4531	0.4536	0.4540	0.4533	0.4533	0.4527	0.4505

10 Year Average	2009-2018
Quantity Standard	0.4525
Quality Standard	\$491
Service Standard	\$222

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$222
Eligible Amount	\$1,296,526



**Township of Clearview
Service Standard Calculation Sheet**

Service: Library Collection Materials

Contact :

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Collection Materials	63,975	64,805	65,161	66,215	65,566	65,990	67,814	69,897	70,135	70,836	\$26
Electronic Resources	12,290	22,996	52,484	56,112	57,544	66,287	65,597	67,192	66,984	67,318	\$120
Total	76,265	87,801	117,645	122,327	123,110	132,277	133,411	137,089	137,119	138,154	

Population	16,957	16,842	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891
Per Capita Standard	4.50	5.21	7.02	7.28	7.34	7.89	7.95	8.17	8.16	8.18

10 Year Average	2009-2018
Quantity Standard	7.1693
Quality Standard	\$68
Service Standard	\$486

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$486
Eligible Amount	\$2,833,903



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of Clearview Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. 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 D.C. 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 2017 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as 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:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Facilities	100	0.003203
Water and Wastewater Linear	80	0.005161
Roads	40	0.016556
Facilities	40	0.016556
Sidewalks and Streetlights	20	0.041157
Vehicles and Equipment	10	0.091327



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 Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-1
Township of Clearview
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Stayner				
1. Water Services				
1.1 Treatment plants and storage	67,845,610	2,293,886	568,473	2,862,359
1.2 Distribution systems	9,444,750	529,912	79,137	609,049
2. Wastewater Services				
2.1 Wastewater Facilities	15,434,200	888,341	298,551	1,186,892
2.2 Sewers	23,129,800	1,423,688	447,411	1,871,099
Creemore				
3. Stormwater Drainage and Control Services				
3.1 Channels, drainage and ponds	1,620,500	88,990	-	88,990
4. Wastewater Services				
4.1 Treatment plants	2,734,846	138,876	10,880	149,756
4.2 Sewers	2,571,400	135,311	10,230	145,541
5. Water Services				
5.1 Treatment plants and storage	7,505,568	382,241	12,934	395,175
5.2 Distribution systems	813,150	44,654	1,401	46,055
New Lowell				
6. Water Services				
6.1 Treatment plants and storage	21,623,850	1,225,983	219,479	1,445,462
7. Services Related to a Highway				
7.1 Roads	25,986,279	1,412,074	2,561,927	3,974,001
7.2 Traffic Signals and Streetlights	3,258,700	242,232	321,268	563,500
7.3 Sidewalks	1,680,900	124,954	165,716	290,670
7.4 Depots and Domes	2,581,500	139,416	254,504	393,920
7.5 PW Rolling Stock	1,393,600	171,046	137,392	308,438
8. Fire Protection Services				
8.1 Fire facilities	3,109,937	51,164	984,938	1,036,102
8.2 Small equipment and gear	100,000	11,666	31,671	43,337
9. Police Services				
9.1 Police facilities	451,983	-	1,342,611	1,342,611
9.2 Small equipment and gear	40,000	4,655	118,819	123,474
10. Municipal Parking Services				
10.1 Municipal parking spaces	142,000	9,280	-	9,280
11. Outdoor Recreation Services				
11.1 Parkland development, amenities & trails	2,261,444	160,928	250,800	411,728
12. Library Services				
12.1 Library services	5,114,921	165,175	278,174	443,349
13. Administration				
13.1 Studies	930,027	-	-	-
Total	199,774,966	9,644,472	8,096,316	17,740,788



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) 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 municipality shall establish a reserve fund for each service to which the D.C. 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 municipality 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 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
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (s.37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43(2) and 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 (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by development charges, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- for credits granted under s.14 of the old D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with s.s. 59(1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 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, or to be used as a source of interim financing of capital undertakings for which a development charge may be spent.



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

Description	Services to which the Development Charge Relates														Total
	Non-Discounted Services							Discounted Services							
	Roads and Related	Fire Protection Services	Police Services	Water Services - Stayner	Water Services - Creemore	Water Services - New Lowell	Wastewater Services - Stayner	Wastewater Services - Creemore	Stormwater Services - Creemore	Municipal Parking Services	Outdoor Recreation Services	Indoor Recreation Services	Library Services	Administration	
Opening Balance, January 1, _____															0
Plus:															
Development Charge Collections															0
Accrued Interest															0
Repayment of Monies Borrowed from Fund and Associated Interest ¹															0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less:															
Amount Transferred to Capital (or Other) Funds ²															0
Amounts Refunded															0
Amounts Loaned to Other D.C. Service Category for Interim Financing															0
Credits ³															0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

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



**Attachment 1
Township of Clearview
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions**

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



Attachment 2
Township of Clearview
Statement of Credit Holder Transactions

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

Clearview Township

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

Introduction

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

1. Collector Roads

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

2. Traffic Signals

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

3. Intersection Improvements



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

4. Streetlights

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

5. Sidewalks

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



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

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

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

7. Noise Abatement Measures

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

8. Local Streets

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



9. Land Acquisition for Road Allowances

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

10. Land Easements

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

11. Storm Water Management

- 11.1. Quality and Quantity Works - direct developer responsibility through local service provisions (s. 59 of D.C.A.); exclude from net D.C. calculation.
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to reasonable efforts clauses by local municipality.

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 D.C. above 300 mm nominal diameter (dependent upon local circumstances).

- 12.3. Marginal costs for watermains over 200 mm diameter shall be included in the D.C. (dependent upon local circumstances). Watermains over 200 mm diameter that are required for a single development shall be the direct responsibility of the developer.
- 12.4. 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 D.C. (dependent upon local circumstances). Sewers over 375 mm diameter that are required for a single development shall be the direct responsibility of the developer.
- 13.4. Connections to trunk mains and sewage pump stations to service specific developments shall be the direct responsibility of the developer.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the D.C.A. (new section 10(2) (c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

The asset management plan shall,

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

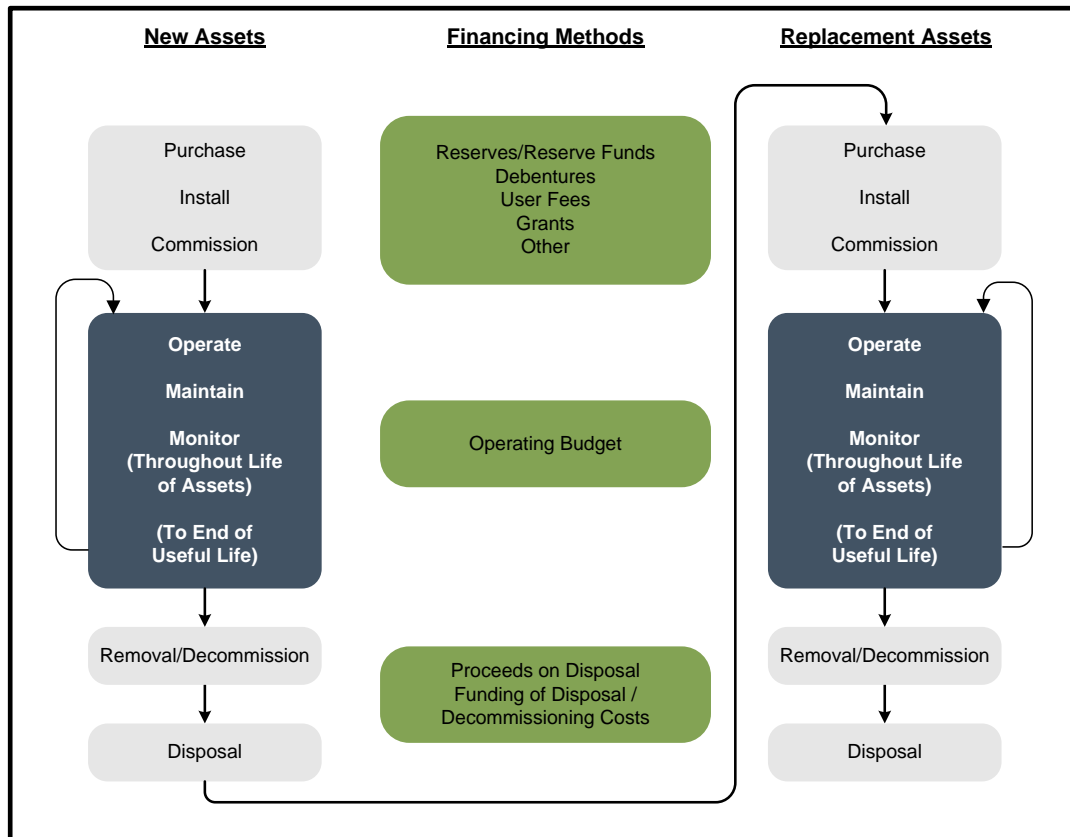
In regard to the above, section 8 of the Regulations was amended to include subsections (2), (3) and (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the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

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

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete asset management plans, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these asset management plans (required under I.J.P.A.) for



the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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



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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township prepared an Asset Management Plan in 2016 for its existing assets however, did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2019 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township's Asset Management Plan, the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$20.52 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be



available to finance the expenditures above. The new operating revenues are anticipated to be \$10.98 million. This amount, totalled with the existing operating revenues of \$23.68 million, provide annual revenues of \$34.66 million by the end of the period.

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

Township of Clearview
Asset Management – Future Expenditures and Associated Revenues
2019\$

	Sub-Total	2038 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		1,344,688
Annual Debt Payment on Post Period Capital ²		2,509,091
Lifecycle:		
Annual Lifecycle	\$11,075,498	
Sub-Total - Annual Lifecycle	\$11,075,498	\$11,075,498
Incremental Operating Costs (for D.C. Services)		\$8,096,316
Total Expenditures		\$20,516,503
Revenue (Annualized)		
Total Existing Revenue ³		\$23,684,642
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$10,977,112
Total Revenues		\$34,661,754

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



The Corporation of the Township of Clearview
By-Law No. 19-__
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 February 22, 2019 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 March 18, 2019;

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 February 27, 2019 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 _____, 2019 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 _____, 2019 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 _____, 2019 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 _____, 2019 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:

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;
- (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. “Special Care/Special Dwelling” means a Residential Use Building containing two or more rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:
- a. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
 - b. Which may or may not have exclusive sanitary and/or culinary facilities;
 - c. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
 - d. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels,
 - e. And includes, but is not limited to, retirement houses, nursing homes, group homes (including correctional group homes) and hospices;
49. “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;

50. “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) Services Related to a Highway;
- (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;
- (i) Wastewater Facilities and Collection Systems; and
- (j) Stormwater Services.

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:

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

(iv) 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 20% 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 may be eligible for a grant for a portion of the D.C. through a Township grant program.
- 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 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.

Non-Residential

3.13 (a) The development charges described in Schedule B 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.

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 of the date of the demolition permit issuance 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, 2020, 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 - 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, Wastewater, and Stormwater 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 14-58 is hereby repealed as of the date and time of this By-law coming into effect.

By-law No 19-_____ read a first, second and third time and finally passed this _____ day of _____, 2019.

Mayor

Clerk



Schedule A
To By-Law No. 19-____
Township of Clearview
Components of Services Designated in Subsection 2.1

Area-specific services (100% Eligible)

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

Creemore Drainage

New Lowell Area-Specific Services

New Lowell Water Facilities and Distribution System

Non-discounted services (100% Eligible)

Services Related to a Highway & Related (Facility & Vehicle/Equipment) Services

Services Related to a Highway

Public Works Rolling Stock

Fire Protection Services

Fire Stations

Fire Vehicles

Small Equipment and Gear

Police Services



Police Detachments

Small Equipment and Gear

Discounted Services (90% Eligible)

Library Services

Library Space

Library Materials

Administration

Studies

Recreation Services

Parkland Development, Amenities, Amenity Buildings, Trails

Parks Vehicles and Equipment

Municipal Parking

Municipal Parking Spaces



Schedule B-1
To By-law No. 19-____
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	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	4,613	2,652	1,853	3,684	1,664	2.06
Municipal Parking Services*	56	32	22	45	20	0.03
Fire Protection Services	791	455	318	632	285	0.35
Police Services	121	70	49	97	44	0.05
Outdoor Recreation Services*	866	498	348	692	312	0.51
Library Services*	1,401	805	563	1,119	505	0.83
Administration	386	222	155	308	139	0.18
Total Municipal Wide Services	8,234	4,734	3,308	6,577	2,969	4.01
Urban Services						
<u>Stayner</u>						
Water	14,578	8,382	5,857	11,642	5,259	4.64
Wastewater	6,378	3,667	2,562	5,093	2,301	3.16
Wastewater (Pre-payment units only)	2,970	1,620	1,080	2,430	1,070	1.45
Total Urban Services - Stayner	20,956	12,049	8,419	16,735	7,560	7.80
Total Urban Services - Stayner (Prepaid)	17,548	10,002	6,937	14,072	6,329	6.09
<u>Creemore</u>						
Water	8,700	5,002	3,495	6,948	3,139	4.05
Wastewater	4,222	2,427	1,696	3,372	1,523	1.96
Stormwater	2,111	1,214	848	1,686	762	0.98
Total Urban Services - Creemore	15,033	8,643	6,039	12,006	5,424	6.99
<u>New Lowell</u>						
Water Services	10,276	5,908	4,129	8,207	3,707	4.26
Total Urban Services - New Lowell	10,276	5,908	4,129	8,207	3,707	4.26
GRAND TOTAL RURAL AREA	8,234	4,734	3,308	6,577	2,969	4.01
GRAND TOTAL STAYNER	29,190	16,783	11,727	23,312	10,529	11.81
GRAND TOTAL STAYNER (Prepaid)	25,782	14,736	10,245	20,649	9,298	10.10
GRAND TOTAL CREEMORE AREA	23,267	13,377	9,347	18,583	8,393	11.00
GRAND TOTAL NEW LOWELL AREA	18,510	10,642	7,437	14,784	6,676	8.27

*Non-residential D.C.s exempt as per Section 3.10(n) of the by-law



Schedule C-1
To By-law No. 19-_____
Township of Clearview
Map Designating Water and Wastewater Development Charge Area for Stayner



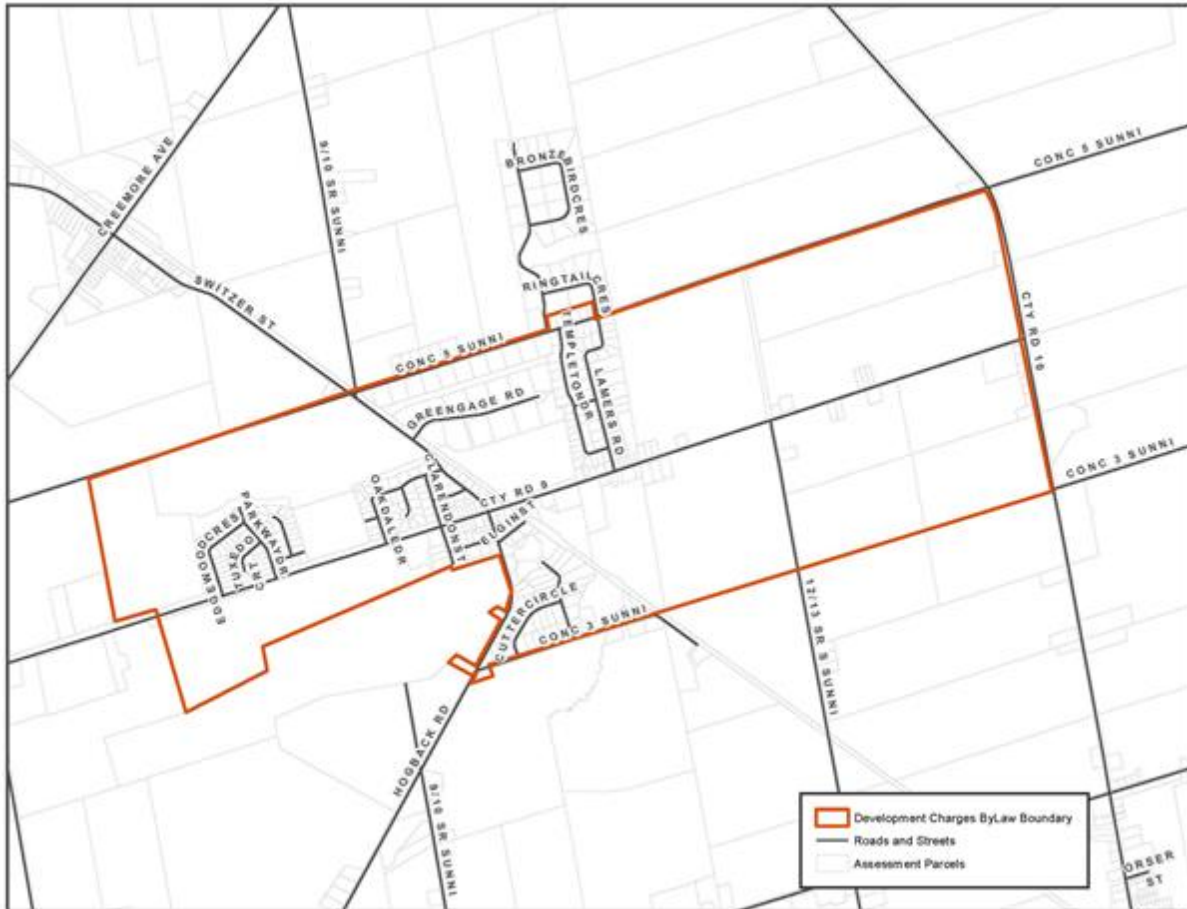


Schedule C-2
To By-law No. 19-____
Township of Clearview
Map Designating Water, Wastewater, and Stormwater
Development Charge Area for Creemore





Schedule C-3
To By-law No. 19-____
Township of Clearview
Map Designating Water Development Charge Area for New Lowell





Appendix H

New Lowell Water – Excerpts from 2014 D.C. Background Study



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	48,696	47,708	988	
	500 units (1335 pop) + 360 units (900 pop) serviced + 0 unservicec										
3	1250 cu m Reservoir	2025	1,031,000	403,435		627,565	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	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	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	
7	3500 cu m CNT Reservoir emergency storage	2035	2,888,000	2,888,000		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	
	Reserve Fund Adjustment						7,152		(7,152)	(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



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) unserviced														
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				
	700 units (1870 pop)														
5	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



**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. Wastewater Services	\$	\$	\$	\$
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. Water Services				
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		
By Residential Unit Type	P.P.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. Wastewater Services	\$	\$	\$	\$
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. Water Services				
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		
By Residential Unit Type	P.P.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		