



## CLEARVIEW TOWNSHIP

### 2014 DEVELOPMENT CHARGE UPDATE STUDY

April 27, 2014



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 Planning for growth



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## CONTENTS

	<u>Page</u>
<b>EXECUTIVE SUMMARY</b>	(i)
<b>1. INTRODUCTION</b>	
1.1 Background	1-1
1.2 Existing Policies (Rules)	1-4
1.3 Development Charge Requirements for an Amendment	1-7
1.4 Development Charge Process	1-8
<b>2. ANTICIPATED DEVELOPMENT</b>	2-1
<b>3. WASTEWATER CAPITAL SERVCING FOR STAYNER</b>	
3.1 Wastewater Treatment	3-1
3.2 Wastewater Conveyance	3-2
3.3 Calculation of the Wastewater Development Charge for Stayner	3-3
<b>4. RECOMMENDATIONS</b>	4-1
 <u>APPENDICES</u>	
A PROPOSED DEVELOPMENT CHARGE BY-LAW	A-1



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## EXECUTIVE SUMMARY



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## EXECUTIVE SUMMARY

1. Clearview Council adopted By-law 09-50 on November 2, 2009. The by-law provided for township-wide residential and non-residential charges as well as area-specific charges for Stayner, Creemore, New Lowell and Nottawa. Subsequent to the passage of this by-law, two amending by-laws were passed (10-58 and 11-58) to provide for refinements to the DC policies.
2. Subsequent to the adoption of the 2009 by-law, the Township undertook discussions with the Town of Wasaga Beach to secure wastewater treatment capacity to provide servicing to the community of Stayner. The agreement with Wasaga Beach provided for up to 5,000 m<sup>3</sup> of daily capacity at its Wastewater Treatment facility and cost sharing of the Knox Rd. East gravity sewer and pumping station (referred to as the “KRESI” works). Further works were then required to construct a pumping station and force main to convey the wastewater from Stayner to the Wasaga Beach.
3. The agreement with the Town will require the Township to pay to Wasaga Beach for new development within Stayner. For wastewater treatment plant capacity, a payment will be made at building permit and will be based upon a set rate for low, medium and high density residential growth along with a per square foot charge for non-residential buildings constructed within Stayner. The agreement will also require the Township to pay for 55.5% of the KRESI works with a proportionate payment to be made as the project is constructed.
4. Subsequent to the agreement with the Town, the Township undertook discussions with developing landowners within Stayner to obtain prepayments for a portion of the development charge. Five landowners have assisted by prepaying a portion of the wastewater development charge which will be used to assist in funding the KRESI works, pumping station, force main and two other sewer projects within Stayner.
5. This report provides the background calculations for the update of the Stayner Wastewater development charge. The by-law provided herein will amend By-law 09-50 to remove the present Stayner Wastewater development charge and will pass a new by-law to replace the charges with the calculations provided herein.
6. The proposed charges for the Stayner Wastewater service are provided in Table ES-1.

Table ES-1  
Schedule of Wastewater Development Charges for Stayner

Basis for the Development Charge					Non-Residential (per sq.ft. of Building Space)
	Single & Semi- Detached Dwellings	Apartments Bachelor and 1 Bedroom	Apartments 2 or more Bedrooms	Other Multiples	
<b>A:</b> Development Charge Related to Developments Included in Prepayment Agreements	\$ 2,640	\$ 1,200	\$ 1,680	\$ 2,160	\$ 1.28
<b>B:</b> All Other Developments within Stayner	\$ 4,742	\$ 2,135	\$ 2,994	\$ 3,952	\$ 2.35
<b>B:</b> Interest for Above	\$ 298	\$ 134	\$ 188	\$ 248	\$ 0.15
<b>B:</b> Total: All Other Developments within Stayner	\$ 5,040	\$ 2,269	\$ 3,182	\$ 4,200	\$ 2.50

**Section A** presents the charges which will be imposed against those units which have entered into a prepayment agreement with the Township. The charge represents the amount payable to Wasaga Beach (i.e. the charge for Wastewater capacity). The time of payment will be at the time of building permit issuance.

**Section B** presents the charges which will be imposed against those units which have not entered into a prepayment agreement with the Township. The charge represents the amount payable to Wasaga Beach (i.e. the charge for Wastewater capacity), the cost for the conveyance system and the interest cost for the debt borrowed by the Township to finance portion of costs borne by the Township to cash flow the net cost of the works. The time of payment will be at the time of building permit issuance.



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# 1. INTRODUCTION



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# 1. INTRODUCTION

## 1.1 Background

The basis for the calculation of the Township's existing schedule of residential and non-residential charges is documented in the "2009 Clearview Township Development Charge Background Study" dated October 9, 2009. Based upon consideration of public input during the development charge process, Clearview Council adopted By-law 09-50 on November 2, 2009. The by-law provided for township-wide residential and non-residential charges as well as area-specific charges for Stayner, Creemore, New Lowell and Nottawa. Subsequent to the passage of this by-law, two amending by-laws were passed (10-58 and 11-58) to provide for refinements to the DC policies. Tables 1-1 and 1-2 provide for the schedule of charges presently in effect.

As noted above, the Township presently imposes a number of area specific charges for water and wastewater services. In regard to Stayner, the Township has a wastewater area specific charge which was based upon the anticipated servicing to be undertaken over the 2009-2029 period. Subsequent to the adoption of the last Development Charges by-law, the municipality has been negotiating with the Town of Wasaga Beach to provide wastewater treatment capacity. This report provides for the updated servicing plan based on the servicing agreement with the Town. This report provides for an update to the wastewater charges presently imposed for Stayner only. The Township is proceeding to update the remaining Development Charge which is anticipated to be considered during this summer. The policies included in this report are based on those provided in By-law 09-50, as amended.

Table 1-1  
Residential Development Charges Effective January 1, 2013

**RESIDENTIAL DEVELOPMENT CHARGES**

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

**Stayner**

Apartments bachelor or 1 bedroom	\$10,721.95
Apartments two bedroom or more	\$15,032.99
Multiple or other residential dwelling	\$19,840.63
Single detached or semi-detached	\$23,808.13

**Creemore**

Apartments bachelor or 1 bedroom	\$11,231.39
Apartments two bedroom or more	\$15,749.00
Multiple or other residential dwelling	\$20,785.68
Single detached or semi-detached	\$24,942.62

**New Lowell**

Apartments bachelor or 1 bedroom	\$ 8,295.30
Apartments two bedroom or more	\$11,633.63
Multiple or other residential dwelling	\$15,353.83
Single detached or semi-detached	\$18,423.61

**Nottawa**

Apartments bachelor or 1 bedroom	\$ 3,603.59
Apartments two bedroom or more	\$ 5,053.81
Multiple or other residential dwelling	\$ 6,669.91
Single detached or semi-detached	\$ 8,003.48

**All Other Areas**

Apartments bachelor or 1 bedroom	\$ 3,603.59
Apartments two bedroom or more	\$ 5,053.81
Multiple or other residential dwelling	\$ 6,669.91
Single detached or semi-detached	\$ 8003.48

Table 1-2  
Non-Residential Development Charges Effective January 1, 2013

### NON-RESIDENTIAL DEVELOPMENT CHARGES

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

Township-wide uniform Charges, by component, per ft.<sup>2</sup> of GFA:

Administration	\$0.22
Fire Protection	\$0.56
Police	\$0.02
Roads and Related	\$2.37
Municipal Parking	\$0.05
Recreation	\$1.21
Library	\$0.18
Sub-total Other Services	\$4.61

Charges, by service area, including Township-wide uniform Charges from above (Other Services), per ft.<sup>2</sup> of GFA:

Area	Other Services	Water	Sanitary Sewer	Total
Stayner	\$4.61	\$6.00	\$2.62	\$13.23
Creemore	\$4.61	\$5.04	\$4.43	\$14.08
New Lowell	\$4.61	\$4.70	n/a	\$9.31
Nottawa	\$4.61	n/a	n/a	\$4.61
All Other Areas	\$4.61	n/a	n/a	\$4.61

### INDEXING OF DEVELOPMENT CHARGES

As permitted under the *Act* and Regulations, the Development Charges shall be indexed annually based on the Statistics Canada Construction Price Indexes (Toronto CMA, number 62-007) on January 1<sup>st</sup> of each year, commencing January 1<sup>st</sup>, 2011.

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## **1.2 Existing Policies (Rules)**

The following subsections summarize the rules set out by By-laws 09-50, 10-58 and 11-58 regarding the calculation, payment and collection of development charges for the Township. These rules will be continued for the proposed new rate for Stayner.

### **1.2.1 Payment in any Particular Case**

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge may be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*,
- b) the approval of a minor variance under Section 45 of the *Planning Act*,
- c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*,
- e) a consent under Section 53 of the *Planning Act*,
- f) the approval of a description under section 50 of the *Condominium Act*, or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

### **1.2.2 Application to Redevelopment of Land (Demolition and Conversion)**

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

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

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

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### 1.2.3 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3));
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;;
- buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- land, buildings or structures for agricultural use which do not receive municipal water or wastewater services.
- development charges for municipal water and wastewater services will not be applied to existing lots of record that, at the time of the passing of the by-law, had paid a charge or fee to ensure allocation of said services within the existing capacity of the system as of the date of passing of the by-law;
- temporary buildings where the owner has completed an agreement with the Township specifying the owner's obligation to remove the building;
- the issuance of a building permit in accordance with Section 2(3) of the Act; and
- existing lots in Stayner and Creemore who have previously paid water and wastewater servicing charges.

- In addition to the above, Bylaw 11-58 set out a number of potential reductions for industrial accessory buildings, indoor sporting fields, charitable non-profit, community benefit, certain green technologies buildings and high job creation developments

#### **1.2.4 Phasing in**

No provisions for phasing in the development charge are provided in the development charge by-law.

#### **1.2.5 Timing of Collection**

The development charge for all services be collected at the time of issuance of the building permit, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the DCA, 1997.

#### **1.2.6 Indexing**

Indexing of the development charges shall be implemented on a mandatory basis annually for the annual indexing of charges commencing on the first day of January in each year, beginning with January 1, 2011, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

#### **1.2.7 The Applicable Areas**

The charges developed herein provide for varying charges within the Township, as follows:

- Water and Wastewater charges will be imposed within the urban service areas of the Township.
- Remaining Services – the full residential and non-residential charge will be imposed on all lands within the Township.



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### 1.3 Development Charge Requirements for an Amendment

Section 19(1) of the *Development Charges Act* (DCA) provides the following provision in regards to preparing a Development Charge amendment:

“Sections 10 to 18 apply, with necessary modifications, to an amendment to a development charge by-law other than an amendment by, or pursuant to an order of, the Ontario Municipal Board.”

Section 10 of the DCA provides:

- “(1) Before passing a development charge by-law, the council shall complete a development charge background study.
- (2) The development charge background study shall include,
  - (a) the estimates under paragraph 1 of subsection 5 (1) of the anticipated amount, type and location of development;
  - (b) the calculations under paragraphs 2 to 8 of subsection 5 (1) for each service to which the development charge by-law would relate;
  - (c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; and
  - (d) such other information as may be prescribed.”

Generally, the above provides for a review of the following:

- Review of growth forecast (provided in Chapter 2)
- Review of capital needs (provided in Chapter 3)
- Review of historic service standards (not required for Wastewater services )
- Review of Policies (existing policies provided in Section 1.2 with recommendation to continue them pending the full development charge review later this year)
- Proposed By-law (provided in Appendix A)

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## **1.4 Development Charge Process**

The basis for this report is to provide for the update of the development charge for wastewater services only for the Stayner community. This is discussed further in Chapters 3 and 4. Subsequent to Council's consideration of this report, the following process will be required in order to pass a by-law (provided in Appendix A):

- Public meeting ad placed in newspaper(s) at least twenty days prior to the public meeting;
- Background study made available to the public at least two weeks prior to the public meeting (scheduled for May 12, 2014); and
- Subsequent to the public meeting, Council may consider and adopt a by-law.

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## 2. ANTICIPATED DEVELOPMENT



## 2. ANTICIPATED DEVELOPMENT

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

The Township Official Plan (OP) dated September 2001 (approved January 2002) and the Comprehensive Zoning By-law adopted October 2006 were used to identify the boundaries of the Stayner settlement area and to determine the land use designations within the area.

The Township of Clearview Official Plan and the Comprehensive Zoning By-law Schedules, which show land use designations within each settlement area, are included in Appendix A. The Stayner settlement area, including land use designations, is shown in Figure 3.1.

Stayner is the largest settlement area in the Township and primarily consists of residential; however an even mix of future development, industrial, rural and commercial land exists within this study area. The land use designation breakdown for this study area is as follows:

Land Use Designation	Total Area (ha)
Commercial	60.8
Industrial	77.6
Residential	709.6
No Development	156.2
Total	1004.2

Subsequent to the completion of the study, the Township has secured treatment capacity from Wasaga Beach for an added 5000m<sup>3</sup>/day. This capacity is in addition to the existing treatment facility with Stayner which has approximately 600m<sup>3</sup>/day capacity.

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



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### **3. WASTEWATER CAPITAL SERVICING FOR STAYNER**





### 3. WASTEWATER CAPITAL SERVICING FOR STAYNER

#### 3.1 Wastewater Treatment

The community of Stayner is presently serviced with a lagoon/mechanical system which was expanded approximately 10 years ago. The size of the plant provides for 2,500m<sup>3</sup>/day flows to which about 75% of the plant capacity is presently utilized. The present excess capacity of the plant would service 500 single detached units (approximately 600 m<sup>3</sup>/day available capacity). There are outstanding debt costs associated with this expansion.

Clearview and Wasaga Beach entered into an agreement on Sept. 20, 2010 (which was amended Nov. 3, 2012 with further amendment pending regarding timing of payment). The agreement (as amended) provides for Clearview to purchase sewage treatment capacity (up to 5,000 m<sup>3</sup>/day) from Wasaga Beach. The purchase price for the full capacity is \$12 million. The Township has contracted to commence purchasing capacity from the Town in 2014. The purchase will be made at the time of each building permit being issued for new residential units and new non-residential gross floor space. The payment to the Town will be based upon a set amount of capacity being purchased at the rate of \$2,400 per m<sup>3</sup>/day capacity (\$12 million / 5,000 m<sup>3</sup>/day capacity = \$2,400 m<sup>3</sup>/day capacity). The schedule of capacity to be purchased and the price for this purchase is as follows:

Capital Charges Per Unit	Volume Allotment of Capacity (m <sup>3</sup> /unit)	Cost per Unit (\$)
Single/Semi Detached	1.1	2,640
Medium Density	0.9	2,160
Apartments - B & 1B	0.5	1,200
Apartments - 2B+	0.7	1,680
Non-Residential		
Per Sq. Ft. of Building Space	0.0005353	1.28

Note: \$/m<sup>3</sup> calculation is based on the \$12 million divided by 5,000 m<sup>3</sup> = \$2,400/m<sup>3</sup>

**Note:** the above volumes are approximately 10% lower than the volumes per unit used to calculate the development charge. The above volumes recognise that there is existing capacity within the Stayner system equivalent to 500 single detached units whereas the Town servicing will provide for 4,200 Single detached units. The volume per unit has therefore been reduced to recognise that the Township has excess capacity in the present system.

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The capital costs related to Stayner treatment are summarized in Table 3-1 and relate to costs associated with the existing treatment capacity as well as for the new capacity to be received via Wasaga Beach.

### **3.2 Wastewater Conveyance**

The listing of sewers and pumping station costs are summarized in Table 3-2. This table provides for:

- Items 1, 2 and 3 provide for the connection between Stayner and Wasaga Beach to convey the sewage to the Town's treatment facility
- Items 4, 5 and 8 provide major sewers within Stayner which will service the residential and non-residential lands
- Item 7 provides for a provisional cost for potential growth related costs
- Item 6 provides for interest costs for the 2012-2014 period related to prepayment agreements made in 2012

The Township was successful in obtaining grants from the province to assist in offsetting the cost of servicing. In total, \$8.666 million in grants has been allocated to projects 1 through 5.

Projects 1 through 5 will be constructed and (substantially) completed by the end of 2014. To assist in financing these projects (net total of \$7.26 million), prepayment agreements have been entered into with five developments who will prepay a portion of the costs related to the conveyance works. In total, the contributions will provide \$6.1 million leaving a residual amount of \$1.16 million to be cash flowed by Clearview. This net amount will be debt issued and recovered from development charges (Table 3-3 provides for the repayment schedule along with the calculation of net interest to be included in the charge).

Two areas for clarification as it pertains to the DC bylaw and charges payable:

- The development charges payable by the landowners entering into the prepayment agreements will only be the amounts required to meet the payment obligations to the Town of Wasaga beach (i.e. \$2,640 for a single detached unit) and this will be indexed annually as part of the DC by-law. All other portions of the Stayner Wastewater development charges have been prepaid with no further payment required
- For all other developments, both residential and non-residential, the full development charge for Stayner Wastewater will be payable as per the timing defined within the by-law. The development charge payable will be for the full amount of the treatment and the conveyance component of the charge and will also include the interest charge to offset the Township's financing of these works.

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### **3.3 Calculation of the Wastewater Development Charge for Stayner**

Table 3-4 calculates the proposed Stayner Wastewater development charge to be imposed on anticipated development within the community. The residential calculations are provided by dividing the DC-eligible costs by 4,700 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 m<sup>3</sup> /ha of land which will yield 25% coverage of building to land.

The “Capital Works” portion of the charge represents the cost for conveyance and treatment. In addition to these costs, an interest charge is also calculated to be imposed on all developments which did not participate in the prepayment of charges to assist in funding the capital costs provided on Table 3-2. These costs have been divided by 1,898 units which represents the 4,700 units of capacity less the number of single detached equivalent units which are included in those prepayment agreements.

A requirement of the Development Charges Act is to provide the anticipated capital spending and sources of revenue over the five-year life of the by-law. This would include:

- Projects 1 through 6 on table 3-2 and a portion of debt as shown in table 3-3
- A portion of the payments to the Town of Wasaga Beach (item based on development proceeding within Stayner over the next five years)

As well, the DCA requires an examination of the long term capital and operating cost of capital infrastructure required for the service. This evaluation will be included within the broader detailed development charge review which will be available in early Summer.



**Table 3-2  
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	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost  Total
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	5,000 m <sup>3</sup> /d Sewage Pumping Station	5,230,000	0		5,230,000	0	3,000,000	2,230,000
2	300 mm dia Sewage Forcemain	4,174,000	0		4,174,000	0	2,400,000	1,774,000
3	KRESI	2,900,000	0		2,900,000	0	1,933,333	966,667
4	Mowatt St.	3,100,000	0		3,100,000		1,148,148	1,951,852
5	Emerald	521,000	0		521,000		185,185	335,815
6	Interest on Cashflow Prepayments	97,454				0		97,454
7	Provision for Sewer pipes over sizing and add'l depth	210,000	0		210,000	0		210,000
8	Brock Street Sewer	1,472,000			1,472,000	490,600		981,400
9	Debt Financing - Discounted Interest on items 1-6 (See Attached Schedule)							
	<b>Total</b>	<b>17,704,454</b>	<b>0</b>	<b>0</b>	<b>17,607,000</b>	<b>490,600</b>	<b>8,666,666</b>	<b>8,547,188</b>

**Table 3-3**  
**Repayment Schedule for Stayner Servicing Conveyance**

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

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

**Table 3-4**  
**Township of Clearview**  
**DEVELOPMENT CHARGE CALCULATION**  
**Stayner Area-Specific Wastewater Service**

SERVICE			
		\$	\$
		Capital Works	Additional Interest - Prepayment units are exempt
<u>Wastewater</u>			
Stayner Wastewater Facilities		\$ 13,578,300	0
Stayner Wastewater Sewers		\$8,547,188	\$565,172
		\$22,125,488	\$565,172
<b>TOTAL</b>		<b>\$22,125,488</b>	<b>\$565,172</b>
<b>DC ELIGIBLE CAPITAL COST</b>		<b>\$22,125,488</b>	<b>\$565,172</b>
Single Detached Equivalent Units (SDE's)		4,666	1,898
Cost Per SDE		\$4,741.85	\$297.77
<u>By Residential Unit Type</u>			
	<u>p.p.u</u>		
Single and Semi-Detached	100%	\$4,742	\$298
Apartments 2 Bedroom +	63%	\$2,994	\$188
Apartments Bach. & 1 Bdrm	45%	\$2,135	\$134
Other Multiples	83%	\$3,952	\$248
<u>Non-Residential</u>			
Per Sq. Ft. of Building Space	16m3/ha @ 25% coverage'	2.35	0.15





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## 4. RECOMMENDATIONS



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## 4. RECOMMENDATIONS

Based on the foregoing, it is recommended that Council:

- Approve in principle, the capital project listing provided in tables 3-1 and 3-2 subject to the annual review during the capital budget process;
- Approve the Development Charges Background Study dated April 24, 2014;
- Approve the development charges by-law as set out in Appendix A.





**APPENDIX A**  
**PROPOSED DEVELOPMENT CHARGE BY-LAW**



**THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW**  
**BY-LAW NO. 14-**  
**A BY-LAW TO AMEND BY-LAW No. 09-50, TO ESTABLISH UPDATED**  
**WASTEWATER DEVELOPMENT CHARGES FOR STAYNER**

WHEREAS subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Township of Clearview has given Notice on \_\_\_\_\_, 2014 according to section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Township of Clearview has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on May 12, 2014;

AND WHEREAS the Council of the Township of Clearview had before it a report entitled Development Charge Background Study dated April 27, 2014 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the community of Stayner within the Township of Clearview will increase the need for services as defined herein;

AND WHEREAS by resolution the Council on \_\_\_\_\_, 2014 has indicated that it intends to ensure that the increase in need for services attributable to the anticipated development identified in the Study will be met;

AND WHEREAS by resolution the Council on \_\_\_\_\_, 2014 has indicated its intent that the future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

AND WHEREAS the Council of the Township of Clearview on \_\_\_\_\_, 2014 approved, in principle, subject to the budget process, the applicable Development Charge

Background Study, as amended, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Township of Clearview pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Township of Clearview on \_\_\_\_\_, 2014 determined that no additional public meeting was required to be held as part of the approval process.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW ENACTS AS FOLLOWS:**

1. This by-law may be known and cited for all purposes as teh “Township of Clearview Development Charges Amendment for the Stayner Wastewater Charge By-law No. \_\_\_\_\_”.
2. The “By-law to Establish Development Charges for the Corporation of the Township of Clearview By-law No. 09-50” is hearby amended as follows:

- a. That section 3.12 be renamed 3.12 (a) and that section 3.12 (b) be included as follows:

“The development charges for Stayner as set out in Schedule B-1 shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential use and settlement area in which the development occurs, and calculated with respect to each of the services according to the type of residential use. For units which are included within a prepayment agreement with the Township, the charges denoted in Section ‘A’ will be collected at building permit issuance. All other units will be required to pay the total provided in Section ‘B’.”

- b. That section 6.1 be amended to include the following schedule:

“Schedule B-1 - Residential and Non-Residential Wastewater Development Charges for Stayner”;



- c. Schedule "B" to by-law Number 09-50 is hereby amended to remove the "Wastewater Facilities and Collection Systems" service and charges for the Stayner Area-Specific services.
  
- d. That Schedule B-1 to this by-law be included in by-law Number 09-50 as Schedule B-1.

BY-LAW \_\_\_ READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**SCHEDULE B-1  
TO BY-LAW NO. 14-09-50  
TOWNSHIP OF CLEARVIEW  
SCHEDULE OF DEVELOPMENT CHARGES**

Basis for the Development Charge					Non-Residential (per sq.ft. of Building Space)
	Single & Semi- Detached Dwellings	Apartments Bachelor and 1 Bedroom	Apartments 2 or more Bedrooms	Other Multiples	
<b>A: Development Charge Related to Developments Included in Prepayment Agreements</b>	\$ 2,640	\$ 1,200	\$ 1,680	\$ 2,160	\$ 1.28
<b>B: All Other Developments within Stayner</b>	\$ 4,742	\$ 2,135	\$ 2,994	\$ 3,952	\$ 2.35
<b>B: Interest for Above</b>	\$ 298	\$ 134	\$ 188	\$ 248	\$ 0.15
<b>B: Total: All Other Developments within Stayner</b>	\$ 5,040	\$ 2,269	\$ 3,182	\$ 4,200	\$ 2.50