



# Staff Report

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**To:** Council

**From:** Christy Scheffel, Deputy Treasurer/Manager of Accounting

**Meeting Date:** June 24, 2026

**Report No.:** FI2026-08

**Subject:** Treasurer Statement Development Charges Activity as at December 31, 2025

**Type:** For Information Only

**Motion No.:**

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## Recommendation

It is recommended:

1. That Report No FI2026-08 be received;
2. That Council accepts the Treasurer's Declaration that the Township is in compliance with Section 59.1(1) of the Development Charges Act, 1997 and in compliance with Bill 60; and
3. That Report No FI2026-08 and related attachment (Schedule A) be posted on the Township's website and submitted to the Ministry of Municipal Affairs and Housing

## Background

The purpose of this report is to provide Council with information on the Township's Development Charges and related transactions as of December 31, 2025

As Council is aware, the Development Charges Act (DCA) enables municipalities to pass Development Charges By-Laws, which permit the

collection of development charge funds to assist in paying the costs to service growth related initiatives of the Township.

As identified in the Development Charges Act, 1997, S.O. 1997, c. 27, s. 43:

- (1) The Treasurer of a municipality shall each year on or before such date as the Council of the municipality may direct, give the Council a financial statement relating to Development Charge by-laws and reserve funds established under Section 33;
- (2) A statement must include, for the preceding year, statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds and such other information as is prescribed in the regulations; and

While municipalities have long been required to prepare an annual Treasurer's Statement, there was previously no prescribed deadline for presenting it to Council (unless Council directed otherwise), and submission to the Ministry of Municipal Affairs and Housing (MMAH) was only required upon request. The updated requirements now establish deadlines for presentation to Council and require submission to the MMAH.

Following the enactment of Bill 60 (Fighting Delays, Building Faster Act, 2025), which came into effect on November 27, 2025, starting in 2026 Municipalities are now required on an annual basis to complete the following;

- Present the Treasurer's Statement to Council by June 30<sup>th</sup>; and
- Submit the Statement to the Ministry of Municipal Affairs and Housing, by July 15<sup>th</sup>

The importance that the Province places on this Section is reinforced by (a) requiring that the Treasurer's report include a statement confirming that the municipality is in compliance with Section 59.1(1) and (b) granting extensive investigative powers to the Ministry of Municipal Affairs and Housing to investigate whether a municipality is in compliance.

The Township does not require any "voluntary" payments from developers and the Treasurer's statement below will confirm that the Township is in compliance with Section 59.1 (1) of the Act.

In order to comply with these reporting requirements:

- The Treasurer confirms that, for 2025 development charges reporting, the Township is in compliance with Section 59.1(1) of the Development Charges Act, 1997; and,

- The Treasurer’s Statement is in compliance with the requirements set out in subsection 43(2) of the Development Charges Act and Ontario Regulation 82/98
- The recommendations to Report FI 2026-08 include Council's acceptance of the Treasurer's statement and Council's direction to post the Treasurer’s Statement and related attachment (Schedule A) on the Township's website and to remit the Statement to the Ministry of Municipal Affairs and Housing by July 15, 2026

## Analysis

### 2025 Total Balance

Development Charges Reserve Funds totaled \$1,136,319 on December 31, 2025. Table 1 below summarizes 2025 Development Charges Reserve activity for the Township.

*Table 1 - 2025 Development Charges Summary*

Beginning Balance in Jan 1, 2025	\$3,545,912
Development Charges received during the Year	\$3,579,951
Interest Earned	\$208,180
Provincial Grant Funding	\$169,163
Projects funded by Development Charges during 2025	\$6,366,887
<b>Closing Balance Dec 31, 2025</b>	<b>\$1,136,319</b>

### Contributions

2025 Contributions to the Development Charge Reserve Funds were \$3,957,294 and allocated to the individual departments in 2025. Contributions include \$3,579,951 coming from development activity in the Township and \$208,180 in earned bank interest and \$169,163 coming from a Provincial Grant for Pedestrian Signage.

Contributions were allocated to the individual departments per Schedules A-C of By-law 2024-097 passed by Council on October 23, 2024, and were included

in the Township's 2024 Development Charge Background Study that was prepared by Watson & Associates Ltd.

### Allocations

Use of Development Charge Reserve funds totaled \$6,366,887, which were utilized to fund 2025 capital projects incurred in 2025 due to development growth in the municipality.

A Statement of Development Charge Reserve Activity including balances and transactions in 2025, by service area, is listed in Schedule A.

A Statement of Capital Projects funded with Development Charges is listed in Schedule B.

## **Financial/Legal Implications/ Risk Management**

Financial implications as discussed above

## **Policies/Legislation**

Municipal Act, 2001 – Section 286(1) and (3)

Development Charges Act (DCA) – subsection 43(2)

Ontario Regulation – 82/98

Bill 60 – Fighting Delays, Building Faster Act, 2025

## **Corporate Strategic Priorities**

Financial Sustainability

Strengthen Operational Capacity

## **Consultations**

Byron Tan, Managing Partner, Watson & Associates Economists Ltd.

## **Attachments**

Schedule A- 2025 Development Charges Reserve Activity Summary

Schedule B – 2025 Development Charges Capital Projects

## **Conclusion**

It is staff's recommendation that Report No. FI2026-08 be received and adopted and that Council accepts the Treasurer's declaration that the Township is in compliance with section 59.1(1) of the Development Charges Act, 1997.

And further that Report FI2026-08 and related attachments (Schedule A and Schedule B) be posted on the Township's website as legislated and be submitted to Ministry of Municipal Affairs and Housing by July 15, 2026

Respectfully submitted,

Christy Scheffel, Deputy Treasurer/Manager of Accounting, June 16, 2026

**Approvals:**

**Date of Approval**

Shannon Johnson, Director, Finance / CFO  
Shawn Binns, CAO

June 16, 2026  
June 17, 2026