

Staff Report

Presented By: Daniel Waechter, Chief Financial Officer/Treasurer
Meeting Date: April 27, 2026
Subject: Development Charges Treasurer's Statement
Attachment(s): 2025 Development Charges Treasurer's Statement

Recommendation

That Council receive the Development Charges Treasurer's Statement report for information.

Report Summary

The Development Charges Treasurer's Statements are annual financial reports, mandated by Ontario provincial regulation (O. Reg. 82/98), detailing the financial activity and balances within a municipality's development charge reserve funds for a given year.

Background/Analysis

The Development Charges (DC) Treasurer's Statement provides details on how development charge revenue, collected from new development to fund growth-related infrastructure costs, is managed, including opening and closing balances, transactions, and expenditures for specific projects. The statement ensures transparency and accountability in the collection and expenditure of development charges, and they show how development charges contribute to paying for the capital costs of services needed to support new growth in the community.

The statements fulfill the legal requirement for reporting under the [Development Charges Act](#) and [Ontario Regulation 82/98](#).

The opening balance of the DC Reserve in 2025 was \$16.3 million. Net activity in 2025 was an in-flow of \$2.6 million, comprised of \$3.4 million in collections, \$0.6 million in interest collected, and \$1.4 million in spending. This results in an ending balance of \$19.0 million.

The statement shows 2021-2025 approved projects that have \$21.1 million in development charge (DC) revenues allocated to them but have not yet been completed. These projects will have associated DC withdrawals based on the work in 2021 DC Background Study, or in some cases are included as part of the 2026-2035 Capital Plan in the updated DC Background Study that was released this month. This allocation represents 111% of the available \$19.0 million in

reserves. Re-adjustments of these allocations are required due to grant funding received in 2025, and that re-adjustment will happen through the 2026 Background Study.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Corporate Services Business as Usual

Financial Impacts/Source of Funding

No costs or revenue is associated with this report.

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Approved By: Kara Van Myall, Chief Administrative Officer