



MEETING DATE: July 8, 2025

TO: Mayor and Members of Council
FROM: Kathryn Langendyk, Director of Finance/Treasurer
REPORT NO.: FIN-07-2025
SUBJECT: Treasurer Statement - 2024 Development Charges

RECOMMENDATION:

THAT Report No. FIN-07-2025 be received for information;

AND THAT the Treasurer DC Statement be posted on the municipal website.

PURPOSE:

The purpose of this report is to present to Council the Development Charges Activity for 2024 in accordance with section 43 of the Development Charges Act, 1997.

BACKGROUND:

Development Charges (DCs) provide a method to recover the capital costs of providing infrastructure and services associated with growth. In Ontario, the DCA governs the calculation of rates and the collection of DCs. As required by the DCA, the Township conducts a DC Background Study to forecast the Township's future residential and non-residential growth to determine infrastructure needs and costs. This information is used to calculate the amount of money that new development needs to pay to support growth infrastructure and services.

Council passed the Development Charges Bylaw (26-2023) on June 6, 2023. Council passed an amended Development Charges Bylaw (25-2024) on June 17, 2024 (to remove the phase in of the new charge). Therefore, the Township had two by-laws in effect during 2024.

Annually, under section 43 of the Development Charges Act (DCA), 1997, the Treasurer of a municipality shall provide a financial statement to Council relating to development charge by-laws and reserve funds established under section 33 of the DCA.

The information to be included in this statement is set out in Section 43 of the DCA and Section 12 of O.Reg. 82/98.

The main reporting requirements under the DCA are as follows:

- Statement of opening and closing balances of all development charges reserve funds and the transactions for the year relating to these funds;
- The transactions shall identify all the capital costs funded by the reserve fund and the amounts funded from other sources (other than development charges);
- Statement of compliance with S.59.1 (1) of the DCA (essentially that no charges to the reserve funds occurred that are not permitted under the DCA).

This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The DCA does not prescribe how the statement is to be made available to the public. I would recommend that a resolution of Council make the statement available on the municipality's website.

DISCUSSION:

Attached to this report are the Treasurer's Statements for development charges for the calendar year 2024.

Note figure 2 in the attachment only shows the capital projects funded by DCs. The other withdrawals in 2024 were for non-capital items such as capital works studies (\$3,533).

Summary:

DC Area	Opening Balance at Jan 1, 2024	Collected & Interest Earned 2024	Withdrawn in 2024	Closing Balance at Dec 31, 2024
Lucan Urban	\$ 1,788,582	\$ 672,240	\$ 411,242	\$ 2,049,581
Rural	\$ 58,587	\$ 6,236	\$ 13,494	\$ 51,330
Granton Urban	\$ 69,624	\$ 137,586	\$ 159,836	\$ 47,373
TOTAL	\$ 1,916,793	\$ 816,062	\$ 584,572	\$ 2,148,284

As building permits are issued, DCs become collectible. While DCs can also become collectible through agreement, essentially collecting future permit-driven DCs up front, there are currently no agreements of this nature in place.

Development charge funds are collected and allocated to the projects indicated in the DC background study.

IMPACT TO BUDGET:

When applicable, development charges are collected at the time of building permit issuance and are to be used to offset the growth-related component of eligible capital works. Although this report details the receipt, retention and application of those funds for capital purposes during the year, there is no financial impact to receiving this report. The amount of development charges can vary widely from year to year based on fluctuations on building activity, such as changes in the type and/or number of housing units.

STRATEGIC PLAN:

This report does not align with any specific action item in the strategic plan. However, it does align with the stated core values of accountability, transparency, and integrity.

ATTACHMENTS:

Treasurer's Statement – 2024 Development Charges

Respectfully submitted by:

Kathryn Langendyk

Kathryn Langendyk, CPA, CMA
Director of Finance/Treasurer

Figure 1
Township of Lucan Biddulph
Annual Treasurers Statement of Reserve Funds for By-Law 26-2023, Amended By-Law 25-2024
December 31 2024

Development Charges-Lucan Urban

Description	Services to which the Development Charge Relates									Deposits	Withdrawals
	Sanitary	Water	Storm Water	Roads	Fire Protection	Parks & Recreation	Library	Administration	Total		
Balance December 31 2023	\$ 478,091	\$ 50,928	\$ 66,320	\$ 818,409	\$ 106,002	\$ 109,511	\$ (0)	\$ 159,322	\$ 1,788,582		
Deposits 2024	\$ 337,024	\$ 8,436	\$ 6,416	\$ 162,407	\$ 6,274	\$ 38,949	\$ 9,452	\$ 1,153	\$ 570,111	\$ 570,111	
Interest 2024	\$ 27,299	\$ 2,908	\$ 3,787	\$ 46,732	\$ 6,053	\$ 6,253	\$ (0)	\$ 9,097	\$ 102,130	\$ 102,130	
Draws 2024 - Admin - DC Study									\$ -		\$ -
Draws 2024 - Sewer Urban per calculations	\$ (3,533)								\$ (3,533)		\$ (3,533)
Draws 2024 - Water Urban Lucan		\$ (61,294)							\$ (61,294)		\$ (61,294)
Draws 2024 - Stormwater Urban Lucan			\$ (76,523)						\$ (76,523)		\$ (76,523)
Draws 2024 - Roads Shared				\$ (167,248)					\$ (167,248)		\$ (167,248)
Draws 2024 - Library Shared							\$ (9,452)		\$ (9,452)		\$ (9,452)
Draws 2024 - Roads - urban only				\$ -					\$ -		\$ -
Draws 2024 - Parks & Rec						\$ (68,282)			\$ (68,282)		\$ (68,282)
Draws 2024 - Parkland						\$ (24,910)			\$ (24,910)		\$ (24,910)
Balance December 31 2024	\$ 838,882	\$ 977	\$ 0	\$ 860,301	\$ 118,328	\$ 61,521	\$ (0)	\$ 169,572	\$ 2,049,581	\$ 672,240	\$ (411,242)

Development Charges-Rural

Description	Services to which the Development Charge Relates									Deposits	Withdrawals
	Sanitary	Water	Storm Water	Roads	Fire Protection	Parks & Recreation	Library	Administration	Total		
Balance December 31 2023	N/A	N/A	N/A	\$ 77	\$ 23,926	\$ 19,478	\$ (0)	\$ 15,106	\$ 58,587		
Deposits 2024				\$ 650	\$ 137	\$ 1,990	\$ 319	\$ -	\$ 3,096	\$ 3,096	
Interest 2024				\$ 4	\$ 1,282	\$ 1,044	\$ (0)	\$ 810	\$ 3,140	\$ 3,140	
Draws 2024 - Roads				\$ (650)					\$ (650)		\$ (650)
Draws 2024 - Library							\$ (319)		\$ (319)		\$ (319)
Draws 2024 - Parks & Rec						\$ (12,525)			\$ (12,525)		\$ (12,525)
Draws 2024 - Admin - DC study								\$ -	\$ -		\$ -
Balance December 31 2024				\$ 81	\$ 25,346	\$ 9,987	\$ (0)	\$ 15,916	\$ 51,330	\$ 6,236	\$ (13,494)

Development Charges Granton - Urban

Description	Services to which the Development Charge Relates									Deposits	Withdrawals
	Sanitary	Water	Storm Water	Roads	Fire Protection	Parks & Recreation	Library	Administration	Total		
Balance December 31 2024	\$ 30,255	\$ 12,584	N/A	\$ 1,867	\$ 8,126	\$ 13,769	\$ 197	\$ 2,827	\$ 69,624		
Deposits 2024	\$ 42,101	\$ 19,478		\$ 14,618	\$ 3,079	\$ 44,782	\$ 7,181	\$ -	\$ 131,239	\$ 131,239	
Interest 2024	\$ 2,758	\$ 1,147		\$ 170	\$ 741	\$ 1,255	\$ 18	\$ 258	\$ 6,347	\$ 6,347	
Draws 2024 - Sewer Granton per calc	\$ (75,114)								\$ (75,114)		\$ (75,114)
Draws 2024 - Water Granton per calc		\$ (33,209)							\$ (33,209)		\$ (33,209)
Draws 2024 - Admin - DC Study								\$ -	\$ -		\$ -
Draws 2024 - Roads				(14,618.00)					\$ (14,618)		\$ (14,618)
Draws 2024 - Parks & Rec						\$ (29,500)			\$ (29,500)		\$ (29,500)
Draws 2024 - Library							\$ (7,396)		\$ (7,396)		\$ (7,396)
Balance December 31 2024	\$ 0	\$ (0)		\$ 2,037	\$ 11,946	\$ 30,306	\$ 0	\$ 3,084	\$ 47,373	\$ 137,586	\$ (159,836)

The Township is compliant with s.s. 59.1 (1) of the Development Charges Act, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the Development Charges Act or another Act.

In 2024, nothing has come to my attention indicating the Township has not complied with Section 59.1(1) of the DCA.

K Langendyk
 Kathryn Langendyk CPA, CMA
 Director of Finance/Treasurer
 Township of Lucan Biddulph

2025-06-30
 Date

Figure 2
Township of Lucan Biddulph
Capital Projects Funded by Development Charges in 2024

Capital Project	DC Reserve Fund Draw 2024	Other Reserves Fund Draw 2024	Grant Funding 2024	Total 2024 Funding	Notes
Sanitary:					
Sewage Treatment Granton	\$ 75,114	\$ -	\$ -	\$ 75,114	This is a project from 2000. Collecting a portion from DCs which will replenish the capital reserve.
Water:					
Water Supply Lucan	\$ 61,294	\$ -	\$ -	\$ 61,294	This is a project from the early 1990s. Collecting a portion from DCs which will replenish the capital reserve. This is a project from 2004/2005. Collecting a portion from DCs which will replenish the capital reserve.
Water Supply Granton	\$ 33,209	\$ -	\$ -	\$ 33,209	
Stormwater:					
Stormwater Management Ponds	\$ 76,523	\$ -	\$ -	\$ 76,523	Four SWM were constructed in past years. Collecting a portion from DCs which will replenish the capital reserve.
Roads:					
Public Works Facility	\$ 109,379	\$ -	\$ -	\$ 109,379	New facility was built in 2013. Collecting a portion from DCs which will replenish the capital reserve. Constructed in 2022. Collecting a portion from DCs which will replenish the capital reserve.
Sand/Salt Storage Facility	\$ 73,136	\$ -	\$ -	\$ 73,136	
Parks and Recreation:					
Multipurpose Athletic Courts	\$ 24,910	\$ -	\$ -	\$ 24,910	Court Extension re Pickleball
All Wheels Park	\$ 34,426	\$ 115,574	\$ 150,000	\$ 300,000	
Community Centre Renovation (Phase 2)	\$ 75,881	\$ 65,280	\$ -	\$ 141,161	Renovation was completed in 2023. Collecting a portion from DCs which will replenish the capital reserve.
Library:					
Library Expansion	\$ 17,166	\$ -	\$ -	\$ 17,166	Expansion was completed in 2014. Collecting a portion from DCs which will replenish the capital reserve.
TOTAL	\$ 581,038	\$ 180,854	\$ 150,000	\$ 911,892	

Figure 3
Township of Lucan Biddulph
Statements Related to Development Charge Reserve Funds
December 31, 2024

Statement related to the Amount Anticipated to be spent during the life of the DC By-Law

For each service where DCs were collected during the year, whether the municipality expects to incur the amount of capital costs that were estimated, in the relevant D.C background study, to be incurred during the term of the applicable development charge by-law. If the answer is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.

Service/Class of Service	Amount of Capital Costs Estimated in DC Study Are Anticipated to be Incurred During the Life of the By-law (Y/N)	Required if answer is N	
		Amount of Capital Costs Estimated in DC Study Now Expected to be Incurred During Life of By-law	Why Revised Amount is Expected to be Incurred During Life of By-law
Sanitary	Y		
Water	Y		
Stormwater	Y		
Transportation (Roads)	Y		
Fire Protection	Y		
Parks & Recreation	Y		
Library	Y		

Statement related to the Amount Collected During the Year Where No Money was Spent

For each service where DCs were collected during the year and no money was spent during the year, a statement as to why there was no spending.

Service/Class of Service	Reason for No Spending of DC Funds Collected During the Year
Sanitary	Not applicable, money was spent in 2024
Water	Not applicable, money was spent in 2024
Stormwater	Not applicable, money was spent in 2024
Transportation (Roads)	Not applicable, money was spent in 2024
Fire Protection	Allocation for future capital projects.
Parks & Recreation	Not applicable, money was spent in 2024
Library	Not applicable, money was spent in 2024