

GENERAL PURPOSE FOR WHICH DEVELOPMENT CHARGES ARE IMPOSED

The *Development Charges Act, 1997* (the “Act”) authorizes municipalities to pass by-laws to impose development charges against land to pay for the increased capital costs required because of increased needs for services arising from the development, including redevelopment, of land within the municipalities.

LIST OF SERVICES TO WHICH DEVELOPMENT CHARGES RELATE

The following are services to which the Development Charges By-law relates:

- Administration (Growth-Related Studies)
- Fire Protection
- Police
- Roads and Related
- Municipal Parking
- Recreation
- Library
- Water Facilities and Distribution Systems
- Wastewater Facilities and Collection Systems

LANDS SUBJECT TO DEVELOPMENT CHARGES

The development of all lands within Clearview are subject to the terms of the By-law. Development Charges are levied according to the service area in which the development is located. The Clearview-wide uniform Charges are applied to all development in the municipality. Additional Charges by service area are applicable for lands receiving or intended to receive municipal water and wastewater (sanitary sewer) services. There are different amounts for water and wastewater (sanitary sewer) services in different service areas.

RESIDENTIAL DEVELOPMENT CHARGES

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

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

Administration	\$ 427.51
Fire Protection	\$ 346.63
Police	\$ 129.41
Roads and Related	\$ 3,752.85
Municipal Parking	\$ 79.73
Recreation	\$ 1,024.89
Library	\$ 827.28
Sub-total Other Services	\$ 6,588.30

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

Area	Other Services	Water	Sanitary Sewer
Stayner	\$6,588.30	\$11,758.89	\$5,823.41
Stayner pre-paid	\$6,588.30	\$11,758.89	\$3,050.35
Creemore	\$6,588.30	\$ 6,364.15	\$5,484.88
New Lowell	\$6,588.30	\$10,276.46	n/a
All Other Areas	\$6,588.30	n/a	n/a

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

Totals by Service Area

Area	Total
Stayner	\$24,170.60
Stayner pre-paid	\$21,397.54
Creemore	\$18,437.33
New Lowell	\$16,864.76
All Other Areas	\$6,588.30

RESIDENTIAL DEVELOPMENT CHARGES

Charges, by service area, by type of residential dwelling, per unit:

Stayner

Apartments bachelor or 1 bedroom	\$10,673.91
Apartments two bedroom or more	\$14,635.94
Multiple or other res. dwelling	\$19,930.12
Single detached or semi-detached	\$24,170.60

Stayner pre-paid

Apartments bachelor or 1 bedroom	\$9,438.77
Apartments two bedroom or more	\$12,900.47
Multiple or other res. dwelling	\$17,573.03
Single detached or semi-detached	\$21,397.54

Creemore

Apartments bachelor or 1 bedroom	\$8,092.68
Apartments two bedroom or more	\$11,013.63
Multiple or other res. dwelling	\$15,151.24
Single detached or semi-detached	\$18,437.33

New Lowell

Apartments bachelor or 1 bedroom	\$7,401.73
Apartments two bedroom or more	\$10,074.27
Multiple or other res. dwelling	\$13,859.47
Single detached or semi-detached	\$16,864.76

All Other Areas

Apartments bachelor or 1 bedroom	\$2,890.90
Apartments two bedroom or more	\$3,935.43
Multiple or other res. dwelling	\$5,414.36
Single detached or semi-detached	\$6,588.30

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

NON-RESIDENTIAL DEVELOPMENT CHARGES

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

Clearview-wide uniform Charges, by component, per square foot (ft.²) of non-residential GFA:

Administration	\$0.20
Fire Protection	\$0.20
Police	\$0.04
Roads and Related	\$1.56
Municipal Parking	\$0.00
Recreation	\$0.00
Library	\$0.00
Sub-total Other Services	\$2.00

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

Area	Other Services	Water	Sanitary Sewer	Total
Stayner	\$2.00	\$4.69	\$2.89	\$9.58
Stayner pre-paid	\$2.00	\$4.69	\$1.47	\$8.16
Creemore	\$2.00	\$2.54	\$2.19	\$6.73
New Lowell	\$2.00	\$4.26	n/a	\$6.26
All Other Areas	\$2.00	n/a	n/a	\$2.00

INDEXING OF DEVELOPMENT CHARGES

5.20% increase for 2018 as permitted under the *Act* and Regulations, the Development Charges shall be indexed annually based on the Statistics Canada Construction Price Indexes (Toronto CMA, number 62-007) on January 1st of each year, commencing January 1st, 2018.

NON-STATUTORY EXEMPTIONS OR REDUCTIONS TO DCs

The following are a list of exemptions and reductions that may be applicable. Full details are available in the Bylaw. Please consult with Clearview staff for additional information.

- i. 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.
- ii. Land, buildings, structures or additions constructed for uses with a significant community benefit, as determined by Council, may have up to a 50% reduction to DCs.
- iii. Land, buildings, structures or additions constructed for industrial or commercial uses utilizing green technologies as defined by the Planning Act shall have a cumulative reduction to total DCs as follows:
 - a. Green roof – 10% reduction
 - b. Grey-water recycling – 10% reduction
 - c. Wastewater pre-treatment facility – 20% reduction
 - d. Rainwater capture and re-use – 5% reduction
- iv. 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%.
- v. Land, buildings or structures for agricultural use which do not receive municipal water or wastewater services shall be exempt.
- vi. Non-residential buildings used accessory to an agricultural operation shall be exempt if no rezoning is required.

LIMITATIONS TO NON-STATUTORY EXEMPTIONS OR REDUCTIONS:

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

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



CLEARVIEW

TOWNSHIP OF CLEARVIEW

DEVELOPMENT CHARGES PAMPHLET

BY-LAW NO. 14-58

Effective January 1, 2019

Note: This pamphlet refers to Clearview services and By-law 14-58. Additional Development Charges for County of Simcoe and School Board services may also be applicable. Please refer to their respective pamphlets.

This pamphlet was prepared on December 10, 2018 for By-law 14-58, in accordance with Ontario Regulation 82/98. It is for information only. For further details or clarification, please consult the aforementioned By-laws.

E&OE

STATEMENT OF THE TREASURER

As required under the *Act*, the Treasurer will provide a report to Council each year outlining the opening and closing balances of the Development Charges Reserve Funds and of the transactions relating to the Reserve Funds along with other information required by Regulations. This statement will be available at the Clearview Administration Centre for review by the public.

RULES FOR DETERMINING DEVELOPMENT CHARGES

Development Charges apply based on service area without regard to the services used by an individual applicant or development. Charges apply for development which requires the issuing of a building permit or approval under the *Planning Act* or *Condominium Act*. Some forms of development are exempt from Development Charges or are eligible for credits. Further rules are detailed in the By-law, *Act*, and Regulations (Ont. Reg. 82/98, as amended).

ADDITIONAL INFORMATION

If you require additional information, please contact the Treasurer:

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