



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Trena DeBruijn
Position: Director of Finance/Treasurer
Title / Subject: Annual Statement of Development Charge Activity for 2024
Date of Report: February 18, 2025
Date of Meeting: February 24, 2025
Report No: 2025-FI-010

1.0 Issue / Origin

The purpose of this report is to provide Council with a summary of the activity and year-end balance of the Development Charge Deferred Revenue account for the period from January 1 to December 31, 2024.

2.0 Background

Section 43 of the Development Charge Act, 1997 and O. Reg. 82/98, requires the Treasurer of a Municipality to give Council an annual financial statement relating to the development charge by-law and deferred revenue accounts. Once received by Council, the statement will be submitted to the Ministry of Municipal Affairs and Housing as required by the Development Charge Act, 1997.

Development Charges ("DC") are collected and allocated to service-specific development charge deferred revenue accounts in accordance with the distribution specified in the DC by-law. These funds are utilized to finance growth-related capital requirements within the Township as contained within the Township's budget or as directed by Council.

The statement shows the opening and closing balances and provides information on revenues received and expenditures made from the Development Charge Reserve Fund for 2024. The committed amounts, through the capital budget process, are also shown.

3.0 Analysis

Summary of 2024 Development Charge Activity:

Department	Opening Balance \$	Collected \$	Utilized \$	Interest Earned \$	Closing Balance \$
Engineering	\$1,994,598	\$61,769	(\$248,808)	\$88,871	\$1,896,430
Fire	\$88,117	\$17,499	(\$34,769)	\$2,680	\$73,527
General Government	\$33,436	\$3,407	(\$10,104)	\$63,051	\$89,790
Parks	\$4,370,602	\$56,082	(\$27,552)	\$142,628	\$4,541,760
Public Works	\$158,516	\$19,776	(\$0)	\$5,384	\$183,676
Total	\$6,645,269	\$158,533	(\$321,233)	\$302,614	\$6,785,183

2024 Development Charge Funded Projects – As at December 31, 2024:

Project	Year First Budgeted	Project Budget \$	Total Spent \$ To-Date	DC Funds Budgeted \$	DC Funds Expended \$ To Date	Other Funding \$ To Date
HL2 Ultra Thin Resurfacing	2024	\$200,000	(\$0)	\$200,000	(\$0)	(\$0)
Sidewalks (New)	2023	\$100,000	(\$80,207)	\$100,000	(\$80,207)	\$nil
Sidewalks	2024	\$350,000	(\$348,808)	\$250,000	(\$248,808)	(\$100,000)
Fire Protective Equipment	2024	\$34,769	(\$34,769)	\$34,769	(\$34,769)	\$nil
Official Plan	2021	\$190,000	(\$142,069)	\$177,364	(\$142,069)	\$nil
Beaverton Harbour Master Plan	2022	\$100,000	(\$95,577)	\$70,000	(\$66,904)	(\$28,673)
Macleod Park	2020	\$55,000	(\$27,242)	\$45,000	(\$24,518)	(\$2,724)
Playground Equipment	2022	\$79,688	(\$55,112)	\$50,000	(\$25,424)	(\$29,688)
Recreation Master Plan	2023	\$75,000	(\$74,850)	\$75,000	(\$67,365) Limited to 90% per DC Background Study	(\$7,485)

Library Materials	2023	\$14,000	(\$14,000)	\$14,000	(\$14,000)	\$nil
EV Charging Stations	2022	\$15,000	(\$10,365)	\$15,000	(\$10,365)	\$nil
Wheel Excavator	2023	\$520,000	(\$418,784)	\$520,000	(\$418,784)	\$nil

Total Development Charge Revenue of \$321,233 was recorded as utilized for 2024 year-end (A further \$324,171 of development charge were incurred in prior years).

4.0 Related Policies / Procedures

An additional requirement of reporting is a statement of whether or not the municipality is in compliance with Section 59.1 (1) of the Development Charge Act that relates to the imposition of additional levies.

Section 59.1(1) of the Development Charge Act, states that *“a municipality shall not impose, directly or indirectly, a charged related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act”*.

It is staff’s opinion that additional levies were not imposed or collected for 2024, therefore, the Township is in compliance with Section 59.1 (1) of the Development Charge Act.

5.0 Financial / Budget Assessment

None

5.1 Asset Management

Any assets which the Township owns and has an expectation to replace will need to be considered for asset management purposes, regardless of how originally funded. Replacement of assets are typically not eligible to be funded from Development Charges.

6.0 Climate Change Impacts

Climate impacts are considered during the tendering and completion of capital projects.

7.0 Communications

N/A

8.0 Conclusion

This is an information report provided to comply with legislative reporting requirements.

9.0 Recommendation

The Council receive for information, report 2025-FI-010, Annual Statement of Development Charge Activity for 2024.