



Corporation of the Township of Brock

Staff Report to the Members of Council

From: Trena DeBruijn
Position: Director of Finance/Treasurer
Title / Subject: Annual Statement of Development Charge Activity for 2025
Date of Meeting: April 13, 2026
Report No: # 2026-FI-007

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, 2025.

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 2025. The committed amounts, through the capital budget process, are also shown.

3.0 Analysis

Summary of 2025 Development Charge Activity:

Department	Opening Balance \$	Collected \$	Utilized \$	Interest Earned \$	*Estimated Closing Balance \$
Engineering	\$1,895,915	\$58,609	\$305,682	\$65,767	\$1,714,609
Fire	\$74,042	\$14,745	\$34,528	\$2,138	\$56,397
General Government	\$27,989	\$4,490	\$Nil	\$1,324	\$33,803
Parks	\$4,601,219	\$81,452	\$621,425	\$148,289	\$4,209,535
Public Works	\$186,017	\$17,384	\$Nil	\$6,743	\$210,144
Total	\$6,785,183	\$176,680	\$961,635	\$224,261	\$6,224,488

**subject to 2025 annual audit*

As reported in 2024, the Fire Debenture is partially funded by Development Charges each year. The balance at year-end 2026 is estimated to be approximately \$21,793 and if sufficient development charges are not received throughout the year (2026), an alternative funding source will need to be allocated in 2027 to 2030 (fire debenture is finished in 2030). The development charge study allocates approximately \$35,000 per year from Development Charges to support the Fire Debenture payments (or approximately \$138,593 from 2027 to 2030, in total).

2025 Development Charge Funded Projects – Estimated As at December 31, 2025:

Project	Year First Budgeted	Project Budget \$	Total Spent \$ To-Date	DC Funds Budgeted \$	DC Funds Expended \$ To Date	Other Funding \$ To Date
HL2	2024	\$200,000	\$155,099	\$200,000	\$155,099	
HL2	2025	\$30,000	\$NIL	\$30,000	\$NIL	
Sidewalk Installation	2024	\$350,000	\$348,757	\$250,000	\$248,757	\$100,000
Sidewalk Installation	2025	\$265,000	\$150,635	\$265,000	\$150,635	
Sunderland Arena	2019	\$10,200,000	\$2,371,907	\$3,064,695	\$574,518	\$1,797,389
Beaverton Track	2024	\$308,495	\$298,131	\$54,000	\$53,636	\$244,495

Beaverton Picnic Pavillion	2025	\$100,000	\$102,976	\$75,000	\$77,976	\$25,000
Library Books	2025	\$50,550	\$49,396	\$14,000	\$14,000	\$35,396

Total Development Charge Revenue of \$947,635 was recorded as utilized for 2025 year-end (A further \$326,986 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

This report is for information and there are no financial impacts.

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

This report is presented on an open council agenda, available to the public.

8.0 Conclusion

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

9.0 Recommendation

Be It Resolved That Report # 2026-FI-007, titled "Annual Statement of Development Charge Activity for 2025", be received for informaiton.

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