

Infrastructure Costs Included in the D.C. Calculation

Township of Clearview
Service: Fire Facilities

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

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Fire Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non- Residential Share 4%
1	Provision for Fire Vehicles	2019-2038	500,000	-		500,000	-		500,000	480,000	20,000
	Total		500,000	-	-	500,000	-	-	500,000	480,000	20,000

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Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Police Small Equipment and Gear

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

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Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	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%
2019-2038											
1	Roads and Bridges Needs Study Update	2019	35,700	2,783		32,917	26,775	-	6,142	5,896	246
2	Roads and Bridges Needs Study Update	2023	40,800	3,180		37,620	30,600	-	7,020	6,739	281
3	Sidewalk Master Plan Update	2020	10,200	1,590		8,610	5,100	-	3,510	3,369	140
			-	-		-	-	-	-	-	-
	Stayner and Area Transportation Needs:		-	-		-	-	-	-	-	-
4	Industrial Rd - CR 42 to Side St - new 900 m (Oversizing)	2019-2029	1,377,000	85,871		1,291,129	137,700	963,900	189,529	181,948	7,581
5	Margaret St - CR 42 to Clarence St - Reconstr 520 m	2019-2029	901,700	56,227		845,473	90,170	631,200	124,103	119,138	4,964
6	Margaret St - Clarence St to Warrington Rd - new 860 m	2019-2029	1,315,800	82,042		1,233,758	131,580	921,100	181,078	173,835	7,243
7	Industrial Rd - CR 91 to Regina St - new 600 m	2019-2029	918,000	57,247		860,753	91,800	642,600	126,353	121,299	5,054
8	Industrial Rd - CR 91 to Regina St - Bridge Crossing	2019-2029	586,500	36,559		549,941	58,650	410,600	80,691	77,463	3,228
9	North St - Hwy 26 to Stayner St - Reconst. 380 m - Unfunded	2019-2029	328,700	92,241		236,459	32,870	-	203,589	195,446	8,144
10	Locke Ave - Hwy 26 to Scott St. - Reconst. 620 m	2019-2029	948,600	266,199		682,401	94,860	-	587,541	564,040	23,502
11	Scott St - Hwy 26 to Locke Ave - Reconst. 750 m	2019-2029	1,224,000	343,482		880,518	122,400	-	758,118	727,793	30,325
12	Mowat St - Hwy 26 to N Limit - Reconst. 920 m	2019-2029	1,548,400	96,553		1,451,847	154,840	1,083,900	213,107	204,583	8,524
13	Mowat St - N Limit to CR96 - Reconst. 900 m	2019-2029	1,101,600	308,371		793,229	112,608	-	680,621	653,396	27,225
14	North/South Collector (Dancor) - new 620 m (Oversizing)	2019-2029	1,106,700	103,519		1,003,181	-	774,700	228,481	219,342	9,139
15	North/South Collector - (Clearview Pk N of Dancor) - new 300 m (Oversizing)	2019-2029	459,000	143,118		315,882	-	-	315,882	303,247	12,635
16	Warrington Rd - Margaret St Ext to Superior St - Reconst 600 m	2019-2029	918,000	257,612		660,388	91,800	-	568,588	545,845	22,744
17	East/West Collector (Emerald Ck) - (Oversizing)	2019-2029	1,009,800	94,445		915,355	-	706,900	208,455	200,117	8,338
18	Sunnidale St - Cherry St to Centre Line Rd - Reconst. 1450 m	2030-2038	2,218,500	622,562		1,595,938	221,850	-	1,374,088	1,319,125	54,964
19	Cherry St - Sunnidale St to Hwy 26 - Reconst. 400 m	2030-2038	612,000	171,741		440,259	61,200	-	379,059	363,896	15,162
20	Superior/Mowat Intersection Realignment	2019-2029	459,000	128,806		330,194	45,900	-	284,294	272,922	11,372
21	Superior St - Warrington Rd to Hwy 26E 500m	2019-2029	765,000	214,676		550,324	76,500	-	473,824	454,871	18,953
				-							
	Other Roads Projects:			-							
22	Other roadworks identified in transportation plan	2019-2029	8,635,000	269,242		8,365,758	7,771,500	-	594,258	570,488	23,770
23	Mary St from County Road 9 to Edward St 760m	2019-2029	1,162,800	326,308		836,492	116,280	-	720,212	691,403	28,808
24	Edward St E - County Road 42 to Mary St 1950m	2019-2029	2,983,500	837,238		2,146,262	298,350	-	1,847,912	1,773,995	73,916
25	Provision for future road works	2019-2029	980,000	275,010		704,990	98,000	-	606,990	582,710	24,280
26	Provision for future road works	2030-2038	4,900,000	1,375,052		3,524,948	490,000	-	3,034,948	2,913,550	121,398
	Other Bridges Projects:										
27	BR-152a-28 Mowat Street	2019-2029	879,200	246,724		632,476	87,920	-	544,556	522,774	21,782
	Reserve Fund Balance						989,968		(989,968)	(950,369)	(39,599)
	Total		37,425,500	6,498,397	-	30,927,103	11,439,221	6,134,900	13,352,982	12,818,863	534,119

*Represents the local services contribution

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Sidewalks

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development*	Total	Residential Share 96%	Non-Residential Share 4%
	2019-2038										
	Sidewalks:										
	Stayner:										
1	Birchwood Blvd from Locke Ave to Wyant Road	2019-2029	66,000	-		66,000	6,600	-	59,400	57,024	2,376
2	Highway 26 from existing comm east limits to Street "K" (Dancor development)	2019-2029	208,000	-		208,000	-	208,000	-	-	-
3	Highway 26 from existing comm east limits to Mowat Street	2019-2029	49,000	-		49,000	24,500	-	24,500	23,520	980
4	Perry Street from John Street to Christopher	2019-2024	83,000	-		83,000	41,500	-	41,500	39,840	1,660
5	Mowat Street from Highway 26 to Dancor development limits	2019-2024	215,000	-		215,000	-	-	215,000	206,400	8,600
6	Quebec Street from Sutherland Street to Ridgeview limits	2019-2024	105,000	-		105,000	-	105,000	-	-	-
7	Sutherland Street from Quebec Street to Centre	2019-2024	48,000	-		48,000	-	48,000	-	-	-
8	Centre Street from Ridgeview limits to Atkinson Street	2019-2024	51,000	-		51,000	-	51,000	-	-	-
9	Superior Street from Highway 26 to Oak Street	2019-2024	158,000	-		158,000	79,000	-	79,000	75,840	3,160
10	Oak Street from Superior Street to John Street	2019-2024	44,000	-		44,000	22,000	-	22,000	21,120	880
11	Highway 26 from Wyant Road to Locke Ave	2019-2024	55,000	-		55,000	5,500	-	49,500	47,520	1,980
			-								
	Creemore										
12	County 9 from Mary Street East to community east limits	2019-2029	92,000	-		92,000	-	92,000	-	-	-
13	Mary Street from County 9 to Edward Street	2019-2024	140,000	-		140,000	-	140,000	-	-	-
14	Elizabeth Street from Mary Street to alliance homes limits	2019-2029	114,000	-		114,000	-	114,000	-	-	-
15	County 9 from Mary Street to Mill Street	2019-2029	64,000	-		64,000	32,000	-	32,000	30,720	1,280
16	Caroline Street from Mill Street to Mary Street	2019-2029	75,000	-		75,000	37,500	-	37,500	36,000	1,500
17	Wellington Street from Mary Street to Collingwood Street	2019-2029	119,000	-		119,000	59,500	-	59,500	57,120	2,380
			-								
	New Lowell										
18	County 9 from Lamers Road (comm east limits) to new development	2019-2029	156,000	-		156,000	-	156,000	-	-	-
	Nottawa										
19	County 124 from Batteaux Road to McKean Blvd (comm south limits)	2019-2029	110,000	-		110,000	55,000	-	55,000	52,800	2,200
20	County 124 from McKean Blvd (comm south limits) to new development	2019-2029	92,000	-		92,000	-	92,000	-	-	-
	Total		2,044,000	-	-	2,044,000	363,100	1,006,000	674,900	647,904	26,996

*Represents the local services contribution

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Traffic Signals & Streetlights

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

*Represents the local services contribution



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Services Related to a Highway - Facilities

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

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Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Services Related to a Highway - Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development	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%
	2019-2038										
1	Sidewalk Machine	2019-2029	164,800	-		164,800	-		164,800	158,208	6,592
2	Sidewalk Machine	2019-2029	164,800	-		164,800	-		164,800	158,208	6,592
3	Tandem Plow	2019-2029	245,500	-		245,500	-		245,500	235,680	9,820
4	Sidewalk Machine	2019-2029	164,800	-		164,800	-		164,800	158,208	6,592
5	Service Vehicle (1 Ton)	2019-2033	85,300	-		85,300	-		85,300	81,888	3,412
6	Mower	2019-2033	18,200	-		18,200	-		18,200	17,472	728
7	Tandem Plow	2019-2035	245,500	-		245,500	-		245,500	235,680	9,820
8	Street Sweeper	2019-2025	454,700	-		454,700	150,000		304,700	292,512	12,188
	Total		1,543,600	-	-	1,543,600	150,000	-	1,393,600	1,337,856	55,744

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Indoor Recreation Facilities

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

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Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 95%	Non-Residential Share 5%
1	Debt - Growth-related Principal - Sunnidale Branch, New Lowell	2019-2021	146,798	-		146,798	-		146,798	14,680	132,118	125,512	6,606
2	Debt - Discounted Growth-related Interest - Sunnidale Branch, New Lowell	2019-2021	29,323	-		29,323	-		29,323	2,932	26,390	25,071	1,320
3	Stayner Branch (new 6,890 sq.ft.)	2019	3,800,000	-		3,800,000	1,330,000		2,470,000	247,000	2,223,000	2,111,850	111,150
4	Discounted Growth-related Interest for Stayner Branch Debt	2019	710,000			710,000	-		710,000	71,000	639,000	607,050	31,950
5	Creemore Branch (1,000 sq.ft. addition)	2025	400,000	-		400,000	-		400,000	40,000	360,000	342,000	18,000
6	Stayner Branch (3,000 sq.ft. addition)	2039	1,500,000	1,500,000		-	-		-	-	-	-	-
7	Provision for Collection Materials	2019-2023	500,000			500,000			500,000	50,000	450,000	427,500	22,500
	Reserve Fund Adjustment		800	-		800	-		800		800	760	40
	Total		7,086,921	1,500,000	-	5,586,921	1,330,000	-	4,256,921	425,612	3,831,309	3,639,743	191,565

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Administration Studies

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

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Clearview
Service: Stayner Wastewater Sewers

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

Note: a portion of projects 10 through 12 will not be collected from DCs (i.e. considered Benefit to Existing) as these additional projects were not identified in the previous study and the calculation of the charge is based on the total costs to service development of 4,666 single detached equivalent units, beginning in 2014.

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Water Facilities- Stayner

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

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

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview

Service: Water Distribution - Stayner

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

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

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Wastewater Facilities - Creemore

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

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Wastewater - Sewers - Creemore

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
Service: Water Facilities- Creemore

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

Infrastructure Costs Included in the Development Charges Calculation

Township of Clearview
 Service: Stormwater - Creemore

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

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