

Development Charges – Treasurer’s Annual Statement as of December 31, 2024

Presented To:	Finance and Administration Committee
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Prepared by:	Apryl Lukezic Financial Support & Budgeting
Recommended by:	General Manager of Corporate Services

Report Summary

This report provides information regarding Development Charges including a financial statement for development charges collected during 2024 along with reserve fund transactions and balances.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters and has no direct connection to the Community Energy & Emissions Plan.

Financial Implications

There are no financial implications associated with this report.

Background

This report provides a financial statement relating to development charges collected during 2024 including reserve fund transactions and balances.

What are Development Charges

In accordance with the Development Charges Act (DCA), the City of Greater Sudbury collects a development charge (DC) at the building permit stage to recover for growth related capital needs. Development charges are charges imposed by municipalities on developers/landowners of new development, re-development and expansions for residential and non-residential buildings, to pay for increased capital costs related to growth. Development charges provide municipalities with a tool to help fund the infrastructure needed to serve new growth. They help finance the growth-related capital costs of providing important services like roads, water and wastewater services, police, fire and transit.

How Development Charges Are Recorded

Development charges are collected into an obligatory reserve fund by service area as outlined in the 2019 and in the 2024 DC background studies. At the end of each year, staff reviews the spending on growth related projects as identified in the background study and transfers the DCs collected to the respective

growth related projects. This creates a project surplus which is transferred to the respective Capital Financing Reserve Fund. These reserve funds can then be used towards future capital projects.

Currently, DCs are not shown as a funding source in the annual Capital Budget as the funding amount is unknown until collected at the building stage which is based on the development activity that varies year to year. As well, there are DC instalments where DCs will be collected over five years when certain types of buildings are first occupied, as well as exemptions from the DC Act and DC By-Law 2019-100 and 2024-105.

Treasurer's Annual Statement

The Development Charges Act, section 43(1) states that "The treasurer of a municipality shall each year on or before such date as the council of the municipality may direct, give the Council a financial statement relating to development charge by-laws and reserve funds established under section 33." In addition, Paragraphs 12 and 13 of Ontario Regulation 82/98 indicate the information to be included in the report.

Appendix A provides a summary of the development charges collected during 2024 including reserve fund transactions and balances. Appendix B provides a list of growth related capital projects that have received contributions from the development charges reserve funds in 2024. The City prefunds the growth related portion of capital projects until development charges are collected in future years.

A summary of the Development Charges activities and obligatory reserve funds relating to by-law 2019-100 and 2024-105 is detailed below:

January 1, 2024 – opening balance	\$ 2,849,660
Development Charges collected	4,782,090
Interest earned	254,651
Transfers to capital projects	(4,749,341)
December 31, 2024 – closing balance	<u>\$ 3,137,059</u>

The balance in the obligatory reserve funds is made up of the following major categories:

General services	\$ 3,137,059
Engineered services	0
Total Development Charge reserve funds	<u>\$ 3,137,059</u>

Funds remaining in the Development Charges Reserve Funds are committed for projects as identified in the 2024 Development Charges Background Study. In addition, these funds have been reflected in the 2024 Development Charges Background Study under the column of "Available DC Reserves" which decreases DC eligible costs to be collected in the future as this amount has already been collected for projects not yet started (i.e. new buildings for Fire Services). The funds will be transferred to the capital projects when growth related costs are incurred.

The City is compliant with respect to the following "A municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct to service related to development, except as permitted by this Act or another Act." This statement prohibits municipalities from requesting "voluntary, but mandatory" payments for the 10% discount, ineligible services and post period shares as it relates to the calculation of the DC rates within the DC background study.

Conclusion

Pursuant to Section 43 of the Development Charges Act, the Treasurer shall furnish to Council a financial statement (Schedule A, B and C) relating to the Development Charges By-Law and reserve funds.

Appendices

Appendix A – Development Charges Obligatory Reserve Funds

Appendix B – Annual Development Charges Transfers by Project

Appendix C – Development Charges – Credits Outstanding