

COUNCIL
March 25th, 2025

Report #FIN-2025-05
Ashley Liznick, Treasurer

2024 DEVELOPMENT CHARGES STATEMENT

STAFF RECOMMENDATION(S)

It is recommended:

“**THAT**, Report #FIN-2025-05 - 2024 Development Charges Statement, be received as information.”

BACKGROUND

Development charges are used to generate revenue towards the increased cost of services within the municipality that occur as a result of growth and development. The intention is to allow the municipality to maintain the current level of service for residents of the municipality, while collecting funds from the new development to help offset the cost of additional services. Development charges that are collected by the municipality are put into a reserve until such time as a capital expenditure is made.

Throughout 2024 Tay Valley Township levied Development Charges. Because the Township levies such a charge, Section 43 of the *Development Charges Act* requires the Treasurer to provide Council with a financial statement regarding the Development Charges activity each year.

As of December 2, 2019, the Township Development Charges By-Law No. 2019-045 came into effect. An amendment/update to the By-Law (By-Law No. 2021-057) was presented and approved by Council on November 16, 2021.

On November 19, 2024, Council approved and adopted the new Development Charge By-Law No. 2024-046.

The *Development Charges Act, 1997*, as amended, allows municipalities to increase all development charges in accordance with the most recent twelve-month change in the Statistics Canada Quarterly “Construction Price Statistics”. The Treasurer confirms this percentage with the Development Charge consultant (Watson’s) each year.

The following schedule indicates the rates that were in effect for January 1, 2024 to November 18, 2024 as per the original by-law.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2021-057**

**SCHEDULE "B"
Schedule of Development Charges**

Updated for January 1, 2024

| Service | RESIDENTIAL | | | | NON-RESIDENTIAL | GREEN ENERGY |
|--------------------------------------|-----------------------------------|--------------------------|-------------------------------------|-----------------|-----------------------------------|----------------------------------|
| | Single and Semi-Detached Dwelling | Apartments -2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | (per sq. ft. of Gross Floor Area) | (per 500 kW generating capacity) |
| Municipal Wide Services: | | | | | | |
| Roads & Related | \$ 5,824 | \$ 3,705 | \$ 3,496 | \$ 4,673 | \$ 2.83 | \$ 5,826 |
| Fire Protection | \$ 552 | \$ 351 | \$ 331 | \$ 443 | \$ 0.26 | \$ 552 |
| Parks & Recreation | \$ 819 | \$ 521 | \$ 491 | \$ 657 | \$ 0.25 | \$ - |
| Library | \$ 96 | \$ 61 | \$ 57 | \$ 77 | \$ 0.03 | \$ - |
| Waste Diversion | \$ 49 | \$ 31 | \$ 30 | \$ 40 | \$ 0.03 | \$ - |
| Growth Related Studies | \$ 493 | \$ 314 | \$ 296 | \$ 396 | \$ 0.22 | \$ 493 |
| Total Municipal Wide Services | \$ 7,833 | \$ 4,983 | \$ 4,701 | \$ 6,286 | \$ 3.62 | \$ 6,871 |

The following schedule indicates the rates that were in effect for November 19, 2024, to December 31, 2024 as per the new by-law.

**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2024-046**

**SCHEDULE "B"
Schedule of Development Charges**

Updated for November 19, 2024

| Service | RESIDENTIAL | | | | NON-RESIDENTIAL | GREEN ENERGY |
|--------------------------------------|-----------------------------------|--------------------------|-------------------------------------|-----------------|-----------------------------------|----------------------------------|
| | Single and Semi-Detached Dwelling | Apartments -2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | (per sq. ft. of Gross Floor Area) | (per 500 kW generating capacity) |
| Municipal Wide Services: | | | | | | |
| Roads & Related | \$ 6,389 | \$ 3,997 | \$ 2,863 | \$ 5,278 | \$ 3.55 | \$ 6,389 |
| Fire Protection | \$ 557 | \$ 349 | \$ 250 | \$ 461 | \$ 0.31 | \$ 557 |
| Parks & Recreation | \$ 558 | \$ 349 | \$ 250 | \$ 461 | \$ 0.15 | \$ - |
| Library | \$ 352 | \$ 220 | \$ 158 | \$ 291 | \$ 0.09 | \$ - |
| Waste Diversion | \$ 130 | \$ 81 | \$ 58 | \$ 107 | \$ 0.03 | \$ - |
| Growth Related Studies | \$ 589 | \$ 368 | \$ 264 | \$ 487 | \$ 0.30 | \$ 589 |
| Total Municipal Wide Services | \$ 8,575 | \$ 5,364 | \$ 3,843 | \$ 7,085 | \$ 4.43 | \$ 7,535 |

DISCUSSION

The 2024 statement is attached. A copy must be put on the Township's website and a copy will be provided to the Minister of Municipal Affairs should they request it.

OPTIONS CONSIDERED

Not Applicable.

STRATEGIC PLAN LINK

Not Applicable.

FINANCIAL CONSIDERATIONS

Not Applicable.

CONCLUSIONS

The Treasurer's Statement must be provided to Council each year.

In 2024 the Township collected \$80,205.00 of development charges (DC) and earned \$11,798.65 of interest. There were nine residential DCs collected and one non-residential collected.

The 2024 expenses are for the following projects: McVeigh Road, Bathurst 7th Concession, Pumper Truck for South Sherbrooke Fire Station, Pumper Truck for BBD&E Fire Station, and the 2024 Development Charge Study.

ATTACHMENTS

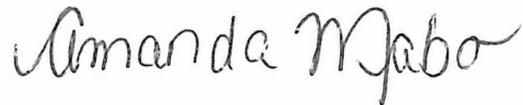
- i) Development Charges Reserve Fund, Treasurer's Statement – 2024.

Prepared and Submitted By:



**Ashley Liznick,
Treasurer**

Approved for Submission By:



**Amanda Mabo,
Chief Administrative Officer/Clerk**

Tay Valley Township
Annual Treasurer's Statement of Development Charge Reserve Funds

| Description | Services to which the Development Charge Relates | | | | | | Total |
|---|--|--------------------------|-------------------------------|------------------|-----------------|--------------------|-------------------|
| | Services Related to a Highway | Fire Protection Services | Parks and Recreation Services | Library Services | Waste Diversion | Growth Studies | |
| Opening Balance, January 1, 2024 | 23,639.50 | 42,169.84 | 47,294.41 | 16,954.27 | 4,314.85 | (8,028.03) | 126,344.84 |
| Plus: | | | | | | | |
| Development Charge Collections | 59,632.42 | 5,654.45 | 8,381.42 | 978.50 | 505.29 | 5,052.92 | 80,205.00 |
| Accrued Interest | 8,772.31 | 831.80 | 1,232.96 | 143.94 | 74.33 | 743.31 | 11,798.65 |
| Repayment of Monies Borrowed from Fund and Associated Interest ¹ | | | | | | | - |
| Sub-Total | 68,404.73 | 6,486.25 | 9,614.38 | 1,122.44 | 579.62 | 5,796.23 | 92,003.65 |
| Less: | | | | | | | |
| Amount Transferred to Capital (or Other) Funds ² | 40,844.78 | 104,000.00 | - | - | - | 37,251.44 | 182,096.22 |
| Amounts Refunded | | | | | | | - |
| Amounts Loaned to Other D.C. Service Category for Interim Financing | | | | | | | - |
| Credits ³ | | | | | | | - |
| Sub-Total | 40,844.78 | 104,000.00 | - | - | - | 37,251.44 | 182,096.22 |
| Closing Balance, December 31, 2024 | 51,199.45 | (55,343.91) | 56,908.79 | 18,076.71 | 4,894.47 | (39,483.24) | 36,252.27 |

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.

Attachment 1
Tay Valley Township
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

| Capital Fund Transactions | D.C. Recoverable Cost Share | | | | | | | | | | Non-D.C. Recoverable Cost Share | | | | | |
|--|-----------------------------|------------------------|---------------------|---------------------------------------|--|---------------------------------------|----------------------------------|--|--|--|---------------------------------|--|---|----------------|---------------------------------------|-------------------|
| | Gross Capital Cost | D.C. Forecast Period | | | | | Post-Period | | | | | Tax Supported Operating Fund Contributions | Rate Supported Operating Fund Contributions | Debt Financing | Grants, Subsidies Other Contributions | |
| | | D.C. Reserve Fund Draw | D.C. Debt Financing | Grants, Subsidies Other Contributions | Post-Period Benefit/Capacity Interim Financing | Grants, Subsidies Other Contributions | Other Reserve/Reserve Fund Draws | | | | | | | | | |
| Services Related to Highways | | | | | | | | | | | | | | | | |
| McVeigh Road | 73,712.43 | 5,638.00 | | | | | | | | | 68,074.43 | | | | | |
| Balkurst 7th Conc | 422,630.26 | 35,286.78 | | | | | | | | | 285,326.51 | | | | | 162,199.89 |
| Sub-Total - Services Related to Highways | 496,342.72 | 40,924.78 | | | | | | | | | 353,400.94 | | | | | 162,199.89 |
| Fire Protection Services | | | | | | | | | | | | | | | | |
| Pumper - SS Station | 621,726.12 | 50,000.00 | | | | | | | | | | | | | | |
| Pumper - BBOAE Station | 621,726.12 | 54,000.00 | | | | | | | | | | | | | | |
| Sub-Total - Fire Protection Services | 1,243,452.24 | 104,000.00 | | | | | | | | | | | | | | |
| Parks and Recreation Services | | | | | | | | | | | | | | | | |
| Sub-Total - Parks and Recreation Services | | | | | | | | | | | | | | | | |
| Library Services | | | | | | | | | | | | | | | | |
| Sub-Total - Library Services | | | | | | | | | | | | | | | | |
| Waste Diversion | | | | | | | | | | | | | | | | |
| Sub-Total - Waste Diversion Services | | | | | | | | | | | | | | | | |
| Growth Studies | | | | | | | | | | | | | | | | |
| Development Charge Study | 37,251.44 | 37,251.44 | | | | | | | | | | | | | | |
| Sub-Total - Growth Studies | 37,251.44 | 37,251.44 | | | | | | | | | | | | | | |

| Operating Fund Transactions | Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions | | | | | | | | | | |
|--|--|-----------------------------|----------|-----------|----------|--------|---------------------------------|----------|--------|--|--|
| | Annual (2024) Repayment Amount | D.C. Recoverable Cost Share | | | | | Non-D.C. Recoverable Cost Share | | | | |
| | | Principal | Interest | Principal | Interest | Source | Principal | Interest | Source | | |
| Services Related to Highways | | | | | | | | | | | |
| Sub-Total - Services Related to Highway | | | | | | | | | | | |
| Fire Protection Services | | | | | | | | | | | |
| Sub-Total - Fire Protection Services | | | | | | | | | | | |
| Parks and Recreation Services | | | | | | | | | | | |
| Sub-Total - Parks and Recreation Services | | | | | | | | | | | |
| Library Services | | | | | | | | | | | |
| Sub-Total - Library Services | | | | | | | | | | | |
| Waste Diversion | | | | | | | | | | | |
| Sub-Total - Waste Diversion Services | | | | | | | | | | | |
| Growth Studies | | | | | | | | | | | |
| Sub-Total - Growth Studies | | | | | | | | | | | |

**Attachment 2
Tay Valley Township
Statement of Credit Holder Transactions**

| Credit Holder | Applicable D.C. Reserve Fund | Credit Balance Outstanding Beginning of Year _____ | Additional Credits Granted During Year | Credits Used by Holder During Year | Credit Balance Outstanding End of Year _____ |
|-----------------|---------------------------------|---|--|--|--|
| Credit Holder A | | | | | |
| Credit Holder B | | | | | |
| Credit Holder C | | | | | |
| Credit Holder D | | | | | |
| Credit Holder E | | | | | |
| Credit Holder F | | | | | |

Attachment 3
 Tay Valley Township
 Statement of Reserve Fund Balance Allocations

| | |
|--|-------------------------------|
| Service: | Services Related to a Highway |
| Balance in Reserve Fund at Beginning of Year: | 23,639.50 |
| 60% of Balance to be Allocated (at a minimum): | 14,183.70 |

Projects to Which Funds Will be Allocated

| Project Description | Project Number | Total Growth-related Capital Cost Remaining to be Funded | Share of Growth-related Cost Allocated to Date | Share of Growth-related Cost Allocated - Current Year |
|--|----------------|--|--|---|
| Sand Shed | 1 | 93,840 | 46,940 | |
| Zealand Road | 4 | 776,000 | 77,600 | |
| Stanley Road | 5 | 346,000 | 34,600 | |
| Bowes Bridge upgrade | 6 | 729,344 | 33,544 | |
| Traffic Count Study/Transportation Master Plan | 18 | 60,000 | 3,500 | |
| | | | | |
| | | | | |
| Total | | \$2,005,184 | \$196,184 | \$0 |

**Attachment 4
Tay Valley Township**

Description of the Service (or Class of Service) for which each Development Charge Reserve Fund was Established

| Service/Class of Service | Description |
|-------------------------------|---|
| Services Related to a Highway | The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights, and other related road infrastructure. |
| Fire Protection Services | The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear. |
| Parks and Recreation Services | The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation equipment. |
| Library Services | The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, and other related library infrastructure. |
| Waste Diversion | The fund is used for growth-related projects including facilities, equipment, and other waste diversion infrastructure. |
| Growth Studies | The fund is used for growth-related studies for eligible D.C. services being recovered through the D.C by-law and Development Charge Studies. |

**Supporting Notes
Tay Valley Township**

Statements Related to Development Charge Reserve Funds

Compliance with s.s. 59(1) of the D.C.A.:

Provide a statement that confirms that the municipality did not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A., except as permitted by the D.C.A.

Statements related to the Amount Anticipated to be spent during the life of the D.C. By-law

For each service where D.C.s were collected during the year, whether the municipality expects to incur the amount of capital costs that were estimated, in the relevant D.C. background study, to be incurred during the term of the applicable development charge by-law. If the answer is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.

| Service/Class of Service | Amount of Capital Costs Estimated in D.C. Study Are Anticipated to be Incurred During Life of By-Law (Y/N) | Required if answer in Column C is N | |
|-------------------------------|--|---|---|
| | | Amount of Capital Costs Estimated in D.C. Study Now Expected to be Incurred During Life of By-Law | Why Revised Amount is Expected to be Incurred During Life of By-Law |
| Services Related to a Highway | Y | | |
| Fire Protection Services | Y | | |
| Parks and Recreation Services | Y | | |
| Library Services | Y | | |
| Waste Diversion | Y | | |
| Growth Studies | Y | | |

Statements related to the Amount Collected During the Year Where No Money was Spent

For each service where D.C.s were collected during the year and no money was spent during the year, a statement as to why there was no spending.

| Service/Class of Service | Reason for No Spending of D.C. Funds Collected During the Year |
|-------------------------------|--|
| Services Related to a Highway | N/A |
| Fire Protection Services | N/A |
| Parks and Recreation Services | N/A |
| Library Services | no projects within the budget for fiscal year, future projects slotted |
| Waste Diversion | no projects within the budget for fiscal year, future projects slotted |
| Growth Studies | N/A |