



Town of Huntsville Staff Report

Meeting Date: February 26, 2025

To: General Committee

Report Number: CORP-2025-19

Confidential: No

Author(s): Julia McKenzie, Director of Financial Services/Treasurer

Subject: 2024 Treasurers' Statement – Development Charges

Report Highlights

Present the annual Treasurer's statement for 2024 Development Charges.

Recommendation

For information only

Background

Section 12 of Ontario Regulation 82-98 and Section 43 of the Development Charges Act, 1997 as amended by Bill 73, requires that the Treasurer of a municipality give Council a financial statement each year relating to a development charge by-law and associated reserve funds for each service to which the development charge relates (Appendix A). Appendix B outlines how the funds were used from the Development Charges funds balance.

Discussion

The attached appendices provide an overview of funds collected, used and any interest income earned on the funds. The total Town Development Charges collected in 2024 were \$754,313. The amount collected in 2023 was \$931,273. At the end of 2024, there was \$375,310 (2023 - \$243,382) from development charge deferral agreements that have not been included in the amounts in the appendices. Once those amounts are paid they will be included in the development charge balances.

In 2024, there was \$248,907 (unaudited) in interest and other investment income (2023 - \$240,774). No investments were disposed of in 2024 in the ONE Prudent Fund.

Capital

Development Charges are established by Municipalities in accordance with the Development Charges Act, 1997. They are generally collected at the time of issuing a building permit when new development occurs (i.e., new house, newly created lot, etc.). The purpose of collecting Development Charges is to ensure that when new infrastructure or development is required because of growth, the new development is assisting with funding these growth related projects.

In 2024 \$480,133 of Development Charges were used to fund the growth related portion of capital projects.

Council Strategic Direction / Relevant Policies / Legislation / Resolutions

Ontario Regulation 82-98 General
Development Charges Act, 1997, S 43
Town Policy: Deferral of Development Charges Budget&Financial-12
Town Policy: Affordable Housing Budget&Financial-23

Attachments

[2024 DC Reserve Fund Reporting Treasurers Statement](#)

Respectfully Submitted: Julia McKenzie, Director of Financial Services/Treasurer

Manager Approval (if required): _____

Director Approval: _____

CAO Approval: Denise Corry, Chief Administrative Officer

Appendix "A"
Town of Huntsville
Annual Treasurer's Statement of Reserve Funds for By-Law 2019-133

Description	Services to which the Development Charge Relates						Total
	Non-Discounted Services			Discounted Services			
	Administration	Roads & Related	Fire	Indoor Recreation	Outdoor Recreation	Library	
Opening Balance, January 1, 2024	\$ 59,559	\$ 576,815	\$ 590,362	\$ 2,339,900	\$ 275,223	\$ 272,960	\$ 4,114,819
<u>Plus:</u>							
Development Charge Collections	\$ 20,773	\$ 367,720	\$ 114,781	\$ 196,668	\$ 28,454	\$ 25,917	\$ 754,313
Accrued Interest and Investment Income	\$ 3,166	\$ 32,430	\$ 35,225	\$ 145,022	\$ 15,641	\$ 17,423	\$ 248,907
Repayment of Monies Borrowed from Fund and Associated Interest							\$ -
Sub-Total	\$ 23,939	\$ 400,151	\$ 150,006	\$ 341,690	\$ 44,095	\$ 43,340	\$ 1,003,220
<u>Less:</u>							
Amount Transferred to Capital (or Other) Funds ^(Note 1)	\$ 40,283	\$ 109,964	\$ 98,002	\$ 123,898	\$ 103,384	\$ 4,602	\$ 480,133
Sub-Total	\$ 40,283	\$ 109,964	\$ 98,002	\$ 123,898	\$ 103,384	\$ 4,602	\$ 480,133
Closing Balance, December 31, 2024	\$ 43,215	\$ 867,002	\$ 642,366	\$ 2,557,692	\$ 215,934	\$ 311,697	\$ 4,637,905

Note 1: See Appendix B for details

The Municipality 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.

Appendix "B"
Town of Huntsville

Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	DC Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<u>Administration</u>											
Development Charge study	40,283	40,283									
Sub-Total - Services Related to Administration	40,283	40,283									
<u>Roads & Related</u>											
Howland drive sidewalks	185,341	78,770					106,571				
Sub-Total - Roads & Related	185,341	78,770					106,571				
<u>Fire</u>											
Fire pumper	692,781	73,608					619,173				
Fire e-draulics	57,398	24,394					33,004				
Sub-Total - Roads & Related	750,179	98,002					652,177				
<u>Outdoor Recreation</u>											
Mcculley-Robertson Recreation Park (lighting)	331,597	35,232					296,365				
Skateboard park at Mcculley-Robertson	55,178	5,863					49,315				
Port Sydney basketball court	15,773	3,352					12,421				
Utterson multi-courts	141,447	30,057					111,390				
River Mill Parks washroom	135,905	28,880					107,025				
Sub-Total - Outdoor Recreation	679,900	103,384					576,516				
<u>Indoor Recreation</u>											
							-				
Sub-Total - Indoor Recreation	-	-					-				
<u>Library</u>											
Library Materials	108,293	4,602					103,691				
Sub-Total - Library	108,293	4,602					103,691				

Amount Transferred to Capital (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Roads & Related</u>									
Forbes Hill Debenture	245,639	23,619	7,575				175,331	39,114	Property Tax
Sub-Total - Roads & Related	245,639	23,619	7,575				175,331	39,114	
<u>Indoor Recreation</u>									
Debenture	304,319	94,426	29,472				139,447	40,974	Property Tax
Sub-Total - Indoor Recreation	304,319	94,426	29,472				139,447	40,974	