



REPORT FIN-2018-016

TO: Mayor and Members of Council
FROM: Mary Hasan, Director of Finance/Treasurer
MEETING DATE: March 7, 2018
SUBJECT: 2017 Development Charges
File No. F20 DEV

RECOMMENDATIONS

That Report FIN-2018-016 regarding the 2017 Development Charges be received; 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

That Report FIN-2018-016 and related attachments be posted on the Township's website.

DISCUSSION

Purpose

The purpose of this report is to provide Council with information on the Township's Development Charges and related transactions as of December 31, 2017.

Background

Pursuant to Section 43(2) of the Development Charges Act (DCA), the Treasurer for the Township shall present a financial statement to Township Council regarding the development charge restricted reserves. The Treasurer's statement is to outline the following:

- Statements of the opening and closing balances of the reserve funds and of transactions relating to the funds;
- Statements identifying,
 - i. All assets whose capital costs were funded under a development charge by-law during the year,
 - ii. For each asset mentioned in (i) above, the manner in which any capital cost not funded under the by-law was or will be funded;
- A statement as to compliance with subsection 59.1 (1); and

- Any other information that is prescribed

Section 59.1 (1) of the DCA specifically prohibits municipalities from imposing additional payments on developers or requiring construction of a service unless specifically authorized under the DCA or another Act. This provision does not affect a municipality's right to include conditions for installation or payment for local services but is intended to close the door on other "voluntary" payments that may have been sought by municipalities outside the legislative framework. 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 we are in compliance with Section 59.1 (1).

In the past, a municipality was required to file the Treasurer's report with the Minister within 60 days of the presentation of the report to Council. In accordance with Section 43 of the DCA, this requirement has been removed and replaced by a requirement that Council shall ensure that the statement is available to the public and that the Treasurer shall give a copy of the statement to the Ministry of Municipal Affairs and Housing upon request.

In order to comply with these reporting requirements:

- a) The Treasurer confirms that, for 2017 development charges reporting, the Township is in compliance with Section 59.1(1) of the *Development Charges Act, 1997*; and,
- b) The recommendations to Report FIN-2018-016 include Council's acceptance of the Treasurer's statement and Council's direction to post this report and related attachments on the Township's website.

FINANCIAL IMPLICATIONS

- The total balance of Development Charges as of December 31, 2017 is \$495,710.
- Development Charges increased by \$133,562 from 2016.

Beginning Balance in 2017:		\$362,148
DC Revenue in 2017:	\$265,880	
Interest earned:	\$5,528	
Transfers to capital:	-\$137,846)	
Net 2017 Increase:		\$133,562
Ending Balance in 2017:		\$495,710

A statement of Development Charge balances and transactions in 2017, by service area, is listed in Schedule A. Details of 2017 projects funded from Development Charges are

listed in Schedule B. Schedule C summarizes that there were no Development Charge Credits in 2017.

APPLICABLE LEGISLATION AND REQUIREMENTS

Development Charges Act, 1997
Ontario Regulation 82/98

ATTACHMENTS

Schedule A – Statement of Development Charges as at December 31, 2017

Schedule B – 2017 Development Charges Project Funding

Schedule C – Development Charge Credits for the 12 months ended December 31, 2017

**Township of Puslinch
Statement of Development Charges
As at December 31, 2017**

Schedule A

	Fire Protection Services	Roads and Related	Parks and Recreation	Administration - Studies	Total
Opening Balance- January 1, 2017 *	221,562	55,472	53,082	32,033	362,148
Revenues					
Development Charges Act	80,508	154,454	17,524	13,394	265,880
Interest Income	3,252	1,008	802	466	5,528
Total Revenues	83,760	155,462	18,326	13,860	271,408
Expenses					
Transfers to Capital	22,212	109,980	-	5,654	137,846
Transfers to Operating	-	-	-	-	-
Total Expenses	22,212	109,980	-	5,654	137,846
Closing Balance - December 31, 2017 **	283,110	100,953	71,408	40,239	495,710

* Agrees to the Development Charge balances in the 2016 Audited Financial Statements.

** Agrees to the Development Charge balances as per the 2017 audit.

**Township of Puslinch
2017 Development Charges Project Funding
For the 12 Months Ended December 31, 2017**

Project Name	DC Funded - 2017	DC Funded - 2016 or 2018	Cfwd Reserve	Levy	Gas Tax	In Lieu of Parkland	Discretionary Reserve	Other (grants)	Total Funding
Fire Protection Services									
Pickup Truck - Intercorporate Transfer	\$22,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,212
Subtotal	\$22,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,212
Roads and Related Services									
Ellis Road - County Road 32 to Townline Road	\$39,780	\$0	\$0	\$93,729	\$0	\$0	\$0	\$75,822	\$209,331
Laird Road - County Road 32 to Downey Road	\$70,200	\$0	\$0	\$57,266	\$300,000	\$0	\$154,800	\$0	\$582,266
Subtotal	\$109,980	\$0	\$0	\$150,995	\$300,000	\$0	\$154,800	\$75,822	\$791,597
Parks and Recreation Services									
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration - Studies									
Parks Master Plan - Staging Plan	\$698	\$0	\$0	\$0	\$0	\$0	\$594	\$0	\$1,292
Municipal Drinking Water Well System - Feasibility Study	\$647	\$16,473	0	\$15,313	\$0	\$0	\$10,617	\$56,250	\$99,300
Comprehensive Zoning By-law Review	\$4,309	\$2,891	\$44,457	\$28,343	\$0	\$0	\$0	\$0	\$80,000
Subtotal	\$5,654	\$19,364	\$44,457	\$43,656	\$0	\$0	\$11,211	\$56,250	\$180,592
Total	\$137,846	\$19,364	\$44,457	\$194,651	\$300,000	\$0	\$166,011	\$132,072	\$994,401

**Township of Puslinch
Development Charge Credits
For the 12 Months Ended December 31, 2017**

Credit Holder	January 1, 2017 Balance	DC Credits Earned by Developer During	DC Credits Provided by Township During	December 31, 2017 DC Credit Balance
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N/A - the Township has not issued any Development Charge Credits during the period or in previous periods.				
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