



Development Charges Update Study

Township of Clearview

August 4, 2021

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Report



Chapter 1

Introduction



1. Introduction

1.1 Background

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

- Municipal Parking Services;
- Outdoor Recreation Services;
- Library Services;
- Administration (studies);
- Services Related to a Highway;
- Fire Protection Services; and
- Police Services.

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

The basis for these D.C.s is documented in the “Township of Clearview Development Charges Background Study,” dated February 27, 2019 (the “2019 D.C. Study”), which provided the supporting documentation for the passage of By-law 19-36. The D.C.s came into effect July 1, 2019.

The Township’s D.C.s have been indexed (in accordance with section 5.1 of the by-law) annually on January 1, beginning in 2020, and are currently 5.68% higher than the 2019 rates implemented under By-law 19-36. The 2019 D.C.s (unindexed) are shown in Figure 1-1.

The purpose of this report is to update the current D.C. by-law in order to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (*More Homes, More Choice Act, 2019*), Bill 138 (*Plan to Build Ontario Act, 2019*), Bill 197 (*COVID-19 Economic Recovery Act, 2020*), and Bill 213 (*Better for People, Smarter for Business Act, 2020*). A full discussion on the amending legislation is provided in Chapter 2.



A summary of the changes contained in this D.C. Update Study are provided below:

- The legislation has removed the mandatory 10% deduction for all services that remain eligible in the D.C. For the Township, the 10% deduction may be removed for the following services:
 - Parks and Recreation Services (formerly Outdoor Recreation Services);
 - Library Services
 - Parking Services; and
 - Growth Studies (formerly Administration).
- The listing of eligible services has been changed by the amending legislation. For the Township, Municipal Parking will no longer be an eligible service as of September 18, 2022 (the end of the transition period provided by the amending legislation). The amendments to the D.C. by-law will reflect these changes.
- Separation of the water and wastewater D.C. for Stayner into two categories: supply and distribution.
- Updates to capital projects to include an additional fire vehicle and updates to the costing for the water and wastewater capital needs for Stayner, as well as the water, wastewater, and stormwater capital needs for Creemore.
- An additional change resulting from Bill 197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this update report provides for Growth Studies (formerly Administrative Studies) as a class of service. Further discussion on classes of services is provided in Chapter 2.
- The regulations have provided an additional mandatory D.C. exemption for an added dwelling unit in new residential buildings as well as related for universities. These exemptions will be added to the Township's D.C. by-law.
- Further changes related to the timing of payments for rental housing, institutional and non-profit development were proclaimed through Bill 108. Additionally, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as the earlier of the date of issuance of a building permit or



occupancy. These changes will be addressed in the amending by-law and are discussed further in Chapter 5.

Figure 1-1
Township of Clearview
2019 Development Charges (2019 \$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	4,613	3,684	2,652	1,853	1,664	2.06
Municipal Parking Services*	56	45	32	22	20	0.03
Fire Protection Services	791	632	455	318	285	0.35
Police Services	121	97	70	49	44	0.05
Outdoor Recreation Services*	866	692	498	348	312	0.51
Library Services*	1,401	1,119	805	563	505	0.83
Administration	386	308	222	155	139	0.18
Total Municipal Wide Services	8,234	6,577	4,734	3,308	2,969	4.01
Urban Services						
<u>Stayner</u>						
Water	14,578	11,642	8,382	5,857	5,259	4.64
Wastewater	6,378	5,093	3,667	2,562	2,301	3.16
Wastewater (Pre-payment units only)	2,970	2,430	1,620	1,080	1,070	1.45
Total Urban Services - Stayner	20,956	16,735	12,049	8,419	7,560	7.80
Total Urban Services - Stayner (Prepaid)	17,548	14,072	10,002	6,937	6,329	6.09
<u>Creemore</u>						
Water	8,700	6,948	5,002	3,495	3,139	4.05
Wastewater	4,222	3,372	2,427	1,696	1,523	1.96
Stormwater	2,111	1,686	1,214	848	762	0.98
Total Urban Services - Creemore	15,033	12,006	8,643	6,039	5,424	6.99
<u>New Lowell</u>						
Water Services	10,276	8,207	5,908	4,129	3,707	4.26
Total Urban Services - New Lowell	10,276	8,207	5,908	4,129	3,707	4.26
GRAND TOTAL RURAL AREA	8,234	6,577	4,734	3,308	2,969	4.01
GRAND TOTAL STAYNER	29,190	23,312	16,783	11,727	10,529	11.81
GRAND TOTAL STAYNER (Prepaid)	25,782	20,649	14,736	10,245	9,298	10.10
GRAND TOTAL CREEMORE AREA	23,267	18,583	13,377	9,347	8,393	11.00
GRAND TOTAL NEW LOWELL AREA	18,510	14,784	10,642	7,437	6,676	8.27

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



1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 19-36.

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

This D.C. update study provides for an amendment to the Township's current D.C. by-law (By-law 19-36) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Municipal Parking will no longer be eligible services as of September 18, 2022;
- Creating a class of service for Growth Studies; and
- Updating the D.C. policies in the by-law with respect to:
 - D.C. instalment payments;
 - D.C. rate freeze;
 - Mandatory exemption for additional dwelling units in new residential buildings and universities; and
 - Updated definitions (which have been established as part of Bill 108/197).

Additionally, this D.C. update study has updated costing for a number of capital projects and will separate the D.C. calculation for Stayner water and wastewater into supply/treatment and distribution/collection.

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

1.4 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for September 27, 2021. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C. by-law.



The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- Council consideration of the amending by-law on October 4, 2021.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-2
Schedule of Key D.C. Process Dates for the Township of Clearview

Project Milestone	Timing
1. Data collection, staff review, D.C. calculations and policy work	June to July 2021
2. Background study available to public	August 4, 2021
3. Public meeting advertisement placed in newspaper(s)	At least 20 days prior to the Public Meeting
4. Proposed By-law available to the Public	September 7, 2021
5. Public meeting of Council	September 27, 2021
6. Council considers adoption of background study and passage of by-law	October 4, 2021
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.5 Policy Recommendations

It is recommended that the Township's current D.C. policies, as identified in Appendix A of this report, be continued.

Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213, and O. Reg. 454-19 are recommended to be included. This is discussed in further detail in Chapter 2 of this report.



Chapter 2

Changes to the D.C.A. Legislation



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

2.1 Bill 108 – *More Homes, More Choice Act, 2019*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan.*" The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). The following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services," with the "soft services" being removed from the D.C.A. These services would be considered as part of a new



community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services (as noted below), in addition to parkland dedication and other types of cost formerly recovered under Section 37 of the Planning Act.

2.2 Bill 138 - *Plan to Build Ontario Together Act, 2019*

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

2.3 Bill 197 - *COVID-19 Economic Recovery Act, 2020*

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



2.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The amending legislation repealed and replaced the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

10% Mandatory Deduction

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

10-Year Planning Horizon

- The “maximum” 10-year planning horizon requirement has been removed for all services except transit.

2.3.2 Community Benefit Charges (C.B.C.)

While a Community Benefit Charge is not being considered within this report, a summary of the legislated changes is provided herein for information purposes.

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
 - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping



buildings which have a minimum height of five stories and contain no less than 10 residential units.

- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

2.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose.
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.



If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner retains may be used towards payment of that landowner's C.B.C.

2.4 Bill 213 – *Better for People, Smarter for Business Act, 2020*

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Due to this, a revision to the exemptions section will be made in the proposed amending D.C. by-law.



Chapter 3

Anticipated Development



3. Anticipated Development

3.1 Growth Forecast in the 2019 D.C. Study

The 2019 D.C. study provided for the anticipated residential and non-residential growth within the Township of Clearview. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1
Township of Clearview
2019 D.C. Background Study – Growth Forecast Summary

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

For the purposes of this D.C. update, the 2019 D.C. Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



Chapter 4

Updates to the Township's D.C. Study



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

As noted earlier, the Township's D.C. By-law (By-law 19-36) came into effect on July 1, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Study and by-law identified anticipated capital needs for recovery through D.C.s for Township-wide and urban-area services.

This chapter of the report discusses the removal of the 10% mandatory deduction for parks and recreation services (formerly outdoor recreation services), library services, growth studies (formerly administration), and municipal parking services. A discussion is also provided on the classification of Growth Studies as classes of services. Further, updates to capital needs for fire services, along with updated capital costs for water, wastewater, and stormwater are provided herein.

As this study represents an update to the 2019 D.C. Background Study, the capital costs are presented in 2019 dollars.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. No service level has been exceeded by the calculations provided herein.

4.1 Township-wide Services

4.1.1 *Parking Services*

As noted, the changes to the D.C.A. through Bill 197 have removed the mandatory 10% deduction. Note: although municipal parking will become an ineligible service under the D.C.A as of September 18, 2022, the Township is eligible to collect D.C.s for this service until that date (this will be incorporated into the amending by-law).

Figure 4-1 provides the updated capital project listing with the removal of the mandatory deduction. This provides for a D.C.-eligible amount of \$142,000.

In addition, an examination of the updated service standard has been undertaken as per section 5(1)4 of the D.C.A. The service standard for parking spaces provides a level of service ceiling of \$195,915, which is in excess of the growth-related capital needs and



hence, no further adjustments are required. The service standard for parking spaces is provided in Appendix B.

Based on the Township's 2019 D.C. Study, the costs have been allocated between residential and non-residential development based on the ratio of future anticipated population and employment. This results in 96% of the costs being allocated to residential development and 4% of the costs being allocated to non-residential development over the 10-year forecast period.



**Figure 4-1
Township of Clearview
Municipal Parking Capital – Updated**

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	Non- Residential Share
	2019-2028									96%	4%
1	Provision for Municipal Parking Lots	2019-2028	142,000	-		142,000	-		142,000	136,320	5,680
	Total		142,000	-	-	142,000	-	-	142,000	136,320	5,680

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



4.1.2 Parks and Recreation Services

The Township currently collects for Parks and Recreation under two categories, Outdoor and Indoor Recreation Services. Note that no in-period D.C. eligible costs were included in the 2019 D.C. study for indoor recreation services. With the changes to the D.C.A., these charges continue to be eligible as Parks and Recreation Services.

As discussed earlier, the capital costs included for Parks and Recreation have been modified to remove the mandatory 10% deduction. Further, an additional project was included with a gross capital cost of \$15,000. Figure 4-2 provides for the updated capital project listing with the removal of the 10% deduction and the additional project. The total D.C. eligible amount being included in the calculations for Parks and Recreation Services is \$2.28 million.

Through the updated service standards provided in Appendix B, the maximum D.C.-recoverable costs allowed to be included in the D.C. calculations for Parks and Recreation is \$17.91 million. The capital needs do not exceed the service standard ceiling.

Based on the Township's 2019 D.C. Study, as the predominant users of parks and recreation tend to be residents of the Township, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.



Figure 4-2
Township of Clearview
Parks and Recreation Capital – Updated

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 95%	Non- Residential Share 5%
	2019-2028										
	Parks										
1	Provision for Trail Development	2019-2028	300,000	-		300,000	-		300,000	285,000	15,000
2	Provision for Parkland Development (including Amenities)	2019-2028	2,000,000	-		2,000,000	-		2,000,000	1,900,000	100,000
3	Truck (8', hitch) - Tourism	2019	40,000	-		40,000	-		40,000	38,000	2,000
4	Truck (Crew Cab, hitch) Tourism	2020	40,000	-		40,000	-		40,000	38,000	2,000
5	Truck (8', hitch) - Beautification Crew	2019	40,000	-		40,000	-		40,000	38,000	2,000
6	Mini Water pickup truck	2020	60,000	-		60,000	-		60,000	57,000	3,000
7	Zero Turn Mower	2020	10,000	-		10,000	-		10,000	9,500	500
8	Pull Mower Trailer (2)	2022	15,000	-		15,000	-		15,000	14,250	750
	Recreation										
9	Multiuse Facility Feasibility Study	2029+	100,000	100,000		-	-		-	-	-
10	Multiuse Facility	2029+	25,000,000	25,000,000		-	-		-	-	-
	Reserve Fund Balance						228,556		(228,556)	(217,128)	(11,428)
	Total		27,605,000	25,100,000	-	2,505,000	228,556	-	2,276,444	2,162,622	113,822

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.



4.1.3 Library Services

With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-3 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Library provide a D.C.-eligible amount of approximately \$4.53 million. As the updated capital program includes a net recoverable cost of \$3.61 million, the in-period growth-related costs are within the level of service ceiling.

Based on the Township's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.



Figure 4-3
Township of Clearview
Library Capital - Updated

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	Non-Residential Share
	2019-2028									95%	5%
1	Debt - Growth-related Principal - Sunnidale Branch, New Lowell	2019-2021	146,798	-		146,798	-		146,798	139,458	7,340
2	Debt - Discounted Growth-related Interest - Sunnidale Branch, New Lowell	2019-2021	29,323	-		29,323	-		29,323	27,857	1,466
3	Stayner Branch (new 6,890 sq.ft.)	2019	3,800,000	-		3,800,000	1,596,000		2,204,000	2,093,800	110,200
4	Discounted Growth-related Interest for Stayner Branch Debt	2019	634,000			634,000	-		634,000	602,300	31,700
5	Creemore Branch (1,000 sq.ft. addition)	2025	400,000	-		400,000	-		400,000	380,000	20,000
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	190,000	10,000
	Reserve Fund Adjustment		800	-		800	-		800	760	40
	Total		6,710,921	1,500,000	-	5,210,921	1,596,000	-	3,614,921	3,434,175	180,746



4.1.4 Growth Studies

Bill 197 introduced an amendment to the D.C.A. regarding the creation of classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

In addition, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

As a result of these changes to the D.C.A., this update study provides for the former “Administrative Studies – Community Based Studies” and “Administrative Studies – Engineering Services Studies” to be combined and categorized as a class of services entitled “Growth Studies.” Growth Studies provide for studies comprised of the following services:

- Water Services;
- Wastewater Services;
- Stormwater Drainage and Control Services;
- Services Related to a Highway;
- Fire Protection Services;
- Policing Services
- Parks and Recreation Services; and
- Library Services.

Figure 4-4 depicts how the costs of capital projects are allocated across the services. For planning related studies, a deduction of 10% has been applied to recognize the extent to which some studies relate to non-D.C.-eligible services. All planning studies have been allocated to the class of services in the following manner:

- Stormwater Drainage and Control Services – 5%



- Wastewater Services – 20%
- Water Services – 25%
- Services Related to a Highway – 20%
- Fire Protection Services – 10%
- Policing Services – 5%
- Library Services – 5%
- Parks and Recreation Services – 10%

With respect to the capital cost of D.C. background studies, they have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Stormwater Drainage and Control Services – 1.20%;
- Wastewater Services – 29.16%;
- Water Services – 46.41%;
- Services Related to a Highway – 14.79%;
- Fire Protection Services – 3.40%;
- Policing Services – 0.39%;
- Parks and Recreation Services – 1.80%; and
- Library Services – 2.85%.

In addition to the categorization of growth studies as a class of service, the mandatory 10% deduction has been removed for all growth studies.

The capital 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, consistent with the 2019 D.C. Background Study.



**Figure 4-4
Township of Clearview
Growth Studies Capital – Updated**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which the Study Relates to	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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%
	2019-2028											
1	Development Charge Study		2019	50,000	-		50,000	-		50,000	48,000	2,000
1A	Development Charge Study	Stormwater Services	2019	600	-		600	-		600	576	24
1B	Development Charge Study	Wastewater Services	2019	14,600	-		14,600	-		14,600	14,016	584
1C	Development Charge Study	Water Services	2019	23,100	-		23,100	-		23,100	22,176	924
1D	Development Charge Study	Services Related to a Highway	2019	7,400	-		7,400	-		7,400	7,104	296
1E	Development Charge Study	Policing Services	2019	200	-		200	-		200	192	8
1F	Development Charge Study	Fire Protection Services	2019	1,700	-		1,700	-		1,700	1,632	68
1G	Development Charge Study	Library	2019	1,400	-		1,400	-		1,400	1,344	56
1H	Development Charge Study	Parks and Recreation	2019	900	-		900	-		900	864	36
2	Development Charge Study Update		2021	16,000	-		16,000	-		16,000	15,360	640
2A	Development Charge Study Update	Stormwater Services	2021	200	-		200	-		200	192	8
2B	Development Charge Study Update	Wastewater Services	2021	4,700	-		4,700	-		4,700	4,512	188
2C	Development Charge Study Update	Water Services	2021	7,400	-		7,400	-		7,400	7,104	296
2D	Development Charge Study Update	Services Related to a Highway	2021	2,400	-		2,400	-		2,400	2,304	96
2E	Development Charge Study Update	Policing Services	2021	100	-		100	-		100	96	4
2F	Development Charge Study Update	Fire Protection Services	2021	500	-		500	-		500	480	20
2G	Development Charge Study Update	Library	2021	500	-		500	-		500	480	20
2H	Development Charge Study Update	Parks and Recreation	2021	300	-		300	-		300	288	12
3	Development Charge Study		2024	50,000	-		50,000	-		50,000	48,000	2,000
3A	Development Charge Study	Stormwater Services	2024	600	-		600	-		600	576	24
3B	Development Charge Study	Wastewater Services	2024	14,600	-		14,600	-		14,600	14,016	584
3C	Development Charge Study	Water Services	2024	23,200	-		23,200	-		23,200	22,272	928
3D	Development Charge Study	Services Related to a Highway	2024	7,400	-		7,400	-		7,400	7,104	296
3E	Development Charge Study	Policing Services	2024	200	-		200	-		200	192	8
3F	Development Charge Study	Fire Protection Services	2024	1,700	-		1,700	-		1,700	1,632	68
3G	Development Charge Study	Library	2024	1,400	-		1,400	-		1,400	1,344	56
3H	Development Charge Study	Parks and Recreation	2024	900	-		900	-		900	864	36



**Figure 4-4 Continued
Township of Clearview
Growth Studies Capital – Updated**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which the Study Relates to	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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
	2019-2028										96%	4%
4	Strategic Plan Update		2019	30,000	-	3,000	27,000	15,000		12,000	11,520	480
4A	Strategic Plan Update	Stormwater Services	2019	1,500	-	150	1,350	800		550	528	22
4B	Strategic Plan Update	Wastewater Services	2019	6,000	-	600	5,400	3,000		2,400	2,304	96
4C	Strategic Plan Update	Water Services	2019	7,500	-	750	6,750	3,600		3,150	3,024	126
4D	Strategic Plan Update	Services Related to a Highway	2019	6,000	-	600	5,400	3,000		2,400	2,304	96
4E	Strategic Plan Update	Policing Services	2019	1,500	-	150	1,350	800		550	528	22
4F	Strategic Plan Update	Fire Protection Services	2019	3,000	-	300	2,700	1,500		1,200	1,152	48
4G	Strategic Plan Update	Library	2019	1,500	-	150	1,350	800		550	528	22
4H	Strategic Plan Update	Parks and Recreation	2019	3,000	-	300	2,700	1,500		1,200	1,152	48
5	Strategic Plan Update		2023	30,000	-	3,000	27,000	15,000		12,000	11,520	480
5A	Strategic Plan Update	Stormwater Services	2023	1,500	-	150	1,350	800		550	528	22
5B	Strategic Plan Update	Wastewater Services	2023	6,000	-	600	5,400	3,000		2,400	2,304	96
5C	Strategic Plan Update	Water Services	2023	7,500	-	750	6,750	3,600		3,150	3,024	126
5D	Strategic Plan Update	Services Related to a Highway	2023	6,000	-	600	5,400	3,000		2,400	2,304	96
5E	Strategic Plan Update	Policing Services	2023	1,500	-	150	1,350	800		550	528	22
5F	Strategic Plan Update	Fire Protection Services	2023	3,000	-	300	2,700	1,500		1,200	1,152	48
5G	Strategic Plan Update	Library	2023	1,500	-	150	1,350	800		550	528	22
5H	Strategic Plan Update	Parks and Recreation	2023	3,000	-	300	2,700	1,500		1,200	1,152	48
6	Strategic Plan Update		2027	30,000	-	3,000	27,000	15,000		12,000	11,520	480
6A	Strategic Plan Update	Stormwater Services	2027	1,500	-	150	1,350	700		650	624	26
6B	Strategic Plan Update	Wastewater Services	2027	6,000	-	600	5,400	3,000		2,400	2,304	96
6C	Strategic Plan Update	Water Services	2027	7,500	-	750	6,750	3,700		3,050	2,928	122
6D	Strategic Plan Update	Services Related to a Highway	2027	6,000	-	600	5,400	3,000		2,400	2,304	96
6E	Strategic Plan Update	Policing Services	2027	1,500	-	150	1,350	800		550	528	22
6F	Strategic Plan Update	Fire Protection Services	2027	3,000	-	300	2,700	1,500		1,200	1,152	48
6G	Strategic Plan Update	Library	2027	1,500	-	150	1,350	800		550	528	22
6H	Strategic Plan Update	Parks and Recreation	2027	3,000	-	300	2,700	1,500		1,200	1,152	48
7	Official Plan Update		2019	100,000	-	10,000	90,000	-		90,000	86,400	3,600
7A	Official Plan Update	Stormwater Services	2019	5,000	-	500	4,500	-		4,500	4,320	180
7B	Official Plan Update	Wastewater Services	2019	20,000	-	2,000	18,000	-		18,000	17,280	720
7C	Official Plan Update	Water Services	2019	25,000	-	2,500	22,500	-		22,500	21,600	900
7D	Official Plan Update	Services Related to a Highway	2019	20,000	-	2,000	18,000	-		18,000	17,280	720
7E	Official Plan Update	Policing Services	2019	5,000	-	500	4,500	-		4,500	4,320	180
7F	Official Plan Update	Fire Protection Services	2019	10,000	-	1,000	9,000	-		9,000	8,640	360
7G	Official Plan Update	Library	2019	5,000	-	500	4,500	-		4,500	4,320	180
7H	Official Plan Update	Parks and Recreation	2019	10,000	-	1,000	9,000	-		9,000	8,640	360



Figure 4-4 Continued
Township of Clearview
Growth Studies Capital – Updated

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which the Study Relates to	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	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
	2019-2028									96%	4%	
8	Flood Plain Studies	Services Related to a Highway	2020-2021	150,000	-		150,000	-		150,000	144,000	6,000
9	Fire Master Plan Update	Fire Protection Services	2024	50,000	-		50,000	10,000		40,000	38,400	1,600
10	Water Supply EA Update	Water Services	2019	100,000	-		100,000	-		100,000	96,000	4,000
11	Water Servicing Master Plan Update	Water Services	2020	80,000	-		80,000	-		80,000	76,800	3,200
12	Sewer Capacity EA Update	Wastewater Services	2020	60,000	-		60,000	-		60,000	57,600	2,400
13	Sewer Servicing Master Plan Update	Wastewater Services	2020	80,000	-		80,000	-		80,000	76,800	3,200
14	Parks and Recreation Master Plan Update	Parks and Recreation	2028	50,000	-		50,000	-		50,000	48,000	2,000
15	Trails Accessibility Study	Parks and Recreation	2019	32,000	-		32,000	16,000		16,000	15,360	640
16	Trails Accessibility Study update	Parks and Recreation	2025	35,000	-		35,000	17,500		17,500	16,800	700
17	Community Halls Renovations Implementation Plan	Parks and Recreation	2019	25,000	-		25,000	18,750		6,250	6,000	250
18	Transportation Master Plan Update	Services Related to a Highway	2028	50,000	-		50,000	-		50,000	48,000	2,000
19	Drainage Master Plans	Services Related to a Highway	2020-2023	280,000	-		280,000	140,000		140,000	134,400	5,600
	Reserve Fund Balance							59,723		(59,723)	(57,334)	(2,389)
	Total			1,298,000	-	19,000	1,279,000	306,973	-	972,027	933,146	38,881



4.1.5 Fire Services

While undertaking this D.C. update study, it was noted by staff that there was a need to update the capital needs for fire services to include a new aerial truck. This single-axle 80-foot ladder truck is required to service growth across the Township. The total estimated capital cost is approximately \$1.10 million. As this project is required to service development in the Township and is not replacing any existing vehicles, no deduction for benefit to existing development has been made. As a result, \$1.10 million has been added to the D.C. calculations for fire services.

The updated service standard calculation for fire services is provided in Appendix B. Based on the updated service standard calculation (maximum D.C. eligible amount for recovery for fire vehicles is \$3.29 million), the addition of the aerial truck is within the service level D.C. eligible amount. For completeness, all service standard calculations for fire services have been updated and included in Appendix B. Additionally, the capital needs for fire stations and fire equipment and gear are shown in the figures below (although no changes have been provided).

The capital costs have been allocated 96% residential and 4% non-residential based on the incremental growth in population to employment for the 20-year forecast period, consistent with the 2019 D.C. Background Study.



Figure 4-5
Township of Clearview
Fire Stations Capital

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



Figure 4-6
Township of Clearview
Fire Vehicles Capital - Updated

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	Aerial Truck	2022-2024	1,100,000	-		1,100,000	-		1,100,000	1,056,000	44,000
	Total		1,100,000	-	-	1,100,000	-	-	1,100,000	1,056,000	44,000



Figure 4-7
Township of Clearview
Fire Equipment and Gear Capital

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



4.2 Urban Area Services

4.2.1 Stayner Water

With respect to water services in Stayner, the previous D.C. study calculated the supply and distribution costs together. As part of the ongoing discussions with the development community regarding the funding of the Klondike Park Well Supply, this D.C. update study will separate the supply and distribution components to provide additional clarity for potential financing agreements.

4.2.1.1 Stayner Water - Supply

Figure 4-8 provides the updated capital needs for water supply in Stayner. Updates to the capital needs from the 2019 D.C. study are as follows:

- Project 5 from the 2019 study (i.e. Transmission Main Reservoir to Margaret St (600mm)) has been revised to include financing costs;
- Projects 6 through 12 from the 2019 study have been reorganized and the costs have been updated to match the latest estimates available from R.J. Burnside & Associates Ltd.;
- An additional project has been added for the study work undertaken for the preparation of the water supply financing agreements; and
- Cost estimates for the works 2027 onwards have been updated.

In total, the D.C. recoverable costs included in the D.C. calculations is \$46,167,602.

Based on the Township's 2019 D.C. study, the growth-related capital costs have been allocated 97% residential and 3% non-residential. This reflects the anticipated growth in population and employment in Stayner over the 20-year forecast period.



**Figure 4-8
Township of Clearview
Stayner Water Services – Supply – Updated**

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											
2,700 Single-detached Equivalent Units											
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	Airport Road Water Supply - Growth-related Principal	2019-2039	5,400,000	-		5,400,000	-		5,400,000	5,238,000	162,000
6	Airport Road Water Supply - Discounted Growth-related Interest	2019-2039	488,592	-		488,592	-		488,592	473,934	14,658
7	Water Supply Agreement Study	2020-2022	150,000	-		150,000	-		150,000	145,500	4,500
Klondike Park Well Supply											
8	Water Supply Investigation	2021	294,000	-		294,000	-		294,000	285,180	8,820
9	Land Acquisition	2021	689,000	-		689,000	-		689,000	668,330	20,670
10	EA Amendment	2021	105,000	-		105,000	-		105,000	101,850	3,150
11	Test hole drilling program	2021	133,000	-		133,000	-		133,000	129,010	3,990
12	Source Water Protection Plan Update	2021	38,000	-		38,000	-		38,000	36,860	1,140
13	DC Prepayment Negotiation	2021	38,000	-		38,000	-		38,000	36,860	1,140
14	Well Development and Source Water Protection	2021	1,301,000	-		1,301,000	-		1,301,000	1,261,970	39,030
15	Design	2021-2022	1,330,000	-		1,330,000	-		1,330,000	1,290,100	39,900
16	Construction of Well Site, Storage (4250 cu/m) and Watermain	2022-2024	29,640,000	-		29,640,000	-		29,640,000	28,750,800	889,200
1,150 Single-detached Equivalent Units											
17	Transmission Main PW(CR96) to Hwy26/RR (600mm)	2027	2,849,000	1,830,000		1,019,000	-		1,019,000	988,430	30,570
18	4250 cu m Reservoir	2027	7,828,000	5,030,000		2,798,000	-		2,798,000	2,714,060	83,940
Additional Water Supply for Future Development											
19	Additional supply study		143,000	143,000		-	-		-	-	-
20	8290 cu m CNT Reservoir emergency Storage	2039+	15,655,000	15,655,000		-	-		-	-	-
21	2750 cu m/d CNT Water Supply	2039+	5,589,000	5,589,000		-	-		-	-	-
	Reserve Fund Adjustment		835,044	-		835,044	-		835,044	809,993	25,051
	Total		74,414,602	28,247,000	-	46,167,602	-	-	46,167,602	44,782,574	1,385,028

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



4.2.1.2 Stayner Water - Distribution

Figure 4-9 provides the updated capital needs for water distribution in Stayner. One additional project has been added (project 11). This project is an upsizing of the existing watermain on Sunnidale street to accommodate growth in the development area. The gross capital cost estimate for the project is approximately \$1.53 million with \$719,000 deducted for the share of the costs that benefit existing development.

In total the net growth-related costs included in the D.C. calculations total approximately \$6.47 million.

Based on the Township's 2019 D.C. study, the growth-related capital costs have been allocated 97% residential and 3% non-residential. This reflects the anticipated growth in population and employment in Stayner over the 20-year forecast period.



**Figure 4-9
Township of Clearview
Stayner Water Services – Supply – Updated**

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	2025	1,417,000	-		1,417,000	354,000		1,063,000	1,031,110	31,890
2	300mm dia Hwy26N Locke to Emerald 580m	2025	783,000	-		783,000	-	469,800	313,200	303,804	9,396
3	300mm dia Hwy26N Emerald to Cityscape 220m	2026	297,000	-		297,000	-	178,200	118,800	115,236	3,564
4	300mm dia Cityscape Hwy26N to 27/28 Sdrd 340m	2026	385,000	-		385,000	-	231,000	154,000	149,380	4,620
North East Quadrant											
5	200mm dia Emerald Ck - PW Yard to Hwy26N 690m	2025	486,000	-		486,000	-	486,000	-	-	-
6	300mm dia Dancor from Hwy26E to N limit 620m	2022	702,000	-		702,000	-	421,200	280,800	272,376	8,424
7	200mm dia Mowat Hwy 26 to N limit Dancor 620m	2020	552,000	-		552,000	-	552,000	-	-	-
8	200mm dia Mowat N limit Dancor to STP 800m	2024	712,000	-		712,000	-	-	712,000	690,640	21,360
South East Quadrant											
9	300mm dia Margaret to Warrington to Phillips 2200m	2022	2,967,000	-		2,967,000	297,000	890,100	1,779,900	1,726,503	53,397
10	300mm dia William/Oak CR42 to Hwy26E 640m	2021	863,000	-		863,000	216,000	-	647,000	627,590	19,410
11	300mm dia Sunnidale Street From Phillips to Centreline 1230m	2023	1,529,000	-		1,529,000	719,000	-	810,000	785,700	24,300
South West Quadrant											
North West Quadrant											
12	200mm dia Industrial Road CR91 to TSI Subdivision 650m	2024	438,000	-		438,000	-	438,000	-	-	-
13	300mm dia TSI Subdivision Industrial Road to Hwy26N 1300m	2024	1,473,000	-		1,473,000	-	883,800	589,200	571,524	17,676
Total			12,604,000	-	-	12,604,000	1,586,000	4,550,100	6,467,900	6,273,863	194,037

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



4.2.2 Stayner Wastewater Sewers

With respect to Stayner wastewater sewers, adjustments have been made to reflect the updated cost for the Sunnidale Street Sewage Pumping Station and Forcemain as well as renaming project number 8 to Phillips Street from Brock Street. Figure 4-10 provides the updated capital project listing.

The updated total D.C. recoverable costs for Stayner Wastewater Sewers total \$13,797,700.

Similar to the 2019 D.C. background study, the D.C. calculation for Stayner wastewater is provided on a single-detached equivalent basis, therefore no allocation of the total recoverable costs between residential and non-residential development is required.

Note, similar to water, the wastewater D.C. rate will be categorized by treatment and collection.



Figure 4-10
Township of Clearview
Stayner Wastewater Sewers Capital – Updated

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	Phillips Street Sewer	2021	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	Sewage Pumping Station and Forcemain (Sunnidale St)	2023	4,247,000			4,247,000	1,325,000	0	2,922,000
11	Trunk Sewer Upgrade (Montreal/Brock/Easement)	2026+	1,740,400			1,740,400	580,100	0	1,160,300
	Total		26,111,700	-	-	26,111,700	2,462,800	9,851,200	13,797,700

Generally, proposed sanitary sewers in the above capital works program for the Stayner settlement area represent local services for new development and local services for existing development



4.2.3 Creemore Water

With respect to water services in Creemore, the capital costs have been updated to reflect the most recent cost estimates provided by R.J. Burnside & Associates Ltd. Figure 4-11 provides the updated capital project listing for water facilities and Figure 4-12 provides the updated capital project listing for water distribution.

The total D.C. recoverable amount for Creemore water facilities is \$5,973,143. Note, no D.C. recoverable amounts have been included for Creemore water distribution as it is anticipated that these costs will be funded by the developers as per the Township's Local Service Policy.

Consistent with the Township's 2019 D.C. study, the growth-related capital costs have been allocated 97% to residential development and 3% to non-residential development based on the anticipated growth in population to employment over the 20-year forecast period in Creemore.



Figure 4-11
Township of Clearview
Creemore Water Facilities – Updated

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	1,500 m ³ Reservoir	2025	2,807,000	716,000		2,091,000	-		2,091,000	2,028,270	62,730
2	1,500 m ³ /d Well Water Supply	2025	1,404,000	358,000		1,046,000	-		1,046,000	1,014,620	31,380
3	1,500 m ³ /d Well Pumphouse(s)	2025	3,475,000	886,000		2,589,000	-		2,589,000	2,511,330	77,670
4	backup generator at well 1 & 2	2021	187,000	-		187,000	140,300		46,700	45,299	1,401
5	Environmental Assessment and source water protection plan	2022	152,000	-		152,000	-		152,000	147,440	4,560
6	Well Supply Investigation	2022	162,000	-		162,000	-		162,000	157,140	4,860
	Reserve Fund Balance						113,557		(113,557)	(110,150)	(3,407)
	Total		8,187,000	1,960,000	-	6,227,000	253,857	-	5,973,143	5,793,949	179,194



Figure 4-12
Township of Clearview
Creemore Water Distribution – Updated

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 180m	2020	155,000	-		155,000	-	155,000	-	-	-
2	300mm dia CR #9, from Storage Reservoir CR #9 to Street A 365m	2022	571,000	-		571,000	-	571,000	-	-	-
3	150mm dia Mary, from Caroline to Elizabeth 130m	2022	78,000	-		78,000	39,000	39,000	-	-	-
4	150mm dia Mary, from Elizabeth to Edward 100m	2022	59,000	-		59,000	-	59,000	-	-	-
5	150mm dia Mary, from Edward to George (replacement) 120m	2022	71,000	-		71,000	35,500	35,500	-	-	-
	Total		934,000	-	-	934,000	74,500	859,500	-	-	-



4.2.4 Creemore Wastewater

With respect to wastewater services in Creemore, the capital costs have been updated to reflect the most recent cost estimates provided by R.J. Burnside & Associates Ltd. Further, wastewater treatment plant upgrades have been identified to accommodate development. The initial upgrades are estimated to be approximately \$6.67 million and it is anticipated that \$2.00 million will be provided by the development community. Additional upgrades have been identified to accommodate growth outside of the forecast period. Figure 4-13 provides the updated capital project listing for wastewater facilities and Figure 4-14 provides the updated capital project listing for wastewater sewers.

The total D.C. recoverable amount for Creemore wastewater facilities is \$7,691,846. Note, no D.C. recoverable amounts have been included for Creemore wastewater sewers as it is anticipated that these costs will be funded by the developers as per the Township's Local Service Policy.

Consistent with the Township's 2019 D.C. study, the growth-related capital costs have been allocated 97% to residential development and 3% to non-residential development based on the anticipated growth in population to employment over the 20-year forecast period in Creemore.



Figure 4-13
Township of Clearview
Creemore Wastewater Facilities – Updated

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 to 2038											
2019 to 2024, 100 units (300 pop)											
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	2025	1,785,000	-		1,785,000	-		1,785,000	1,731,450	53,550
4	WWTP Feasibility Study	2021	143,000	-		143,000	-		143,000	138,710	4,290
5	Add 2 cassettes (400m ³ /day) 2 of 8	2021	316,200	-		316,200	-		316,200	306,714	9,486
6	Interim WWTP Upgrades, Valves and Piping	2022	143,000	-		143,000	-		143,000	138,710	4,290
2024 to 2034, 400 units (1200 pop)											
7	WWTP Upgrades (860 m ³ /d)	2025	6,671,000	-		6,671,000	-	2,000,000	4,671,000	4,530,870	140,130
2034 to 2039+, 333 units (1000 pop)											
8	WWTP Upgrades (1400 m ³ /d)	2034	4,765,000	4,765,000		-	-		-	-	-
	Reserve Fund Adjustment		84,131			84,131	-		84,131	81,607	2,524
							-		-	-	-
	Total		14,456,846	4,765,000	-	9,691,846	-	2,000,000	7,691,846	7,461,091	230,755



4.2.5 Creemore Stormwater

With respect to stormwater services in Creemore, the capital cost of the Drainage works have been updated and an Environmental Assessment study has been identified for inclusion in the D.C. calculations. Figure 4-15 provides the updated capital project listing for stormwater.

The total D.C. recoverable amount for Creemore stormwater is \$1,472,072.

Consistent with the Township's 2019 D.C. study, the growth-related capital costs have been allocated 97% to residential development and 3% to non-residential development based on the anticipated growth in population to employment over the 20-year forecast period in Creemore.



Figure 4-15
Township of Clearview
Creemore Stormwater Capital – Updated

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	2,280,000	-		2,280,000	568,600	252,800	1,458,600	1,414,842	43,758
2	East Creemore Stormwater EA Review	2022-2025	59,000	-		59,000	-		59,000	57,230	1,770
	Total		2,339,000	-	-	2,339,000	568,600	252,800	1,517,600	1,472,072	45,528



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

4.3.1 Updated D.C. Calculation (2019\$)

The following tables provide the updated D.C. calculations based on the revised capital needs discussed in Section 4.2. Changes from the 2019 D.C. study are highlighted in yellow.

Figures 4-16, 4-17, and 4-18 provide the calculations to the proposed D.C.s to be imposed on anticipated development in Stayner for water supply, water distribution, and wastewater services, respectively, over the 20-year forecast period. Figure 4-19 provides the calculations for water, wastewater, and stormwater services in Creemore over the 20-year forecast period. Figures 4-20 and 4-21 provide the D.C. calculations for Township-wide services over the 20-year forecast period and 10-year forecast period respectively.

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 section 4.2 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5 to the 2019 D.C. background study) to calculate the charge in Tables 4-16 through 4-21.

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.



Figure 4-16
Township of Clearview
Stayner D.C. Calculations – Water Supply
2019 to 2038

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Water Services	\$	\$	\$	\$
1.1 Treatment plants and storage	44,782,574	1,385,028	15,044	4.79
	44,782,574	1,385,028	15,044	4.79
TOTAL	\$44,782,574	\$1,385,028	\$15,044	\$4.79
D.C.-Eligible Capital Cost	\$44,782,574	\$1,385,028		
20-year Stayner Gross Population/GFA Growth (sq.ft.)	9,076	289,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,934	\$4.79		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$15,044		
Other Multiples	2.435	\$12,015		
Apartments - 2 Bedrooms +	1.753	\$8,650		
Apartments - Bachelor and 1 Bedroom	1.225	\$6,044		
Special Care/Special Dwelling Units	1.100	\$5,428		

Figure 4-17
Township of Clearview
Stayner D.C. Calculations – Water Distribution
2019 to 2038

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Water Services	\$	\$	\$	\$
1.2 Distribution systems	6,273,863	194,037	2,108	0.67
	6,273,863	194,037	2,108	0.67
TOTAL	\$6,273,863	\$194,037	\$2,108	\$0.67
D.C.-Eligible Capital Cost	\$6,273,863	\$194,037		
20-year Stayner Gross Population/GFA Growth (sq.ft.)	9,076	289,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$691	\$0.67		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$2,108		
Other Multiples	2.435	\$1,683		
Apartments - 2 Bedrooms +	1.753	\$1,212		
Apartments - Bachelor and 1 Bedroom	1.225	\$847		
Special Care/Special Dwelling Units	1.100	\$760		



Figure 4-18
Township of Clearview
Stayner D.C. Calculations – Wastewater Services
2019 to 2038

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	13,797,700	642,421	
	29,231,900	642,421	
TOTAL	\$29,231,900	\$642,421	
D.C.-Eligible Capital Cost	\$29,231,900	\$642,421	
Single-detached Equivalents (S.D.E.)	4,666	1,898	
Cost Per S.D.E.	\$6,265	\$338	
<u>By Residential Unit Type</u>	<u>P.P.U.</u>		
Single and Semi-Detached Dwelling	100%	\$6,265	\$338
Other Multiples	80%	\$5,003	\$270
Apartments - 2 Bedrooms +	57%	\$3,602	\$195
Apartments - Bachelor and 1 Bedroom	40%	\$2,517	\$136
Special Care/Special Dwelling Units	36%	\$2,260	\$122
<u>Non-residential</u>			
Per Sq. Ft. of Building Space	16m3/ha @ 25% coverage	\$3.11	\$0.17



Figure 4-19
Township of Clearview
Creemore D.C. Calculations
2019 to 2038

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Stormwater Drainage and Control Services	\$	\$	\$	\$
3.1 Channels, drainage and ponds	1,472,072	45,528	2,343	1.09
	1,472,072	45,528	2,343	1.09
4. Wastewater Services				
4.1 Treatment plants	7,461,091	230,755	11,873	5.52
4.2 Sewers	-	-	-	-
	7,461,091	230,755	11,873	5.52
5. Water Services				
5.1 Treatment plants and storage	5,793,949	179,194	9,220	4.29
5.2 Distribution systems	-	-	-	-
	5,793,949	179,194	9,220	4.29
TOTAL	\$14,727,112	\$455,478	\$23,436	\$10.90
D.C.-Eligible Capital Cost	\$14,727,112	\$455,478		
20-year Gross Population/GFA Growth (sq.ft.)	1,916	41,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,686	\$10.90		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$23,436		
Other Multiples	2.435	\$18,716		
Apartments - 2 Bedrooms +	1.753	\$13,474		
Apartments - Bachelor and 1 Bedroom	1.225	\$9,416		
Special Care/Special Dwelling Units	1.100	\$8,455		



Figure 4-20
Township of Clearview
Township-wide D.C. Calculations
2019 to 2038

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 Fire vehicles	1,056,000	44,000	271	0.12
8.3 Small equipment and gear	96,000	4,000	25	0.01
	4,137,540	172,397	1,062	0.47
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	\$22,587,555	\$941,148	\$5,796	\$2.58
D.C.-Eligible Capital Cost	\$22,587,555	\$941,148		
20-Year Gross Population/GFA Growth (sq.ft.)	11,883	364,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,901	\$2.58		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$5,796		
Other Multiples	2.435	\$4,629		
Apartments - 2 Bedrooms +	1.753	\$3,332		
Apartments - Bachelor and 1 Bedroom	1.225	\$2,329		
Special Care/Special Dwelling Units	1.100	\$2,091		



Figure 4-21
Township of Clearview
Township-wide D.C. Calculations
2019 to 2028

SERVICE/ CLASS OF 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	136,320	5,680	62	0.03
	136,320	5,680	62	0.03
11. <u>Parks and Recreation Recreation Services</u>				
11.1 Parkland development, amenities & trails	2,162,622	113,822	980	0.58
	2,162,622	113,822	980	0.58
12. <u>Library Services</u>				
12.1 Library services	3,434,175	180,746	1,555	0.93
	3,434,175	180,746	1,555	0.93
13. <u>Growth Studies</u>				
13.1 Stormwater Services	6,919	288	3	-
13.2 Wastewater Services	180,072	7,503	82	0.04
13.3 Water Services	240,171	10,007	109	0.05
13.4 Services Related to a Highway	345,854	14,411	157	0.07
13.5 Policing Services	6,014	251	3	-
13.6 Fire Protection Services	51,100	2,129	23	0.01
13.7 Library	8,547	356	4	-
13.8 Parks and Recreation	94,468	3,936	43	0.02
	933,146	38,881	424	0.19
TOTAL	\$6,666,262	\$339,129	\$3,021	\$1.73
D.C.-Eligible Capital Cost	\$6,666,262	\$339,129		
10-Year Gross Population/GFA Growth (sq.ft.)	6,727	195,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$991	\$1.73		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$3,021		
Other Multiples	2.435	\$2,413		
Apartments - 2 Bedrooms +	1.753	\$1,737		
Apartments - Bachelor and 1 Bedroom	1.225	\$1,214		
Special Care/Special Dwelling Units	1.100	\$1,090		

Figures 4-22 and 4-23 compare the amended charges with the D.C. rates presented in by-law 19-36. The comparison is provided for single detached dwellings on a per unit basis and for non-residential floor space on a per square foot basis (2019 \$ values)



Figure 4-22
Township of Clearview
Comparison of By-law and Amending Residential (Single Detached Unit) D.C. (2019\$)

Service/ Class of Service	Current (By-law 19-36) (2019\$)	Calculated (D.C. Update) (2019\$)
Municipal Wide Services:		
Services Related to a Highway	4,613	4,613
Municipal Parking Services	56	62
Fire Protection Services	791	1,062
Policing Services	121	121
Parks and Recreation Services	866	980
Library Services	1,401	1,555
Growth Studies	386	424
Total Municipal Wide Services	8,234	8,817
Area Specific Services:		
<u>Stayner</u>		
Water Supply	12,835	15,044
Water Distribution	1,743	2,108
Wastewater Treatment*	6,378	3,308
Wastewater Collection		3,295
Total Stayner Area	20,956	23,755
<u>Creemore</u>		
Water Services	8,700	9,220
Wastewater Services	4,222	11,873
Stormwater Services	2,111	2,343
Total Creemore Area	15,033	23,436
<u>New Lowell</u>		
Water Services	10,276	10,276
Total New Lowell Area	10,276	10,276
Grand Total - Stayner Area	29,190	32,572
Grand Total - Creemore Area	23,267	32,253
Grand Total - New Lowell Area	18,510	19,093

*DC for prepayment lots is \$2,970



Figure 4-23
Township of Clearview
Comparison of Existing and Amending Non-Residential D.C. (2019\$)

Service/ Class of Service	Current (By-law 19-36) (2019\$)	Calculated (D.C. Update) (2019\$)
Municipal Wide Services:		
Services Related to a Highway	2.06	2.06
Municipal Parking Services	-	-
Fire Protection Services	0.35	0.47
Policing Services	0.05	0.05
Parks and Recreation Services	-	-
Library Services	-	-
Growth Studies	0.18	0.19
Total Municipal Wide Services	2.64	2.77
Area Specific Services:		
<u>Stayner</u>		
Water Supply	4.09	4.79
Water Distribution	0.55	0.67
Wastewater Treatment*	3.16	1.64
Wastewater Collection		1.64
Total Stayner Area	7.80	8.74
<u>Creemore</u>		
Water Services	4.05	4.29
Wastewater Services	1.96	5.52
Stormwater Services	0.98	1.09
Total Creemore Area	6.99	10.90
<u>New Lowell</u>		
Water Services	4.26	4.26
Total New Lowell Area	4.26	4.26
Grand Total - Stayner Area	10.44	11.51
Grand Total - Creemore Area	9.63	13.67
Grand Total - New Lowell Area	6.90	7.03

*Non-residential charges for parking, indoor/outdoor recreation, and library services are exempt as per the D.C. by-law

4.3.2 Revised D.C. Rates (2019\$ and 2021\$)

Based on the calculations above, the Township-wide D.C. (in 2019\$) is calculated to increase from \$8,234 to \$8,817 per single detached unit and increase from \$2.64 to \$2.77 per square foot for non-residential development. For Stayner, the D.C. (in 2019\$)



is calculated to increase from \$29,190 to \$32,572 per single detached dwelling unit and increase from \$10.44 to \$11.51 per square foot for non-residential development. For Creemore, the D.C. (in 2019\$) is calculated to increase from \$23,267 to \$32,253 per single detached dwelling unit and increase from \$9.63 to \$13.67 per square foot for non-residential development.

Figure 4-24 provides for the updated D.C.s in 2019 values, as the study was originally completed in 2019. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-25 provides for the indexed 2021 values as the Township's current D.C.s have been indexed by 5.68% since the passage of the D.C. by-law.



Figure 4-24a
Township of Clearview
Updated Development Charge Schedule (2019\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Classes:						
Services Related to a Highway	4,613	3,684	2,652	1,853	1,664	2.06
Fire Protection Services	1,062	848	611	427	383	0.47
Police Services	121	97	70	49	44	0.05
Parks and Recreation Services*	980	783	563	394	354	0.58
Library Services*	1,555	1,242	894	625	561	0.93
Growth Studies	424	339	244	170	153	0.19
Total Municipal Wide Services/Classes	8,755	6,993	5,034	3,518	3,159	4.28
Urban Services						
<u>Stayner</u>						
Water Supply	15,044	12,014	8,649	6,044	5,427	4.79
Water Distribution	2,108	1,683	1,212	847	761	0.67
Wastewater Treatment	3,308	2,642	1,902	1,329	1,193	1.64
Wastewater Collection	3,295	2,631	1,894	1,324	1,189	1.64
Wastewater (Pre-payment units only)	2,970	2,430	1,620	1,080	1,070	1.45
Total Urban Services - Stayner	23,755	18,970	13,657	9,544	8,570	8.74
Total Urban Services - Stayner (Prepaid)	20,122	16,127	11,481	7,971	7,258	6.91
<u>Creemore</u>						
Water	9,220	7,363	5,301	3,704	3,326	4.29
Wastewater	11,873	9,482	6,826	4,770	4,283	5.52
Stormwater	2,343	1,871	1,347	941	845	1.09
Total Urban Services - Creemore	23,436	18,716	13,474	9,415	8,454	10.90
<u>New Lowell</u>						
Water Services	10,276	8,207	5,908	4,129	3,707	4.26
Total Urban Services - New Lowell	10,276	8,207	5,908	4,129	3,707	4.26
GRAND TOTAL RURAL AREA	8,755	6,993	5,034	3,518	3,159	4.28
GRAND TOTAL STAYNER	32,510	25,963	18,691	13,062	11,729	13.02
GRAND TOTAL STAYNER (Prepaid)	28,877	23,120	16,515	11,489	10,417	11.19
GRAND TOTAL CREEMORE AREA	32,191	25,709	18,508	12,933	11,613	15.18
GRAND TOTAL NEW LOWELL AREA	19,031	15,200	10,942	7,647	6,866	8.54

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

Figure 4-24b
Township of Clearview
Updated Development Charge Schedule – Parking (2019\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Parking Services*	62	50	36	25	22	0.03



Figure 4-25a
Township of Clearview
Updated Development Charge Schedule (2021\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Classes:						
Services Related to a Highway	4,875	3,893	2,803	1,958	1,758	2.18
Fire Protection Services	1,122	896	646	451	405	0.50
Police Services	128	103	74	52	46	0.05
Parks and Recreation Services*	1,036	827	595	416	374	0.61
Library Services*	1,643	1,312	945	660	593	0.98
Growth Studies	448	358	258	180	162	0.20
Total Municipal Wide Services/Classes	9,252	7,390	5,320	3,718	3,338	4.52
Urban Services						
<u>Stayner</u>						
Water Supply	15,898	12,696	9,140	6,387	5,735	5.06
Water Distribution	2,228	1,779	1,281	895	804	0.71
Wastewater Treatment	3,496	2,792	2,010	1,404	1,261	1.73
Wastewater Collection	3,482	2,780	2,002	1,399	1,256	1.73
Wastewater (Pre-payment units only)	3,139	2,568	1,712	1,141	1,131	1.53
Total Urban Services - Stayner	25,103	20,047	14,432	10,086	9,056	9.24
Total Urban Services - Stayner (Prepaid)	21,264	17,042	12,133	8,423	7,670	7.30
<u>Creemore</u>						
Water	9,743	7,781	5,602	3,914	3,515	4.53
Wastewater	12,547	10,020	7,213	5,041	4,526	5.83
Stormwater	2,476	1,977	1,423	994	893	1.15
Total Urban Services - Creemore	24,766	19,778	14,239	9,949	8,934	11.52
<u>New Lowell</u>						
Water Services	10,859	8,673	6,243	4,363	3,917	4.50
Total Urban Services - New Lowell	10,859	8,673	6,243	4,363	3,917	4.50
GRAND TOTAL RURAL AREA	9,252	7,390	5,320	3,718	3,338	4.52
GRAND TOTAL STAYNER	34,355	27,437	19,752	13,803	12,395	13.76
GRAND TOTAL STAYNER (Prepaid)	30,516	24,432	17,452	12,141	11,008	11.83
GRAND TOTAL CREEMORE AREA	34,018	27,168	19,558	13,667	12,272	16.04
GRAND TOTAL NEW LOWELL AREA	20,111	16,063	11,563	8,081	7,256	9.02

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

Figure 4-25a
Township of Clearview
Updated Development Charge Schedule (2021\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Parking Services*	66	53	38	26	23	0.03



Chapter 5

Updates to the D.C. By-law



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

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the “Time of Calculation and Payment” section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for Rental Housing and Institutional Developments;
- Non-profit Housing Developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- The D.C. amount for all developments occurring within 2 years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application.

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application are subject to annual interest charges. The setting of the interest rate has been discussed with Township staff and will be calculated based on the Township’s D.C. Interest Rate Policy. This will be presented to Council for consideration under a separate staff report.

For the purposes of administering the by-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:



- i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

In addition to the changes provided above, the following definition for “Class” will be provided:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act.

With respect to exemptions, the following will be included as per O. Reg. 454-19:

No development charge shall be payable where the development:

- is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and



- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

With respect to exemptions, the following will be included as per Bill 213:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Other new definitions have been included in the draft by-law to incorporate language being used in the amended legislation, they include definitions such as Accessory Dwelling; Ancillary Residential Building, Hospice, Rental Housing; etc.

As presented earlier, the D.C. for Municipal Parking services will cease to be recoverable as of September 18, 2022. As such, an amendment to the D.C. by-law has been made to identify the charges to be imposed pre- and post-September 18, 2022.



Chapter 6

Recommendations



6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated August 4, 2021, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated August 4, 2021”;

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

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



Appendix A

Existing Policies under By-law 19-36



A-1: Existing Policies under By-law 19-142

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 19-36, in accordance with the D.C.A.

Approvals for Development

The Development of land is subject to Development Charge where the Development requires the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under 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*;
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

Determination of the Amount of the Charge

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



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

For Stayner wastewater services, the calculation has been provided on a single-detached equivalent basis and converted to different forms of housing types (apartments with two or more bedrooms, one-bedroom apartments and bachelors, multiples, and special care/ special dwelling units) based on the respective persons per unit assumptions relative to a single-detached dwelling. Further, the charges are converted to non-residential development based on the assumptions noted in section 4.3 of this update study.

Reduction of Development Charges for Redevelopment

If a development involves the demolition of and replacement of a building or structure on the same site (within five years from the date of the demolition permit), 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 credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Exemptions (full or partial)

The following are exempted from D.C.s:

- Statutory exemptions
 - a) 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;
 - b) buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s. 3); and



- c) 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).
- Non-statutory exemptions
 - Public hospitals;
 - Places of worship;
 - Cemeteries;
 - Agricultural uses that do not receive municipal water or wastewater services;
 - Non-residential accessory buildings, accessory to an agricultural operation if no rezoning is required;
 - Charity or non-profit organization;
 - Development that is a significant community benefit (up to 50%);
 - Industrial or Commercial development utilizing green technologies (D.C. grant);
 - Industrial use creating jobs that meet minimum criteria;
 - Non-residential portion of the D.C. relating to parking, parks and recreation, and library services.

Indexing

The D.C.s imposed shall be adjusted annually, without amendment to the by-law, based on the prescribed index in the D.C.A. on January 1, commencing on January 1, 2020.

By-law Duration

The by-law will expire on July 1, 2024, unless it is repealed by Council at an earlier date.

Timing of D.C. Payments

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

Despite the above, Council from time to time, and at any time, may enter into Agreements providing for all or any part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



Appendix B

Service Standards



Table B-1
Summary of Service Standards as per the Development Charges Act, 1997, as Amended
For Services Revised in this 2021 Update Study

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)		
Fire	Fire Facilities	\$564.57	1.1112	ft ² of building area	508	per sq.ft.	5,889,030
	Fire Vehicles	\$315.29	0.0010	No. of vehicles	315,290	per vehicle	3,288,790
	Fire Small Equipment and Gear	\$117.12	0.0283	No. of equipment and gear	4,139	per Firefighter	1,221,679
Parking	Parking Spaces	\$33.57	0.0025	No. of spaces	13,428	per space	195,915
Parks and Recreation	Parkland Development	\$275.82	0.0075	Acres of Parkland	36,776	per acre	1,609,686
	Parkland Amenities	\$395.45	0.0047	No. of parkland amenities	84,138	per amenity	2,307,846
	Parkland Trails	\$27.74	1.1096	Linear Metres of Paths and Trails	25	per lin m.	161,891
	Outdoor Recreation Vehicles and Equipment	\$24.40	0.0008	No. of vehicles and equipment	30,500	per vehicle	142,398
	Indoor Recreation Facilities	\$2,345.78	6.0691	ft ² of building area	387	per sq.ft.	13,689,972
Library	Library Services	\$221.21	0.4505	ft ² of building area	491	per sq.ft.	1,290,982
	Library Collection Materials	\$555.55	7.7979	No. of library collection items	71	per collection item	3,242,190



**Township of Clearview
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station #1 - Stayner (Old Station)	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	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	19,145	19,145	19,145	19,145	19,145	19,145	19,145	19,145	19,145		

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	0.9177	1.1399	1.1413	1.1423	1.1407	1.1405	1.1390	1.1334	1.1194	1.0974

10 Year Average	2011-2020
Quantity Standard	1.1112
Quality Standard	\$508
Service Standard	\$565

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$565
Eligible Amount	\$5,889,030



**Township of Clearview
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
1987 Ford Support Vehicle Van	1	1	-	-	-	-	-	-	-	-	\$390,000
2005 Dodge Dakota 4x4 Club Cab Pick Up	-	-	-	-	-	-	-	-	-	-	\$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	1	1	\$35,000
2007 Dodge Ram 1500 4x4 Club Cab Pick Up	1	1	1	-	-	-	-	-	-	-	\$35,000
2014 F150 Pick Up (Car 3)	-	-	-	1	1	1	1	1	1	1	\$35,000
2001 ATV	1	1	1	-	-	-	-	-	-	-	\$30,000
2014 Kubota RTV X 1100	-	-	-	1	1	1	1	1	1	1	\$30,000
2001 Trailer	1	1	1	-	-	-	-	-	-	-	\$4,000
2013 JDJ Trailer (Kubota)	-	-	-	1	1	1	1	1	1	1	\$4,000
2015 Dodge 2500 Pick Up (Car 1)					1	1	1	1	1	1	\$35,000
1990 Ford Almonte Pumper	-	-	-	-	-	-	-	-	-	-	\$400,000
2010 Pierce Contender Pump Tanker (Pump 12)	1	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	-	-	-	-	-	-	-	\$390,000
2014 Freightliner Tanker (Tank 33)	-	-	-	1	1	1	1	1	1	1	\$350,000
1988 Hub Fire Eng Ford Pumper Tanker	1	1	1	1	1	1	1	-	-	-	\$400,000
2018 Freightliner Tanker (Tank 43)	-	-	-	-	-	-	-	1	1	1	\$350,000
1999 Superior GMC	1	1	1	1	1	-	-	-	-	-	\$400,000
2016 Freightliner Pumper (Squad 45)	-	-	-	-	-	1	1	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	-	-	-	-	-	-	-	-	\$350,000



**Township of Clearview
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/Vehicle)
2013 Freightliner Pumper (Pump 52)	-	-	1	1	1	1	1	1	1	1	\$400,000
1989 Superior Ford Pumper Tanker	1	1	1	-	-	-	-	-	-	-	\$550,000
2014 Freightliner Tanker (Tank 53)	-	-	-	1	1	1	1	1	1	1	\$350,000
2008 Pierce Contender Kenworth Rescue Pumper	1	1	1	1	1	1	1	1	1	1	\$400,000
1989 Superior Ford Pumper Tanker	1	1	-	-	-	-	-	-	-	-	\$350,000
1983 Used Ford E350 Rescue Van	1	1	-	-	-	-	-	-	-	-	\$390,000
2013 Pierce Pumper Tanker (Tank 63)	-	-	1	1	1	1	1	1	1	1	\$600,000
2020 Freightliner Rescue (Rescue 1)										1	\$390,000
2020 Ford F250 (Brush 1)										1	\$60,000
Total	18	18	16	16	17	17	17	17	17	18	

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

10 Year Average	2011-2020
Quantity Standard	0.0010
Quality Standard	\$315,290
Service Standard	\$315

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$315
Eligible Amount	\$3,288,790



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
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	2011-2020
Quantity Standard	0.0283
Quality Standard	\$4,139
Service Standard	\$117

D.C. Amount (before deductions)	20 Year
Forecast Population	10,431
\$ per Capita	\$117
Eligible Amount	\$1,221,679



**Township of Clearview
Service Standard Calculation Sheet**

Service: Parking Spaces
Unit Measure: No. of spaces

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0024

10 Year Average	2011-2020
Quantity Standard	0.0025
Quality Standard	\$13,428
Service Standard	\$34

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$34
Eligible Amount	\$195,915



**Township of Clearview
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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
Dunroon 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	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.007	0.007

10 Year Average	2011-2020
Quantity Standard	0.0075
Quality Standard	\$36,776
Service Standard	\$276

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$276
Eligible Amount	\$1,609,686



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	1	1	\$100,000
Basketball Court	-	-	-	-	-	-	1	1	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	1	1	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	-	-	-	-	-	-	-	-	-	-	\$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



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Carruthers Park Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$100,000
Total	79	79	79	79	79	79	79	79	79	79	

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0047	0.0046	0.0045

10 Year Average	2011-2020
Quantity Standard	0.0047
Quality Standard	\$84,138
Service Standard	\$395

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$395
Eligible Amount	\$2,307,846



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	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	1,860	1,860	\$25
Stayner (Warrington Road)	-	-	-	-	-	-	-	-	-	2,810	\$25
Staner (Centennial Park)	-	-	-	-	-	-	-	-	-	962	\$25
Total	16,860	16,860	18,720	18,720	18,720	21,420	21,420	21,420	21,420	11,652	

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	1.0054	1.0039	1.1159	1.1169	1.1153	1.2761	1.2743	1.2681	1.2524	0.6679

10 Year Average	2011-2020
Quantity Standard	1.1096
Quality Standard	\$25
Service Standard	\$28

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$28
Eligible Amount	\$161,891



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	1	\$7,500
Pickup (Tourism)	-	-	-	-	-	1	1	1	-	-	\$37,000
Van (Tourism)	-	-	-	-	-	-	-	-	1	1	\$37,000
Pickup (Beautification)	-	-	-	-	-	-	-	1	1	1	\$37,000
Mowers	4	4	4	4	4	5	5	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	1	1	\$8,200
Total	11	11	11	11	12	15	15	16	16	16	

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
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	2011-2020
Quantity Standard	0.0008
Quality Standard	\$30,500
Service Standard	\$24

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$24
Eligible Amount	\$142,398



**Township of Clearview
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	35,232	35,232	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	102,503	102,503	102,503	102,503	102,503	102,503	102,503	102,503	102,503	102,503		

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	6.1126	6.1032	6.1105	6.1159	6.1072	6.1065	6.0981	6.0685	5.9933	5.8754

10 Year Average	2011-2020
Quantity Standard	6.0691
Quality Standard	\$387
Service Standard	\$2,346

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$2,346
Eligible Amount	\$13,689,972



**Township of Clearview
Service Standard Calculation Sheet**

Service: Library Services
Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	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	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	0.4538	0.4531	0.4536	0.4540	0.4533	0.4533	0.4527	0.4505	0.4449	0.4361

10 Year Average	2011-2020
Quantity Standard	0.4505
Quality Standard	\$491
Service Standard	\$221

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$221
Eligible Amount	\$1,290,982



**Township of Clearview
Service Standard Calculation Sheet**

Service: Library Collection Materials
Unit Measure: No. of library collection items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value (\$/item)
Collection Materials	65,161	66,215	65,566	65,990	67,814	69,897	70,135	70,836	70,836	70,836	\$26
Electronic Resources	52,484	56,112	57,544	66,287	65,597	67,192	66,984	67,318	67,318	67,318	\$120
Total	117,645	122,327	123,110	132,277	133,411	137,089	137,119	138,154	138,154	138,154	

Population	16,769	16,795	16,775	16,760	16,784	16,786	16,809	16,891	17,103	17,446
Per Capita Standard	7.02	7.28	7.34	7.89	7.95	8.17	8.16	8.18	8.08	7.92

10 Year Average	2011-2020
Quantity Standard	7.7979
Quality Standard	\$71
Service Standard	\$556

D.C. Amount (before deductions)	10 Year
Forecast Population	5,836
\$ per Capita	\$556
Eligible Amount	\$3,242,190



Appendix C

Draft Amending Development Charge By-law



**Township of Clearview
By-law Number 21-___
Being a By-Law of the Township of Clearview To Amend By-Law 19-36,
Respecting Development Charges**

Provided under separate cover.