

By-law Number 26-20

The Corporation of the Township of Clearview

Being a By-law to amend By-law 24-43, respecting Township wide Development Charges for the Corporation of the Township of Clearview

(Amend Development Charges By-law 24-43)

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 Section 19 of the Act provides for amendments to be made to development charges by-laws;

And Whereas a development charges background update study has been completed in accordance with the Act;

And Whereas the update study and proposed amending By-law were made available to the public on 9th day of January, 2026;

And Whereas the Council of the Township of Clearview has given notice and held a public meeting on the 23rd day of February, 2026 in accordance with the Act and the regulations thereto;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That By-law 24-43, is hereby amended as follows:
 - A. Addition of long-term care home definition as follows:
 40. "long-term care home" means development as defined in subsection 2(1) of the Fixing Long Term Care Home Act.
 - B. Addition of clause (m) to section 3.12 to provide exemption for long-term care homes as follows:
 - (m) Long-Term Care Homes are exempt from development charges.

C. Remove "including interest" from Section 3.19 to reflect the following:

"Notwithstanding Section 3.18, 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, calculated in accordance with section 26.3 of the Act."

D. Replace Section 3.20 with the following:

3.20 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 building permit issuance occurs after the approval of the application and within the timeframe set out in section 26.2(5) of the Act, the development charges under subsections 3.15 and 3.16 shall be calculated based on the lower of:

3.20.1 The rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 3.15 and 3.16 shall be calculated on the rates in effect on the day of the later planning application, including interest.

3.20.2 The rates set out in Schedule "B" on the day the development charge is payable.

E. Add Section 3.22 as follows:

3.22

3.22.1 In accordance with Section 26.1 of the Act, a development charge in respect of residential development, other than rental housing or institutional development, shall be paid in full on the earlier of:

3.22.1.1 The day a permit is issued under the Building Code Act, 1992, authorizing occupation of the building; and,

3.22.1.2 The day the building is first occupied.

3.22.2 The Township may require the person required to pay the development charge to provide an instrument to be used to secure the payment of the development charge, subject to any prescribed limitations.

3.22.3 Notwithstanding Section 3.22.1, should the person required to pay the development charge waive the requirement to pay the development charge as per section 3.22.1, the development charge may be paid in accordance with Section 3.18 of this by-law, without entering into an agreement made under Section 27 of the D.C.A.

F. Replace Schedule "B" to By-law No. 24-43, as amended with Schedule "A" to this amending By-law 26-20;

2. Except as amended by this By-law, all provisions of By-law 24-43 are and shall remain in full force and effect.

By-law Number 26-20 read a first, second and third time and finally passed this 23rd day of March, 2026.

Douglas Measures, Mayor

Sasha Helmkay, Director of Legislative Services/Clerk

Schedule A to By-law 26-20

Schedule of Residential and Non-Residential Development Charges

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Township-wide Services/Class of Service:						
Services Related to a Highway	8,933	7,240	5,471	3,612	3,320	3.64
Public Works (Facilities and Fleet)	1,337	1,084	819	541	497	0.60
Fire Protection Services	1,684	1,365	1,031	681	626	0.76
Policing Services	156	126	96	63	58	0.07
Parks and Recreation Services	3,853	3,123	2,360	1,558	1,432	1.44
Library Services	1,175	952	720	475	437	0.44
Growth Studies	342	277	209	138	127	0.16
Total Township-wide Services/Class of Services	17,480	14,167	10,706	7,068	6,497	7.11
Urban Services						
Stayner						
Water Supply	7,499	6,078	4,593	3,033	2,787	4.09
Water Supply (Pre-payment units only)	6,564	5,320	4,020	2,654	2,439	3.58
Water Distribution	2,045	1,657	1,253	827	760	1.12
Wastewater Facilities	9,120	7,362	5,586	3,688	3,389	4.98
Wastewater Facilities (Pre-payment units only)	4,290	3,477	2,628	1,735	1,594	2.09
Wastewater Collection	1,654	1,503	1,136	750	689	1.01
Total Urban Services - Stayner	26,518	18,630	12,968	8,298	7,625	11.20
Total Urban Services - Stayner (Prepaid Water)	19,583	15,672	11,995	7,919	7,277	10.69
Total Urban Services - Stayner (Prepaid Wastewater)	13,834	11,212	8,474	5,595	5,141	7.30
Total Urban Services - Stayner (Prepaid Water and Wastewater)	12,899	10,454	7,901	5,216	4,793	6.79
Creemore						
Water Supply	8,969	7,265	5,506	3,635	3,341	4.58
Water Distribution	776	629	475	314	288	0.39
Wastewater Facilities	22,898	18,558	14,025	9,260	8,509	11.68
Wastewater Collection	8,189	6,637	5,016	3,312	3,043	4.17
Stormwater	2,158	1,749	1,322	873	802	1.10
Total Urban Services - Creemore	43,010	34,858	26,344	17,394	15,983	21.90
New Lowell						
Water Supply	9,337	7,567	5,719	3,776	3,470	5.05
Total Urban Services - New Lowell	9,337	7,567	5,719	3,776	3,470	5.05
GRAND TOTAL RURAL AREA	17,480	14,167	10,706	7,068	6,497	7.11
GRAND TOTAL STAYNER	37,998	30,797	23,274	15,366	14,122	18.31
GRAND TOTAL STAYNER (PREPAID WATER)	37,063	30,039	22,701	14,967	13,774	17.80
GRAND TOTAL STAYNER (PREPAID WASTEWATER)	31,314	25,379	19,180	12,663	11,638	14.41
GRAND TOTAL STAYNER (PREPAID WATER AND WASTEWATER)	30,379	24,621	18,607	12,284	11,290	13.90
GRAND TOTAL CREEMORE AREA	60,490	49,025	37,050	24,462	22,480	29.01
GRAND TOTAL NEW LOWELL AREA	26,817	21,734	16,425	10,644	9,967	12.16