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**To:** Council  
**From:** Cindy Delgreco, Director of Finance/Treasurer  
**Date of Meeting:** March 27, 2024  
**Subject:** 2023 Development Charges–Treasurer’s Annual Statement

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**Background:**

The purpose of this report is to provide Council with the Treasurer’s Annual Statements of Development Charge Reserve Funds, as required under the Development Charges Act (the Act).

**Discussion:**

Development charges (DC’s) are one-time fees levied on new residential and non-residential properties to fund a portion of the Township’s growth-related capital costs. The authority to introduce development charges is authorized by provincial legislation, and the schedule of capital projects and rates are outlined within the Development Charges Background Study and By-law.

As outlined in 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 DC’s 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 DC’s;
- A statement of compliance with s. 59.1 (1) of the Act confirming that no charges to the reserve funds occurred that are not permitted under the Act; and
- Council shall ensure that the statement is made available to the public.

The Annual Treasurer’s Statement of DC Reserve Funds can be found in Appendix “A” attached.

In the year 2023 no amounts were used to fund operating or tangible capital asset acquisitions and no amounts have been borrowed from the funds during the year. Therefore, no amounts have been repaid for any previous borrowings as there have been no previous borrowings.

Revenues collected from DC’s will not be consistent year over year as they are related to timing of approvals for development activity, which can span multiple years particularly when considering multiple unit development.

In summary, the 2023 activity is as follows:

**Development Charges Collected**

<b>Service</b>	<b>2022</b>	<b>2023</b>
Related to Highway	\$6,476.50	\$37,817.90
Fire Protection	\$6,866.29	\$40,100.10
Parks & Recreation	\$15,981.37	\$92,684.32
Growth-Related Studies	\$659.64	\$3,822.72
	<b>\$29,983.80</b>	<b>\$174,425.04</b>
<b>Allocation:</b>		
Residential	\$29,983.80	\$173,758.97
Non-Residential	\$0.00	\$666.07
# of Building Permits Issued Requiring a DC	7	48

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

**Impacts of Bill 23**

The Township's Development Charges Background Study was completed in 2022 and the rates took effect September 15, 2022 with the passing of the municipal-wide DC By-law 2022-057 passed July 13, 2022.

On November 28, 2022, Bill 23 the *More Homes Built Fast Act, 2022* received Royal Assent. The legislation had significant and immediate impacts to the Township's recently passed 2022 DC By-law. Most notably, a mandatory retroactive 20% discount applied to all residential and non-residential DC rates. In other words, a municipality may only collect 80% of the Council approved DC rates in the first year of its by-law. This 20% discount decreases by 5% annually until the fifth year of the by-law. As the Council passed its current DC By-law on September 15, 2022, the Township would only be able to begin collecting the Council approved DC rates after September 15, 2026.

The revenue loss associated with this one change in legislation for January 1<sup>st</sup> to December 31, 2023, is approximately \$40,000.

**Conclusion**

The Township's development charge activity for 2023 complies with the Development Charges Act and no charges to the reserve funds occurred that are not permitted under the Act.

**Appendix A**  
**ANNUAL TREASURER'S STATEMENT OF DC RESERVE FUNDS**  
**FOR THE YEAR ENDING DECEMBER 31, 2023**

<b>Description</b>	<b>Services Related to Highway</b>	<b>Fire Protection Services</b>	<b>Parks &amp; Recreation Services</b>	<b>Growth-Related Studies</b>	<b>Total</b>
GL Account Number (collections)	4-7-1000-0981	4-7-1000-0982	4-7-1000-0983	4-7-1000-0984	
<b>Opening Balance January 1, 2023</b>	<b>\$6,499.48</b>	<b>\$6,890.66</b>	<b>\$16,038.08</b>	<b>\$661.98</b>	<b>\$30,090.20</b>
<u>Plus:</u>					
Development Charges collected	\$37,817.90	\$40,100.10	\$92,684.32	\$3,822.72	\$174,425.04
Interest Income	\$1,152.74	\$1,222.33	\$2,823.75	\$116.49	\$5,315.31
<b>Sub-Total</b>	<b>\$38,970.64</b>	<b>\$41,322.43</b>	<b>\$95,508.07</b>	<b>\$3,939.21</b>	<b>\$179,740.35</b>
<u>Less:</u>					
Amount transferred to Capital or other Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub-Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Closing Balance, December 31, 2023</b>	<b>\$45,470.12</b>	<b>\$48,213.09</b>	<b>\$111,546.15</b>	<b>\$4,601.19</b>	<b>\$209,830.55</b>