



REPORT FIN-2019-018

TO: Mayor and Members of Council

FROM: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: March 20, 2019

SUBJECT: 2018 Development Charges
File No. F20 DEV

RECOMMENDATIONS

THAT Report FIN-2019-018 regarding the 2018 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-2019-018 and related attachments be posted on the Township's website.

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 the Township is 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 2018 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-2019-018 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.

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, 2018.

Financial Implications

- The total balance of Development Charges as of December 31, 2018 is \$575,266
- Development Charges increased by \$79,556 from 2017.

Beginning Balance in 2018:		\$495,710
DC Revenue in 2018:	\$187,632	
Interest earned:	\$13,470	
Transfers to capital:	-\$121,546)	

Net 2018 Increase:	\$79,556
Ending Balance in 2018:	\$575,266

A statement of Development Charge balances and transactions in 2018, by service area, is listed in Schedule A. Details of 2018 projects funded from Development Charges are listed in Schedule B. Schedule C summarizes that there were no Development Charge Credits in 2018.

Applicable Legislation and Requirements

Development Charges Act, 1997
Ontario Regulation 82/98

Attachments

Schedule A – Statement of Development Charges as at December 31, 2018

Schedule B – 2018 Development Charges Project Funding

Schedule C – Development Charge Credits for the 12 months ended December 31, 2018

**Township of Puslinch
Statement of Development Charges
As at December 31, 2018**

Schedule A

	Fire Protection Services	Roads and Related	Parks and Recreation	Administration - Studies	Total
Opening Balance- January 1, 2018 *	283,110	100,953	71,408	40,239	495,710
Revenues					
Development Charges Act	56,808	109,008	12,348	9,468	187,632
Interest Income	7,874	3,076	1,692	828	13,470
Total Revenues	64,682	112,084	14,040	10,296	201,102
Expenses					
Transfers to Capital	4,873	69,420	22,292	24,961	121,546
Transfers to Operating	-	-	-	-	-
Total Expenses	4,873	69,420	22,292	24,961	121,546
Closing Balance - December 31, 2018 **	342,918	143,617	63,157	25,574	575,266

* Agrees to the Development Charge balances in the 2017 Audited Financial Statements.

** Agrees to the Development Charge balances as per the 2018 audit.

**Township of Puslinch
2018 Development Charges Project Funding
For the 12 Months Ended December 31, 2018**

Schedule B

Project Name	DC Funded - 2018	DC Funded - Prior Years	Cfwd Reserve	Levy	Gas Tax	In Lieu of Parkland	Discretionary Reserve	Other (grants)	Total Funding
Fire Protection Services									
Truck Cap Enclosure and Cargo Sliding Truck Bed	\$4,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,873
Subtotal	\$4,873	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,873
Roads and Related Services									
Victoria Rd (Aberfoyle Pit 2 to County Road 36)	\$69,420	\$0	\$0	\$3,609	\$220,000	\$0	\$0	\$107,836	\$400,865
Subtotal	\$69,420	\$0	\$0	\$3,609	\$220,000	\$0	\$0	\$107,836	\$400,865
Parks and Recreation Services									
Puslinch Community Centre Park - Back Soccer Fields Upgrade	\$22,292	\$0	\$0	\$0	\$0	\$22,292	\$0	\$0	\$44,584
Subtotal	\$22,292	\$0	\$0	\$0	\$0	\$22,292	\$0	\$0	\$44,584
Administration - Studies									
2019 Development Charges Study	\$4,369	\$0	\$0	\$485	\$0	\$0		\$0	\$4,854
Municipal Drinking Water Well System - Feasibility Study	\$16,473	\$647	0	\$15,313	\$0	\$0	\$8,686	\$56,250	\$97,369
Comprehensive Zoning By-law Review (CIP OPA Amendment)	\$4,119	\$7,112	\$44,457	\$28,343	\$0	\$0	\$0	\$0	\$84,031
Subtotal	\$24,961	\$7,759	\$44,457	\$44,141	\$0	\$0	\$8,686	\$56,250	\$186,254
Total	\$121,546	\$7,759	\$44,457	\$47,750	\$220,000	\$22,292	\$8,686	\$164,086	\$636,576

**Township of Puslinch
Development Charge Credits
For the 12 Months Ended December 31, 2018**

Schedule C

Credit Holder	January 1, 2018 Balance	DC Credits Earned by Developer During	DC Credits Provided by Township During	December 31, 2018 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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