



To: Council
From: Financial Services
Date of Meeting: May 27, 2026
Subject: 2025 Development Charges-Treasurer's Annual Statement

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 to this report.

In the year 2025 no amounts were recorded for use; however, funds will be allocated for the new fire hall in Ingleside that commenced in 2025 and will be completed in early 2026. No amounts have been borrowed from the funds during the year. No amounts have been repaid for any previous borrowings as there have been no previous borrowings.

Revenues collected from DCs 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 2025 activity is as follows:

Development Charges Collected				
Service	2022	2023	2024	2025
Related to Highway	\$6,476.50	\$37,817.90	\$60,119.12	\$80,307.97
Fire Protection	\$6,866.29	\$40,100.10	\$63,745.73	\$85,153.11
Parks & Recreation	\$15,981.37	\$92,684.32	\$147,490.27	\$197,576.14
Growth-Related Studies	\$659.64	\$3,822.72	\$6,083.78	\$7,434.86
	\$29,983.80	\$174,425.04	\$277,438.90	\$370,472.08
Allocation:				
Residential	\$29,983.80	\$173,758.97	\$276,612.70	\$369,617.38
Non-Residential	\$0.00	\$666.07	\$826.20	\$854.70
# of Building Permits	7	48	60	72

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 / Bill 185

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 2022 DC By-law. Most notably, a mandatory retroactive 20% discount applied to all residential and non-residential DC rates and decreased by 5% annually until the fifth year of the by-law.

In 2024 Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* removed the mandatory phase-in of DC charges.

On Wednesday, April 8, 2026, Council held a public meeting, pursuant to section 12 of the Development Charges Act, 1997, as amended, to present and obtain public input on the municipality's proposed updated development charges (D.C.) by-law and underlying background study.

Any updates relating to the to the DC background study and update to by-law will be brought forward after the completion of the public input process and consideration of any feedback received, prior to the adoption of any Development Charges by-law revisions.

Conclusion

The Township's DC's activity for 2025 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, 2025

Description	Services Related to Highway	Fire Protection Services	Parks & Recreation Services	Growth-Related Studies	Total
GL Account Number (collections)	4-7-1000-0981	4-7-1000-0982	4-7-1000-0983	4-7-1000-0984	
Opening Balance January 1, 2025	\$98,561.40	\$104,512.89	\$242,155.00	\$9,792.74	\$455,022.03
Plus:					
Development Charges collected	\$80,307.87	\$85,153.11	\$197,576.14	\$7,434.76	\$370,471.88
Interest Income	\$3,579.76	\$3,795.12	\$8,833.17	\$364.71	\$16,572.76
Sub-Total	\$83,887.63	\$88,948.23	\$206,409.31	\$7,799.47	\$387,044.64
Less:					
Amount transferred to Capital or other Funds					\$0.00
Sub-Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Closing Balance, December 31, 2025	\$182,449.03	\$193,461.12	\$448,564.31	\$17,592.21	\$842,066.67