



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: Indexation of Development Charges for 2025
Date of Report: May 9, 2025
Date of Meeting: June 9, 2025
Report No: 2025-FI-017

1.0 Issue / Origin

The purpose of this report is to inform Council of the Indexing adjustment that will be applied to the Township's Development Charges, as of July 1, 2025.

While the Township's by-law states that indexing shall be done annually, staff are bringing this report for information purposes to Council attention.

2.0 Background

On June 10, 2024, Council passed By-law No. 3274-2024 being By-law's of the Township of Brock for the imposition of development charges. The By-law's include a provision which states that the Development Charges shall be adjusted without requiring an amendment to the By-law, annually on July 1st of each year. This indexing is based on the Statistics Canada Quarterly, Construction Price Index, based on the 12-month period ending March 31st.

The indexing is applicable to all residential and non-residential development charge rates.

The Statistics Canada Quarterly, Construction Price Index has increased by 3.8% in 2025. The indexing percentage is derived by calculating the percentage change between the first quarter of 2024 and the first quarter of 2025 and represents the cost increase for the period April 1, 2024, to March 31, 2025.

3.0 Analysis

Township of Brock Development Charges

| Type of Dwelling | Current Rate | Indexed Rate | Increase |
|---------------------------------|--------------|--------------|----------|
| Single & Semi Detached | \$31,383 | \$32,576 | \$1,193 |
| Row Dwellings & Other Multiples | \$24,385 | \$25,312 | \$927 |
| Apartment/Garden Suite | \$15,006 | \$15,576 | \$570 |
| Non-Residential (per m2) | \$100.65 | \$104.47 | \$3.82 |

4.0 Related Policies / Procedures

The Corporation of the Township of Brock By-Law Number 3274-2024

Development Charge Indexing, April 30, 2025

5.0 Financial / Budget Assessment

Indexing the Development Charges will result in increased development charges being collected, as a result of increasing costs of construction. It is important for the Township to increase development charges to capture the increased costs of construction in order to ensure appropriate funding in the capital budget and future forecast.

5.1 Asset Management

N/A

6.0 Climate Change Impacts

N/A

7.0 Communications

Staff will update the Township of Brock Development Charge Pamphlet and update the website, accordingly.

8.0 Conclusion

The Township of Brock Development Charges will be indexed by 3.8%, as of July 1, 2025.

9.0 Recommendation

That Council receive 2025-FI-017, Indexation of Development Charge By-Law for 2025 for information.

