



## Staff Report

**Meeting Date:** April 6, 2022  
**To:** County Council  
**Report Number:** FIN 2022-21  
**Title:** 2021 Treasurers Statement of Development Charge Revenue  
**Author:** Trena DeBruijn, Director of Finance/Treasurer  
**Approval:** Sheridan Graham, CAO  
**Recommendation:** That report FIN 2021-21 be received for information purposes.

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### Summary:

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, 2021 to December 31, 2021.

### Background:

Section 43 of the Development Charges Act, 1997 (DCA'97) and O. Reg. 82/98 requires the Treasurer of a Municipality to give Council an annual financial statement relating to the development charge by-laws and deferred revenue accounts. Once received by Council, this Treasurer's Statement will be submitted to the Ministry of Municipal Affairs and Housing as required by the Development Charges 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 County as contained within the County's budget or as directed by Council.

On November 2, 2011, Council approved by-law 2011-67 that outlined the DC's to be collected over the period from January 1, 2012 to December 31, 2016. This by-law (2011-67) was reviewed again in 2013 and on November 20, 2013, an amended by-law was approved (by-law 2013-79) that introduced special rates for multi-residential and small multi-residential development projects.



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By-law 2013-79 was reviewed in 2016 and on December 16, 2016, Council approved by-law 2016-83 covering the collection of DC's from January 1, 2017 to December 31, 2021. This by-law (2016-83) was amended and approved (by-law 2017-19) on April 19, 2017 and implemented the collection of DC's for residential and non-residential at 100%, phased in over the term of the by-law.

A new Development Charge Background Study for the County is underway and set to come into effect on May 2, 2022.

### Summary of 2021 Development Charge Activity:

This report summarizes the activity in the Development Charges deferred revenue accounts (unaudited) for the fiscal period of January 1, 2021 through December 31, 2021.

During 2021, \$2,791,145 was collected in development charges within the County of Peterborough. An additional \$35,641 in interest was accrued and distributed proportionately to the various DC deferred revenue accounts. A total of \$1,316,646 (the 2021 budget included a plan for DC usage of \$1,449,784) was expended on growth related capital projects. The cumulative DC deferred revenue accounts (unaudited) had a closing balance as at December 31, 2021 of \$5,966,426 (an increase of \$1,510,140 from \$4,456,286 at year-end 2020).

The following schedules detail the DC deferred revenue opening and closing balances, and the projects funded by DC's during 2021.

### Summary of 2021 Development Charge Activity:

Department	Opening Balance \$	Collected \$	Utilized \$	Interest Earned \$	Closing Balance \$
LTC	\$854,939	\$132,021		\$7,208	\$994,168
Health Unit	\$192,727	\$42,146		\$1,655	\$236,528
EMS	\$378,952	\$94,899		\$3,286	\$477,137
Administration	\$72,323	\$19,817	(\$41,737)	\$520	\$50,923
Transportation	\$2,637,096	\$2,413,504	(\$1,274,909)	\$20,175	\$3,795,866
Emerg. Measures	\$39,857	\$9,211		\$344	\$49,412
Transit	\$9,127	\$1,954		\$78	\$11,159
Social Serv.	\$270,255	\$77,314		\$2,366	\$349,935
Waste	\$1,010	\$279		\$9	\$1,298
<b>Total</b>	<b>\$4,456,286</b>	<b>\$2,791,145</b>	<b>(\$1,316,646)</b>	<b>\$35,641</b>	<b>\$5,966,426</b>



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### Development Charges Collected by Township in 2021:

Township	DC's Collected in 2021 \$
Douro Dummer	\$231,697
Selwyn	\$391,150
OSM	\$375,479
Trent Lakes	\$394,742
North Kawartha	\$131,469
Cavan Monaghan	\$247,508
HBM	\$134,374
Asphodel Norwood	\$884,726
<b>Total Collected</b>	<b>\$2,791,145</b>

### 2021 Development Charge Funded Projects – As at Dec. 31, 2021:

Project	Township	Project Budget \$	Total Spent \$	DC Funds Budgeted \$	DC Funds Expended \$	Other Funding \$
Steel Beam/Guardrail	All	\$250,000	\$209,899	\$37,500	31,485	\$178,414
Active TMP	All	\$10,000	\$6,975	\$10,000	\$6,975	
TMP	All	\$279,331	\$189,225	\$98,232	\$8,126	\$181,099
CR 18/5 <sup>th</sup> Line	Selwyn	\$58,236	\$42,508	\$20,000	\$4,272	\$38,236
CR14 - Widening	Selwyn	\$1,224,052	\$1,389,184	\$1,224,052	1,224,052	\$165,132
DC Background	All	\$55,000	\$26,737	\$45,000	\$26,737	
Land Needs Assessment / Growth Analysis	All	\$62,600	\$32,793	\$15,000	\$15,000	\$17,793
<b>Total</b>		<b>\$1,939,219</b>	<b>\$1,897,321</b>	<b>\$1,449,784</b>	<b>\$1,316,647</b>	<b>\$580,674</b>

In 2021, there were 735 metres of steel beams replaced in Trent Lakes and 470 metres in Cavan Monaghan. In addition, 11 cross culverts (total of 235m) were replaced throughout the County.



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DC funds expended are calculated on the net spend after first deducting other funding sources such as grants received or carry forward funds from prior years.

### **Additional Levies:**

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 charge 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 2021, therefore, the County is in compliance with Section 59.1 (1) of the Development Charge Act.

### **Financial Impact:**

None

### **Anticipated Impacts on Local and/or First Nations Communities :**

Not applicable

### **Alignment to County of Peterborough Strategic Plan Priorities**

**Financial Responsibility** – To ensure evidence-informed planning and approaches to achieve financial sustainability and accountability, while keeping ratepayers top of mind,

**Communication Completed/required:** None at this time.

**Attachments:** None

Respectfully Submitted,

Trena DeBruijn, Director of Finance

For more information, please contact:

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