



Type: Open Session - Consent

Report To: Finance Standing Committee

Meeting Date: April 24, 2025

Subject: 2024 Development Charge Reserve Fund Statements

Recommendation(s)

1. That report FIN 25-27, 2024 Development Charge Reserve Fund Statements, dated April 24, 2025 be received; and
2. That the Treasurer's Annual Statement of Development Reserve Funds for 2024 be publicly available on the Town's website and upon request.

Purpose

The purpose of this report is to provide the Finance Standing Committee with the Treasurer's Annual Statements of Development Charge Reserve Funds, as required under the Development Charges Act.

Background

Development Charges (DCs) are levied by the Town on new residential and non-residential construction to offset the growth-related capital infrastructure needs.

As outlined in the Development Charges Act (the Act), the Treasurer shall provide an annual statement to Council containing information for the prior calendar year. The information to be included in this statement is set out in section 43 of the Act and includes the following:

- A statement of opening and closing balances of all DCs reserve funds and the transactions relating to each of these funds;
- The transactions shall identify all the capital costs funded by the reserve fund and the amounts funded from other sources outside of the DCs;
- A statement of compliance with s. 59.1 (1) that no charges have been imposed, directly or indirectly, related to development or a requirement to construct a service related to development, except as permitted by this Act; and
- Council shall ensure that the statement is made available to the public.
- The Treasurer shall provide a copy of the statement to the Minister of Municipal Affairs and Housing upon request.



Analysis/Comments

The Annual Treasurer's Statement of DC Reserve Funds can be found in **Appendix A**. In summary, the 2024 activity is as follows:

Opening Balance	\$9,179,987
Additions:	
DC Collections	224,075
Interest Income Earned	429,288
Less:	
Operating Transfer to Fund Debt	(83,590)
Capital Project Funding	(827,955)
Operating Project Funding	(355,356)
Net Change	(613,538)
Closing Balance	\$8,566,449

Amounts transferred for operating projects or tangible capital asset acquisition purposes are summarized in **Appendix B**. It details the transactions by reserve fund for each project that required growth-related funding from DCs in 2024.

Figure 1 (below) shows the trend in DC collections and expenditures over the past five years.

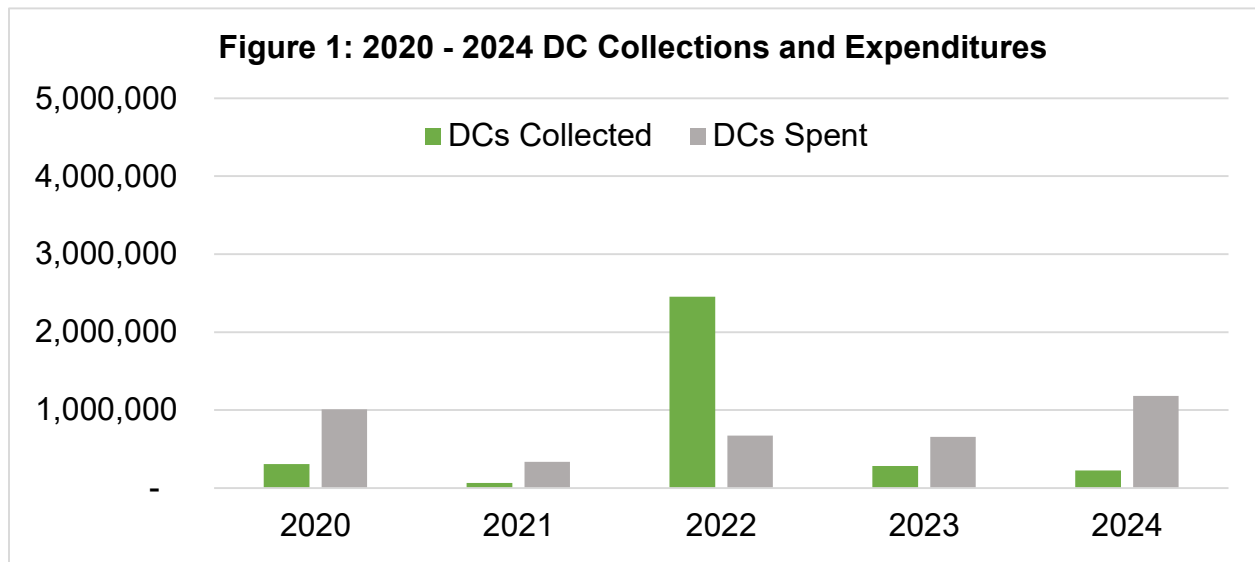




Table 1 (below) shows the amount of DCs collected by unit type. Revenues collected from DCs are not consistent year over year as they are related to the timing of approvals for development activity, which can span multiple years particularly when considering multiple unit developments.

Table 1: DCs Collected by Unit Type

Unit Type	Units	DCs Collected
Residential	12	\$176,808
Non-residential (sq.ft.)	11,198	47,267
		\$224,075

Strategic Priorities

Priority: Responsible and Progressive Growth

Direction: Focus on affordability and financial sustainability for the municipality

Action: Continue to enhance financial transparency

Financial Impact

The Town's Development Charges Background Study was completed in 2020 and the new rates took effect with the passing of the municipal-wide DC By-law 2021-44, as amended, in March 2021, and which will remain in effect for five (5) years. The next Development Charges Background Study update will take place in 2025 with adoption March 2026.

DCs are an important component of the Town's long-term financial plan. As outlined in the Development Charges Act, the funds collected through DCs may only be used to finance growth-related projects identified in the Development Charges Background Study.

Conclusion

In accordance with the Development Charges Act, the Treasurer must provide annual statements of Development Charge Reserve Funds. The report will be made publicly available on the Town's website, in alignment with the regulation requirements.



Respectfully prepared by,

B Miller

Bryce Miller
Accountant

Respectfully submitted by,

Tony Del Monaco
Director of Finance / Treasurer

Respectfully approved by,

Sarah Kim
Chief Administrative Officer

Attachments

- **Appendix A** – Annual Treasurer's Statement of DC Reserve Funds
- **Appendix B** – Amounts Transferred for Operating and Tangible Capital Assets

ANNUAL TREASURER'S STATEMENT OF DC RESERVE FUNDS FOR THE YEAR ENDING DECEMBER 31, 2024											
	Services Related to a Highway and Related Infrastructure	Fire Protection Services	Storm Drainage & Control Services	Wastewater Services	Water Services	Growth Studies	Public Works	Community Services	Parking Services*	Library Services	Total
Opening balance, January 1, 2024	\$ 3,353,952	\$ 727,121	\$ 113,771	\$ 686,104	\$ 548,594	\$ 634,877	\$ 44,733	\$ 1,708,691	\$ 116,207	\$ 1,245,937	\$ 9,179,987
Plus: Development Charges Collected											
Residential	35,190	10,646	13,518	4,182	5,260	17,080	1,936	71,260	-	17,736	176,808
Non Residential Industrial	6,594	1,884	992	793	967	3,074	397	2,033	-	545	17,280
Non Residential Non Industrial	11,462	3,471	1,735	1,332	1,655	5,328	605	3,511	-	888	29,987
	53,247	16,001	16,245	6,307	7,882	25,482	2,938	76,804	-	19,169	224,075
Plus: Interest Income	159,119	32,373	5,543	32,355	26,007	29,482	1,718	78,509	5,489	58,693	429,288
Less: Capital Debt Payments - Fire Station 2	-	(83,590)	-	-	-	-	-	-	-	-	(83,590)
Less: Amounts Transferred to Fund Capital projects											
Casablanca Beach Park - Park Development Phase 1 -3	-	-	-	-	-	-	-	(742,267)	-	-	(742,267)
Library Collection Expansion - Annual Program	-	-	-	-	-	-	-	-	-	(85,688)	(85,688)
	-	-	-	-	-	-	-	(742,267)	-	(85,688)	(827,955)
Less: Amount Transferred to Fund Operating Projects											
Fire Master Plan And Financial Review	-	(7,174)	-	-	-	-	-	-	-	-	(7,174)
Wastewater I & I Reduction Study - Drainage Area 5 & 7	-	-	-	(32,510)	-	-	-	-	-	-	(32,510)
Parks Master Plan	-	-	-	-	-	(50,563)	-	-	-	-	(50,563)
Official Plan Review	-	-	-	-	-	(143,820)	-	-	-	-	(143,820)
Transportation Master Plan Study	-	-	-	-	-	-	(109,219)	-	-	-	(109,219)
Feasibility Study	-	-	-	-	-	(12,070)	-	-	-	-	(12,070)
	-	(7,174)	-	(32,510)	-	(206,453)	(109,219)	-	-	-	(355,356)
Closing balance, December 31, 2024	\$ 3,566,318	\$ 684,731	\$ 135,559	\$ 692,256	\$ 582,483	\$ 483,388	\$ (59,830)	\$ 1,121,737	\$ 121,696	\$ 1,238,111	\$ 8,566,449

Please note that these amounts are unaudited and may be subject to change.

*Effective September 19, 2022 parking fees are no longer eligible for inclusion in the development charges as per Bill 197.

**AMOUNTS TRANSFERRED FOR OPERATING PROJECTS AND TANGIBLE CAPITAL ASSETS
FOR THE YEAR ENDING DECEMBER 31, 2024**

	Type	Gross Cost	DC Reserve Fund	DC Debt Financing	Other Reserves	Operating Contributions	Grants and External	Total Funding
Public Works								
Transportation Master Plan Study	Operating	109,219	109,219	-	-	-	-	109,219
		109,219	109,219	-	-	-	-	109,219
Fire Protection Services								
Fire Master Plan And Financial Review	Operating	9,565	7,174	-	2,391	-	-	9,565
		9,565	7,174	-	2,391	-	-	9,565
Wastewater Services								
Wastewater I & I Reduction Study - Drainage Area 5 & 7	Operating	32,510	32,510	-	-	-	-	32,510
		32,510	32,510	-	-	-	-	32,510
Growth Studies								
Parks Master Plan	Operating	71,049	50,563	-	20,486	-	-	71,049
Official Plan Review	Operating	213,066	143,820	-	69,246	-	-	213,066
Feasibility Study	Operating	12,070	12,070	-	-	-	-	12,070
		296,184	206,453	-	89,731	-	-	296,185
Community Services								
Casablanca Beach Park - Park Development Phase 1 -3	Capital	2,105,933	742,267	-	1,363,666	-	-	2,105,933
		2,105,933	742,267	-	1,363,666	-	-	2,105,933
Library Services								
Library Collection Expansion - Annual Program	Capital	85,688	85,688	-	-	-	-	85,688
		85,688	85,688	-	-	-	-	85,688
Total Operating Projects		447,478	355,356	-	92,123	-	-	447,478
Total Capital Projects		2,191,621	827,955	-	1,363,666	-	-	2,191,621
Total		\$ 2,639,099	\$ 1,183,311	\$ -	\$ 1,455,788	\$ -	\$ -	\$ 2,639,100

Please note that these amounts are unaudited and may be subject to change.