
To: Mayor and Council

From: Kelly McDonald, Director of Finance/Treasurer

Date: January 26, 2026

Subject: Report # FIN-003-2026 - 2024 Development Charge Statement

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report #FIN-003-2026 (2024 Development Charge Statement), dated January 26, 2026, for information.

Background

Section 43 of the “Development Charges Act, 1997”, as amended, requires the Treasurer of a municipality each year to give the council a financial statement relating to development charge bylaws and reserve funds established under Section 33, being the separate reserve funds for each service to which the development charge relates.

Comments and Analysis

The collection of development charges supports the funding of municipal infrastructure and capital projects.

Reserve funds are consolidated for banking purposes. Generally, development charges are not collected until after waterworks and sanitary sewage works capital costs have been incurred.

Clearview’s Strategic Plan

The above initiative supports the following strategic pillars:

- Infrastructure
- Recreation & Culture
- Communication

Financial Implications

Development charges fund a portion of growth-related capital costs.

The balances of the reserve funds and collections of development charges are taken into account in the preparation of the budget and long-term financial plan.

Report Appendices

Appendix A – Treasurer’s Statement 2024

Appendix B – Reserve Details

Appendix C – Development Charge Usage

Appendix D – Credits Outstanding

Approvals

Submitted by: Kelly McDonald, Director of Finance/Treasurer

Reviewed by: John Ferguson, CAO

**Financial Implications
Reviewed by:** Treasurer

Approved by: CAO

Appendix A

Treasurer's Statement, 2024

Financial Statement relating to Development Charges By-laws and Reserve Funds

Governing Act: Section 43 of the "Development Charges Act, 1997", as amended
Paragraphs 12 and 13 of "Ontario Regulation 82/98", as amended

Governing By-laws: By-law # 24-043 effective June 24, 2024

Background

Section 43 of the "Development Charges Act, 1997", as amended, requires the Treasurer of a municipality each year to give Council a financial statement relating to development charge bylaws and reserve funds established under Section 33, being the separate reserve funds for each service to which the development charge relates. Further, the Treasurer shall give a copy of the statement to the Minister of Municipal Affairs and Housing within 60 days after giving the statement to Council.

Reserve funds established under the old Act for eligible services under the new Act are deemed to be reserve funds under the new Act, that is, they continue to be considered as development charges reserve funds. These reserve funds were previously consolidated with reserve funds under the new Act. Reserve funds established under the old Act for ineligible services under the new Act are deemed to be general capital reserve funds. Both types of reserve funds may previously have been included in the Treasurer's Statement in order to provide for a transition from the old Act to the new Act. In addition, the Recreational Land and Federal Gas Tax Reserve Funds, being legislative reserve funds, and Parking, Creemore Sewer Project, and Carruthers Memorial Reserve Funds have been included in the Treasurer's Statement.

By-law # 24-043 came into effect June 24, 2024, replacing By-law #19-36.

Ontario Regulation 589/17 came into effect in 2017 amending Ontario Regulation 82/98.

Information

This Report and attached Schedules form the statement providing required information as outlined in "Ontario Regulation 82/98", as amended by regulation 589/17.

The opening and closing balances of the reserve funds and the transactions relating to the funds are provided in the attached Schedules. The total opening balance of the development charges reserve funds at the beginning of 2024 was \$8,043,594. The balance of the "old" development charges of the Township were consolidated with other reserve funds or transferred to the Capital Fund in previous years.

Development charges collected, and prepayments recognized amounted to \$948,769. Non-cash DC credits of \$0 were granted. \$170,498 of the Stayner Sewer DCs representing 43,717 square feet of Commercial space at \$3.90 per sf capacity DCs.

Interest earned by the development charges reserve funds amounted to a net of \$128,134. The projects financed, in whole or in part, by development charges are also provided in the attached Schedules.

Development charges spent represented \$6,322,175 to the Capital Fund and \$1,194,774 to the Revenue Fund in financing for the projects.

The net closing balance of the development charges reserve funds at the end of 2024 was \$2,653,727. The overall net closing balance of all reserve funds was \$11,806,314.

This information is noted in Appendix B.

The specific detailed requirements of the Regulation are addressed under the following headings:

- 1) Description of Services and Categories of Services
- 2) Credits
- 3) Money Borrowed
- 4) Interest Accrued
- 5) Sources of Repayment
- 6) Old Credits

1. Description of Services and Categories of Services

Non-Discounted Services

Fire Protection Services:

Fire protection, rescue, and emergency services, including land, buildings, equipment, and fleet (vehicles, rolling stock)

Polices Services:

Police services including community policing space, land, buildings, and equipment (excluding fleet, vehicles, rolling stock)

Roads and Related Services:

Roads (highways) services including roads, storm water drainage related to roads, bridges, culverts, sidewalks, streetlights, traffic signals, land, buildings (depots and domes), equipment and fleet (vehicles, rolling stock)

Wastewater Facilities and Collection Systems:

Wastewater services including sanitary sewage systems, wastewater collection and treatment services for specific service areas, pipes, structures, land, buildings, and equipment

Water Facilities and Distribution Systems:

Water services including waterworks systems, water supply, distribution, and treatment services for specific service areas, pipes, structures, land, buildings, and equipment

Discounted Services

Administration Services (Growth-Related Studies):

Growth-related and general government studies including development charges background studies

Municipal Parking Spaces:

Municipal parking lots including land

Recreation Services:

Parks and recreation services including parkland development, trails, outdoor recreational facilities, indoor recreational facilities, land, buildings, equipment, and fleet (vehicles, rolling stock)

Library Services:

Library services including land, buildings, equipment, and collection materials for circulation, reference, and information purposes

2. Credits

Section 38(1) of the “Act” provides that “If a municipality agrees to allow a person to perform work that relates to a service to which a development charge by-law relates, the municipality shall give the person a credit towards the development charge in accordance with the agreement.”

There were:

- \$0 in credits and \$6,964,333 in prepayments outstanding at the beginning of the year, and
- \$0 in credits and \$0 in prepayments were granted/received in the year, and
- \$0 in credits and \$0 in prepayments were used in the year, and
- \$0 in credits and \$6,964,333 in prepayments were outstanding at the ending of the year.

The credits and prepayments are detailed in Appendix D

3. DC Credits funded by Clearview

With the 2014 DC By-law Clearview enacted several new DC Credits which would reduce the amount owing by the developer. The 2019 DC By-law continued these credits. The reduced amount would in turn be funded by Clearview. The following table shows the name of the credits and the amounts funded by Clearview in the calendar year and cumulatively since 2014.

Description	Amount funded in 2024	Amount funded since 2014
Charitable or non-profit for purpose that benefits the community – up to 100% (2014 & 2019)	\$0.00	\$81,921.07
Significant community benefit – up to 20% (2019)	\$0.00	\$0.00
Green Roof – 10% (2014 & 2019)	\$0.00	\$0.00
Grey-water recycling -10 % (2014 & 2019)	\$0.00	\$0.00
Wastewater pre-treatment facility – 20% (2014)	\$0.00	\$0.00
Rainwater capture and re-use – 5% (2014)	\$0.00	\$0.00
New job creation – 0.5%/job max. 30% (2014 & 2019)	\$0.00	\$17,848.90

4. Money Borrowed

Money was available to be borrowed from consolidated reserve funds, being all legislative and discretionary reserve funds, by the municipality during the year to provide short term financing for operations and capital projects. The amounts borrowed were dependent upon the cash flow of the Revenue Fund and Capital Fund during the year. No amounts were borrowed from the reserve funds during the year.

Transfers for any due to or due from amounts were completed in 2024.

5. Interest Accrued

Interest of \$0 was accrued on money borrowed from the consolidated reserve fund by the municipality during the year. Interest of \$0 was accrued on money borrowed within the reserve funds during the year. Reserve funds are consolidated with interest allocated based on respective balances. The amounts of interest accrued are based on the amounts due to and from the funds and prevailing interest rates. The effective annualized interest rate was .7% as at December 31, 2022.

6. Sources of Repayment

Taxation, user rates, reserves, reserve funds, and other sources are available by the municipality to repay money borrowed from consolidated reserve funds and interest on such money. The amounts of repayments are dependent upon the cash flow of the Revenue Fund, Capital Fund, and reserve funds during the year. No amounts were repaid to the reserve funds during the year.

The collection of future development charges is required to repay the \$1,999,359 in borrowings within the reserve funds. This deficit has been reduced by \$1,064,674 from 2021 (\$3,064,033).

7. Old Credits

There were no credits recognized under Section 14 of the old Act. No applications for the recognition of credits under the old Act were received under the transitional provisions of the new Act.

Respectfully submitted by,

Kelly McDonald, CPA, CGA
Director of Finance / Treasurer

Corporation of the Township of Clearview
PO Box 200
217 Gideon Street
Stayner, ON, L0M 1S0

Schedule A

Financial Statement relating to Development Charge By-laws and Reserve Funds (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)

Appendix B

Township of Clearview

Financial Statement relating to Development Charge By-laws and Reserve Funds (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)

Reserve Details

For the Year Ended December 31, 2024

Reserve Fund Descriptions and Categories of Service	Opening Balances	Revenues					Subtotal	Expenditures					Subtotal	Closing Balances
		DCs	Parkland Cash in Lieu	Other	Interest	Adjustments		Capital Fund	Revenue Fund	Other	Interest	Adjustments		
Development Charges														
Non Discounted Services														
Fire	\$ (20,363)	\$ 51,815			\$ (4,902)	\$ -	\$ 46,913	\$ (9,494)	\$ (74,000)	\$ -	\$ -	\$ -	\$ (83,494)	\$ (56,944)
Police	\$ (46,926)	\$ 5,375			\$ (839)	\$ -	\$ 4,536	\$ -	\$ (15,600)	\$ -	\$ -	\$ -	\$ (15,600)	\$ (57,990)
Roads and Related	\$ 919,596	\$ 253,775			\$ 12,517	\$ -	\$ 266,292	\$ (2,891,044)	\$ -	\$ -	\$ -	\$ -	\$ (2,891,044)	\$ (1,705,556)
Wastewater														
Stayner	\$ (1,277,274)	\$ 49,229			\$ (22,233)	\$ -	\$ 26,996	\$ (2,907,019)	\$ -	\$ -	\$ -	\$ -	\$ (2,907,019)	\$ (4,157,298)
Creemore	\$ 268,078	\$ 59,677			\$ (1,932)	\$ -	\$ 57,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,822
New Lowell	\$ (9,601)	\$ -			\$ (157)	\$ -	\$ (157)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,758.68)
Nottawa	\$ (9,601)	\$ -			\$ (157)	\$ -	\$ (157)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (9,759)
Water														
Stayner	\$ 4,794,054	\$ 321,476			\$ 76,357	\$ -	\$ 397,833	\$ (501,326)	\$ (509,466)	\$ -	\$ -	\$ -	\$ (1,010,792)	\$ 4,181,095
Creemore	\$ 721,557	\$ 26,909			\$ 11,918	\$ -	\$ 38,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,383
New Lowell	\$ 95,464	\$ -			\$ 1,565	\$ -	\$ 1,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,030
Nottawa	\$ (2,325)	\$ -			\$ (38)	\$ -	\$ (38)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,363)
Discounted Services														
Administration (Studies)	\$ (111,484)	\$ 13,498			\$ (1,717)	\$ -	\$ 11,782	\$ -	\$ (41,368)	\$ -	\$ -	\$ -	\$ (41,368)	\$ (141,070)
Municipal Parking Spaces	\$ 61,881	\$ -			\$ 1,015	\$ -	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,896
Recreation	\$ 873,052	\$ 76,639			\$ 14,539	\$ -	\$ 91,177	\$ -	\$ (28,872)	\$ -	\$ -	\$ -	\$ (28,872)	\$ 935,357
Library	\$ 1,005,713	\$ 72,375			\$ 7,963	\$ -	\$ 80,338	\$ -	\$ (62,298)	\$ -	\$ -	\$ -	\$ (62,298)	\$ 1,023,753
Subtotal DCs	\$ 7,261,821	\$ 930,769	\$ -	\$ -	\$ 93,897	\$ -	\$ 1,024,666	\$ (6,308,883)	\$ (731,604)	\$ -	\$ -	\$ -	\$ (7,040,488)	\$ 1,245,999
Other Reserve Funds														
Recreational Land (Parkland)	\$ 769,616		\$ 114,340		\$ 6,739		\$ 121,079	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890,695
Parking	\$ 12,157			\$ 18,000	\$ 167		\$ 18,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,324
Creemore Sewer Project	\$ -			\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carruthers Memorial Park	\$ 146,732			\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,732
Federal Gas Tax	\$ 795,669			\$ 472,746	\$ 5,364		\$ 478,110	\$ (500,000)	\$ -	\$ -	\$ -	\$ -	\$ (500,000)	\$ 773,778
Provincial Gas Tax	\$ 799,802			\$ 131,352	\$ 6,774		\$ 138,126	\$ -	\$ (135,000)			\$ (135,000)	\$ 802,928	
Building Department	\$ 1,979,565			\$ -	\$ 27,136		\$ 27,136		\$ (328,169)			\$ (328,169)	\$ 1,678,532	
Total Reserve Funds	\$ 11,765,362	\$ 930,769	\$ 114,340	\$ 622,098	\$ 140,077	\$ -	\$ 1,807,283	\$ (6,808,883)	\$ (1,194,774)	\$ -	\$ -	\$ -	\$ (8,003,657)	\$ 5,568,988
Supplementary Information														
Residential Unit Counts	Year	Stayner	Creemore	New Lowell	Nottawa	Rural	Total	Non-Residential in SF	Comm./Other	Industrial	Institutional	Total		
	2005	47	1	0	0	49	97	2005						
	2006	45	1	0	0	26	72	2006						
	2007	36	1	0	0	23	60	2007						
	2008	25	0	0	0	15	40	2008						
	2009	6	0	0	0	11	17	2009						
	2010	5	1	0	0	28	34	2010	244.8	33.0	0.0		277.8	
	2011	17	1	0	0	17	35	2011	606.9	1,386.0	0.0		1,992.9	
	2012	4	2	0	0	10	16	2012	1,770.3	978.3	0.0		2,748.5	
	2013	3	1	0	0	14	18	2013	1,415.5	833.3	0.0		2,248.8	
	2014	21	3	0	0	12	36	2014	2,982.4	0.0	0.0		2,982.4	
	2015	1	1	0	0	23	25	2015	42.9	1,104.0	0.0		1,146.9	
	2016	5	2	1	1	24	33	2016	2,681.7	0.0	0.0		2,681.7	
	2017	13	2	1	0	38	54	2017	1,270.1	10,187.6	0.0		11,457.7	

Appendix C

Township of Clearview

Projects Financed in whole or in part by Development Charges (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)

For the Year Ended December 31, 2024

Projects	Development Charges	Parkland	Other Reserve Funds	Reserves	Revenue Fund Taxation	Revenue Fund User Rates	Federal Grants	Provincial Grants	Other Grants	Developer Contributions	Other Contributions	Proceeds of Long-term Debt	Total Project Amount
Non-Discounted Services													
ST Water: Reservoir Debt Repay	\$ 128,598					\$ 105,216							\$ -
ST Water: CR42 Watermain	\$ 380,868					\$ 43,064							\$ 233,814
ST Water: Well 2&4	\$ 62,785					\$ 15,696							\$ 423,932
ST Water: KPR Well Field	\$ -												\$ 78,481
ST Sewer: Forcemain to KRESI													\$ -
ST Sewer: Mowat Extension													\$ -
ST Sewer: Emerald Extension													\$ -
ST Sewer: Industrial Servicing													\$ -
Fire: Joint Emerg. Fac. Debt	\$ 74,000				\$ 70,508								\$ 144,508
Police: Joint Emerg. Fac. Debt	\$ 15,583				\$ 1,946								\$ 17,529
Roads: Mary St Urbanization (86%)													\$ -
Roads: PW Sand Dome	\$ 9,494												\$ 9,494
Riverside Drive							\$ 500,000						\$ 500,000
Transit Services								\$ 135,000					\$ 135,000
Discounted Services													
Library: New Lowell debt	\$ 1,046				\$ 523								\$ 1,569
Library: Stayner Branch	\$ 62,247				\$ 145,242								\$ 207,489
	\$ -												\$ -
													\$ -
													\$ -
Sub-total Financing	\$ 734,621	\$ -	\$ -	\$ -	\$ 218,219	\$ 163,976	\$ 500,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 1,751,816
Perry/Gideon Land Purchase	\$ 28,872												\$ 28,872
Parking													\$ -
Creemore Sewer Project													\$ -
Carruthers Memorial													\$ -
Federal Gas Tax (see above)													\$ -
Total Financing	\$ 763,493	\$ -	\$ -	\$ -	\$ 218,219	\$ 163,976	\$ 500,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ 1,780,688

Legend: ST - Stayner, CR - Creemore, NT - Nottawa, NL - New Lowell

Appendix D

Township of Clearview

Credits Outstanding under Section 38 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)
 For the Year Ended December 31, 2024

Reserve Fund Descriptions and Categories of Services	Opening Balances	Credits Granted			Credits Transferred	Credits Used	Closing Balances
Roads and Related	\$ -						\$ -
Wastewater							
Stayner	\$ -						\$ -
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
Water							
Stayner	\$ -						\$ -
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Individual Credit Holders

Supplementary Information

Prepayments Outstanding under Section 27 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)
 For the Year Ended December 31, 2024

Reserve Fund Descriptions and Categories of Services	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
Roads and Related	\$ -						\$ -
Wastewater							
Stayner - Collection and Capacity	\$ 217,193.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,193.14
Stayner - Collection only	\$ 3,371,060.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,371,060.00
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
Water							
Stayner	\$ -						\$ -
Creemore	\$ -						\$ -
New Lowell	\$ -						\$ -
Nottawa	\$ -						\$ -
Total	\$ 3,588,253.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,588,253.14

Appendix D

Township of Clearview

Credits Outstanding under Section 38 of the Development Charges Act, 1997 (prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)

For the Year Ended December 31, 2024

\$ 3,376,080.00 \$ - \$ - \$ - \$ - \$ - \$ 3,376,080.00

Individual Prepayment Holders Stayner Water - Supply Only In Units (1 SDE unit = \$15,630)	Opening Balances	Prepayments Purchased	Prepayment Converted	Prepayment Credits Issued	Prepayments Transferred	Prepayments Used	Closing Balances
863195 Ontario Limited	48.00					-	48.00
Estates of Clearview	95.00	-	-	-	-	-	95.00
Manortown	73.00	-	-	-	-	-	73.00
	216.00	-	-	-	-	-	168.00