



 **Watson
& Associates**
ECONOMISTS LTD.

Addendum #1 to the August 4, 2021, Development Charges Update Background Study Township of Clearview

October 1, 2021

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Addendum Report to
the August 4, 2021,
Development
Charges Update
Background Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Township has undertaken a Development Charges (D.C.) Update Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

- August 4, 2021– Release of the D.C. Update Background Study
- October 1, 2021 – Release of draft amending D.C. by-law
- October 1, 2021 – Addendum to August 4 report released
- October 18, 2021 – Scheduled date of Public Meeting
- October 25, 2021 – Passage of Development Charges By-law

The purpose of this addendum report is to update anticipated capital costs with respect to the Stayner Water Supply projects and one (1) Stayner Wastewater Collection project.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have increased the calculated development charges.

2.1 Refinements to Stayner Water Supply Capital Costs

As noted in the August 4 background study, the Township is currently undergoing discussions with the development community in Stayner regarding the funding of the Klondike Park Well Supply. Subsequent to the release of the August 4 background study, the Township received updated cost estimates for the capital works. In total, the gross capital cost estimate increased by approximately \$4.60 million (2019\$).



2.2 Refinements to Stayner Wastewater Sewers Capital Costs

The Township recently received an updated capital cost estimate for the Philips Street Sewer project. The updated capital cost for this project is \$1,685,000 (2019\$). The benefit to existing share was also refined to align with updated flow information. The benefit to existing share of this project is \$739,000, resulting in a net D.C. recoverable amount of \$946,000.

2.3 Overall Changes in the D.C. Calculation

Based on the changes noted above, the calculated residential development charge (single/semi-detached unit) for Stayner water supply has increased from \$15,044 to \$16,546 (2019\$) and the non-residential charge for Stayner water supply has increased from \$4.79 per sq.ft. to \$5.27 per sq.ft. (2019\$). The calculated residential development charge (single/semi-detached unit) for Stayner wastewater collection has decreased from \$3,295 to \$3,259 (2019\$) and the non-residential charge for Stayner water supply has decreased from \$1.64 per sq.ft. to \$1.62 per sq.ft. (2019\$).

In total, the single and semi-detached D.C. for Stayner has increased from \$32,571 to \$33,975 and the non-residential D.C. for Stayner has increased from \$11.51 to \$11.97 (note that parks and recreation services as well as library services are exempt from non-residential development charges).

The above changes have been incorporated into the calculations. The summary below outlines the current charges versus the charges calculated in the August 4, 2021, D.C. Update Study and the charges calculated in this addendum report.



Figure 1
Comparison of Residential Calculated Charges
Per Single-detached Unit
2019 \$

Service/ Class of Service	Current (By-law 19-36) (2019\$)	Calculated (August 4 , 2021 D.C. Update Report) (2019\$)	Calculated (October 1, 2021 D.C. Addendum Report) (2019\$)
Municipal Wide Services:			
Services Related to a Highway	4,613	4,613	4,613
Municipal Parking Services	56	62	62
Fire Protection Services	791	1,062	1,062
Policing Services	121	121	121
Parks and Recreation Services	866	980	980
Library Services	1,401	1,555	1,555
Growth Studies	386	424	424
Total Municipal Wide Services	8,234	8,817	8,817
Area Specific Services:			
<u>Stayner</u>			
Water Supply	12,835	15,044	16,546
Water Distribution	1,743	2,108	2,108
Wastewater Treatment*	6,378	3,308	3,308
Wastewater Collection		3,295	3,259
Total Stayner Area	20,956	23,755	25,221
<u>Creemore</u>			
Water Services	8,700	9,220	9,220
Wastewater Services	4,222	11,873	11,873
Stormwater Services	2,111	2,343	2,343
Total Creemore Area	15,033	23,436	23,436
<u>New Lowell</u>			
Water Services	10,276	10,276	10,276
Total New Lowell Area	10,276	10,276	10,276
Grand Total - Stayner Area	29,190	32,572	34,038
Grand Total - Creemore Area	23,267	32,253	32,253
Grand Total - New Lowell Area	18,510	19,093	19,093

*DC for prepayment lots is \$2,970



Figure 2
Comparison of Non-residential Calculated Charges
Per sq.ft. of Non-residential Gross Floor Area
2019 \$

Service/ Class of Service	Current (By-law 19-36) (2019\$)	Calculated (August 4 , 2021 D.C. Update Report) (2019\$)	Calculated (October 1, 2021 D.C. Addendum Report) (2019\$)
Municipal Wide Services:			
Services Related to a Highway	2.06	2.06	2.06
Municipal Parking Services*	-	-	-
Fire Protection Services	0.35	0.47	0.47
Policing Services	0.05	0.05	0.05
Parks and Recreation Services*	-	-	-
Library Services*	-	-	-
Growth Studies	0.18	0.19	0.19
Total Municipal Wide Services	2.64	2.77	2.77
Area Specific Services:			
<u>Stayner</u>			
Water Supply	4.09	4.79	5.27
Water Distribution	0.55	0.67	0.67
Wastewater Treatment	3.16	1.64	1.64
Wastewater Collection		1.64	1.62
Total Stayner Area	7.80	8.74	9.20
<u>Creemore</u>			
Water Services	4.05	4.29	4.29
Wastewater Services	1.96	5.52	5.52
Stormwater Services	0.98	1.09	1.09
Total Creemore Area	6.99	10.90	10.90
<u>New Lowell</u>			
Water Services	4.26	4.26	4.26
Total New Lowell Area	4.26	4.26	4.26
Grand Total - Stayner Area	10.44	11.51	11.97
Grand Total - Creemore Area	9.63	13.67	13.67
Grand Total - New Lowell Area	6.90	7.03	7.03

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



2.4 Changes to the August 4, 2021, D.C. Update Study

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
1-5	Revised date of the public meeting to October 18, 2021.
1-6	Refinements to the schedule of key dates to include the release of this addendum report and revised timing for the public meeting and by-law passage.
4-17	Revised total D.C. recoverable amount to be \$50,776,602.
4-18	Revised Figure 4-8 to update costs for Klondike Well Supply (changes highlighted in green).
4-21	Revised total D.C. recoverable amount to be \$13,628,200.
4-22	Revised Figure 4-10 to update costs for Phillips Street Sewer.
4-32	Revised Figure 4-16 for the updated costs related to the Klondike Well Supply (changes highlighted in green).
4-33	Revised Figure 4-18 for the updated costs related to the Phillips Street Sewer project (changes highlighted in green).
4-37	Revised Figure 4-22 to reflect the updated D.C. calculation for Stayner Water Supply and Wastewater Collection (change highlighted in green).
4-38	Revised Figure 4-23 to reflect the updated D.C. calculation for Stayner Water Supply and Wastewater Collection (change highlighted in green).
4-39	Refined wording to denote updated calculated charges for the Stayner area.
4-40	Updated Figure 4-24a to reflect the refined calculated charges for Stayner Water Supply and Wastewater Collection (change highlighted in green).
4-41	Updated Figure 4-25a to reflect the refined calculated charges for Stayner Water Supply and Wastewater Collection (change highlighted in green).
6-1	Refined recommendations to include this addendum report.
Appendix C	Updated draft amending by-law with updated schedule of charges.



3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Township's August 4, 2021, D.C. Update Study. As this addendum report will be released more than two weeks prior to the Public Meeting, a second public meeting is not required. Council will consider the information presented at the public meeting on October 18, 2021 and consider the amending by-law on October 25, 2021.



Amended Pages



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 October 18, 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 25, 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	October 1, 2021
5. Release of Addendum Report	October 1, 2021
6. Public meeting of Council	October 18, 2021
7. Council considers adoption of background study and passage of by-law	October 25, 2021
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.5 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.



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 \$50,776,602.

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 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%
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	Topographical Survey	2021	33,000	-		33,000	-		33,000	32,010	990
15	Utility Locate Coordination (digital plans only, excludes	2021	10,000	-		10,000	-		10,000	9,700	300
16	Well Development and Source Water Protection	2021	2,097,000	-		2,097,000	-		2,097,000	2,034,090	62,910
17	Design	2021-2022	1,287,000	-		1,287,000	-		1,287,000	1,248,390	38,610
18	Construction of Well Site, Storage (4250 cu/m) and Watermain	2022-2024	33,453,000	-		33,453,000	-		33,453,000	32,449,410	1,003,590
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		79,023,602	28,247,000	-	50,776,602	-	-	50,776,602	49,253,304	1,523,298

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. Additionally, the Phillips Street project has a benefit to existing share of \$739,000. Figure 4-10 provides the updated capital project listing.

The updated total D.C. recoverable costs for Stayner Wastewater Sewers total \$13,628,200.

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	1,685,000			1,685,000	739,000		946,000
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		26,123,500	-	-	26,123,500	2,644,100	9,851,200	13,628,200

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



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	49,253,304	1,523,298	16,546	5.27
	49,253,304	1,523,298	16,546	5.27
TOTAL	\$49,253,304	\$1,523,298	\$16,546	\$5.27
D.C.-Eligible Capital Cost	\$49,253,304	\$1,523,298		
20-year Stayner Gross Population/GFA Growth (sq.ft.)	9,076	289,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,427	\$5.27		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.049	\$16,546		
Other Multiples	2.435	\$13,214		
Apartments - 2 Bedrooms +	1.753	\$9,513		
Apartments - Bachelor and 1 Bedroom	1.225	\$6,648		
Special Care/Special Dwelling Units	1.100	\$5,969		

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	13,628,200	642,421	
	29,062,400	642,421	
TOTAL	\$29,062,400	\$642,421	
D.C.-Eligible Capital Cost	\$29,062,400	\$642,421	
Single-detached Equivalents (S.D.E.)	4,666	1,898	
Cost Per S.D.E.	\$6,229	\$338	
<u>By Residential Unit Type</u>	<u>P.P.U.</u>		
Single and Semi-Detached Dwelling	100%	\$6,229	\$338
Other Multiples	80%	\$4,974	\$270
Apartments - 2 Bedrooms +	57%	\$3,581	\$195
Apartments - Bachelor and 1 Bedroom	40%	\$2,502	\$136
Special Care/Special Dwelling Units	36%	\$2,247	\$122
<u>Non-residential</u>			
Per Sq. Ft. of Building Space	16m3/ha @ 25% coverage	\$3.09	\$0.17



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	16,546
Water Distribution	1,743	2,108
Wastewater Treatment*	6,378	3,308
Wastewater Collection		3,259
Total Stayner Area	20,956	25,221
<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	34,038
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	5.27
Water Distribution	0.55	0.67
Wastewater Treatment		1.64
Wastewater Collection	3.16	1.62
Total Stayner Area	7.80	9.20
<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	11.97
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 \$34,038 per single detached dwelling unit and increase from \$10.44 to \$11.97 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	16,546	13,214	9,513	6,648	5,969	5.27
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	3,259	2,603	1,874	1,309	1,176	1.62
Wastewater (Pre-payment units only)	2,970	2,430	1,620	1,080	1,070	1.45
Total Urban Services - Stayner	25,221	20,142	14,501	10,133	9,099	9.20
Total Urban Services - Stayner (Prepaid)	21,624	17,327	12,345	8,575	7,800	7.39
<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	33,976	27,135	19,535	13,651	12,258	13.48
GRAND TOTAL STAYNER (Prepaid)	30,379	24,320	17,379	12,093	10,959	11.67
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

*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 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	17,485	13,964	10,053	7,025	6,308	5.57
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	3,444	2,751	1,980	1,383	1,243	1.71
Wastewater (Pre-payment units only)	3,139	2,568	1,712	1,141	1,131	1.53
Total Urban Services - Stayner	26,653	21,285	15,324	10,708	9,615	9.72
Total Urban Services - Stayner (Prepaid)	22,851	18,310	13,046	9,062	8,243	7.81
<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	35,904	28,675	20,644	14,426	12,954	14.25
GRAND TOTAL STAYNER (Prepaid)	32,103	25,700	18,365	12,779	11,581	12.33
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

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



6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated August 4, 2021, as amended September 24, 2021”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated August 4, 2021, as amended September 24, 2021”;

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

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



Appendix C

Draft Amending By-law

Township of Clearview

By-law Number 21-97

Being a By-Law of the Township of Clearview To Amend By-Law 19-36, Respecting Development Charges

Whereas the Township of Clearview (the “Township”) enacted By-law 19-36 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

And Whereas the Township has undertaken a study pursuant to the Act which has provided updated Schedules B-1 and B-2 to By-law 19-36;

And Whereas Council has before it a report entitled “Township of Clearview 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated August 4, 2021 (the “update study”);

And Whereas Council has before it a report entitled “Addendum #1 to the August 4, 2021, Development Charges Update Background Study” prepared by Watson & Associates Economists Ltd., dated October 1, 2021;

And Whereas the update study was made available to the public on August 4, 2021 and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas the proposed amending By-law was made available to the public on October 1, 2021 and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas the amended update study and proposed amending By-law were made available to the public on October 1, 2021.

And Whereas Council, on October 18, 2021, held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE Council hereby enacts as follows:

1. By-law 19-36 is hereby amended as follows:
 - A. Addition of Ancillary Residential Building to the definitions in Section 1 as follows:

“Ancillary Residential Building” means a residential building that would provide necessary support to the primary activities/use of a detached dwelling, semi-detached dwelling, or row dwelling. Types of ancillary residential buildings include; coach houses, farm help accommodations, garages, and garden suites and do not include tiny homes or other stand-alone residential buildings.
 - B. Addition of Ancillary Structure definition in Section 1 as follows:

“Ancillary Structure” means a structure providing necessary support to the primary activities or use of the principal structure and includes, coach houses, farm help accommodations, garages, and garden suites and does not include tiny homes or other stand-alone residential buildings.
 - C. Refine definition of apartment unit in Section 1 to include tiny homes. The refined definition would read as follows:

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and shall include dwelling units contained above or as part of commercial buildings. Apartment units include Tiny Homes.;
 - D. Addition of Class to the definitions in Section 1 as follows:

“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.
 - E. Addition of Coach House to the definitions in Section 1 as follows:

“Coach House” means separate structure which contains parking/storage for a vehicle and would include a dwelling unit.
 - F. Addition of Farm Help Accommodation to the definitions in Section 1 as follows:

“Farm Help Accommodation” means a building or structure on an agricultural parcel that is used seasonally or temporarily by a person(s) for accommodations

as a farm labourer(s) consisting of a kitchen, washroom facilities, and living room, dining room, or bedroom.

G. Addition of Garage to the definitions in Section 1 as follows:

“Garage” means a building or structure for housing a motor vehicle or vehicles.

H. Addition of Garden Suite to the definitions in Section 1 as follows:

“Garden Suite” means a detached residential structure containing bathroom and kitchen facilities that is an accessory use to an existing dwelling unit and is designed to be portable or removable in accordance with an agreement required for construction and use.

I. Addition of Hospice to the definitions in Section 1 as follows:

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

J. Addition of Institutional Development to definitions in Section 1 as follows:

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

- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - 2. a college or university federated or affiliated with a university described in subclause (1), or
 - 3. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;

(iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(v) as a hospice to provide end of life care.

K. Addition of Interest Rate to the definitions in Section 1 as follows:

“Interest Rate” means the annual rate of interest calculated as per the Township’s D.C. Interest Rate Policy, as may be revised from time to time.

L. Addition of Non-profit Housing Development to the definitions in Section 1 as follows:

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

(i) 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;

(ii) 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

(iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

M. Addition of Tiny Home to the definitions in Section 1 as follows:

“Tiny Home” means a standalone residential structure that has all of the amenities of a home (i.e. kitchen facilities, washroom facilities, bedroom space, etc.) that is less than 500 square feet in size.

N. Addition of Rental Housing to the definitions in Section 1 as follows:

“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;

O. Addition of Site to the definitions in Section 1 as follows:

“Site” means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under on identical ownership.

- P. Replace Section 2 titled “Designation of Services,” inclusive of and Sections 2.1 and 2.2, with the following:

Designation of Services/Class of Services

- 2.1 The categories of services/classes of services for which development charges are imposed under this By-law are as follows:

- (a) Services Related to a Highway;
- (b) Fire Protection Services;
- (c) Policing Services;
- (d) Municipal Parking Services;
- (e) Parks and Recreation Services;
- (f) Library Services;
- (g) Growth Studies;
- (h) Water Facilities and Distribution Systems;
- (i) Wastewater Facilities and Collection Systems; and
- (j) Stormwater Services.

- 2.2 The components of the services designated in section 2.1 are described in Schedule A.

- Q. Replace Sections 3.5 with the following:

3.5.

- (a) No Development Charge shall be imposed where the only effect of an action referred to in Section 3.4 of this By-law is to:
 - (i) permit an enlargement to an existing residential Dwelling Unit;
 - (ii) permit the creation of one or two additional Dwelling Units in an existing single detached dwelling or a prescribed ancillary residential dwelling structure to the existing residential building;
 - (iii) permit the creation of additional dwelling units equal to the greater of one Dwelling Unit or one percent of the existing Dwelling Units in existing Rental Housing or a prescribed ancillary residential dwelling structure to the existing residential building;
 - (iv) permit the creation of one additional dwelling unit in any other existing residential building already containing at least one Dwelling

Unit or prescribed ancillary residential dwelling structure to the existing residential building; or

- (v) permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including residential dwelling structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- (b) Notwithstanding (a) above, Development Charges shall be imposed if the total Gross Floor Area of the additional one or two units exceeds the Gross Floor Area of the existing Dwelling Unit.
- (c) Notwithstanding (a) above, Development Charges shall be imposed if the additional Dwelling Unit(s) has a Gross Floor Area greater than:
- (vi) in the case of a Semi-detached Dwelling Unit or Townhouse Dwelling Unit, the Gross Floor Area of the existing Dwelling Unit; and
 - (vii) in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the said residential Building.
- (d) The exemption to Development Charges in (a) above shall only apply to the first instance of intensification in an existing or new dwelling.
- (e) Subject to (b), (c) and (d) above, any exemption under (a) above shall apply to the smallest Dwelling Unit, as determined by applicable rates under this By-law.

R. Replace section 3.6 with the following:

3.6 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

S. Repeal section 3.7

T. Addition of policies related to the timing of development charges payments.

Replace section 3.15 with the following:

3.15 Development Charges are payable at the time the first building permit is issued with respect to a development.

3.15.1 Notwithstanding Section 3.15, development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in the Township's D.C. Interest Rate Policy, as may be revised from time to time.

3.15.2 Notwithstanding Section 3.15, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest at the interest rate as provided in the Township's D.C. Interest Rate Policy, as may be revised from time to time.

3.15.3 Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under Sections 3.12 and 3.13 shall be calculated on the rates set out in Schedules "B-1" and "B-2" on the date of the planning application, including interest. Where both planning applications apply development charges under Sections 3.12 and 3.13 shall be calculated on the rates, including interest at the

interest rate as provided in the Township's D.C. Interest Rate Policy, as may be revised from time to time, set out in Schedule "B" on the date of the later planning application.

U. Schedule "A" is deleted, and the attached Schedule "A" is substituted, therefore.

V. Schedule "B-1" and Schedule "B-2" are deleted, and the attached Schedule "B-1" and Schedule "B-2" are substituted, therefore.

2. This By-law shall come into force and effect at 12:01AM on October 26, 2021.

3. Except as amended by this By-law, all provisions of By-law 19-36, as amended, are and shall remain in full force and effect.

By-law read a first and second time this 25th day of October 2021.

By-law read a third time and finally passed this 25th day of October 2021.

Mayor: _____

Clerk: _____



Schedule A To By-law No. 19-36
Township of Clearview
Components of Services Designated in Subsection 2.1

Urban-area services (100% Eligible)

Stayner Water Supply
Stayner Water Distribution System
Stayner Wastewater Facilities
Stayner Wastewater Collection Systems

Creemore Water Facilities and Distribution System
Creemore Wastewater Facilities and Collection Systems
Creemore Drainage

New Lowell Water Facilities and Distribution System

Township-wide Services

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

Services Related to a Highway
Facilities, Vehicles, and Equipment

Fire Protection Services

Fire Stations
Fire Vehicles
Small Equipment and Gear

Policing Services

Library Services

Library Space
Library Materials

Growth Studies

Stormwater Drainage and Control Services
Wastewater Services

Water Services
Services Related to a Highway
Policing Services
Fire Protection Services
Library Services



Parks and Recreation
Parks and Recreation Services
 Parkland Development, Amenities, Amenity Buildings, Trails
 Parks Vehicles and Equipment
Municipal Parking



Schedule B-1
 To By-law No. 19-36
 Township of Clearview
 Schedule of Development Charges – Effective October 26, 2021
 (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)
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Water Distribution	2,108	1,683	1,212	847	761	0.67
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Wastewater Collection	3,259	2,603	1,874	1,309	1,176	1.62
Wastewater (Pre-payment units only)	2,970	2,430	1,620	1,080	1,070	1.45
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Total Urban Services - Stayner (Prepaid)	21,624	17,327	12,345	8,575	7,800	7.39
<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
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GRAND TOTAL STAYNER	33,976	27,135	19,535	13,651	12,258	13.48
GRAND TOTAL STAYNER (Prepaid)	30,379	24,320	17,379	12,093	10,959	11.67
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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



Schedule B-2
To By-law 19-36
Township of Clearview
Schedule of Development Charges – Effective October 26, 2021 to September 18, 2022
(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

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