



TOWN OF MINTO

MEETING DATE: December 3, 2024

REPORT TO: Mayor and Council

SERVICE AREA: Finance

SUBJECT: FIN 2023-024 – 2023 Development Charges Reserve Funds

RECOMMENDATIONS:

THAT the Council of the Town of Minto hereby receives Report FIN 2024-024 2023 Development Charges Reserve Funds, prepared by the Treasurer, for information purposes;

AND FURTHER THAT the Council of the Town of Minto accepts the Treasurer’s declaration that the Town is in compliance with Section 59.1 (1) of the Development Charges Act, 1997;

AND FURTHER THAT the report and related attachments be posted on the Town’s website.

BACKGROUND:

Development charges are imposed by the Town to recover certain growth-related capital costs from residential and non-residential developments that create the need for these capital projects.

The nature and amount of these charges are determined by a Development Charges Study following the regulations set out in the Development Charges Act, 1997. The current development charges schedule was developed as part of the Development Charges Study which was approved February 18, 2020 and amended April 6, 2021. This By-Law was amended on October 30, 2024 to remove the expiry date. This By-Law will apply to Development Charge matters until it is repealed. The Act requires the Treasurer annually provide a financial statement in a prescribed format.

COMMENTS:

Section 43(2) of the Development Charges Act (DCA) requires the Treasurer present a financial statement to Council including 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) of the DCA; 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 the province places on this section is reinforced by (a) requiring that the Treasurer's report include a statement confirming that the municipality complies with Section 59.1 (1) and (b) granting extensive investigative powers to the minister of Municipal Affairs and Housing to investigate municipal compliance.

The Town of Minto does not require any "voluntary" payments from developers and the Treasurer's statement below will confirm compliance with Section 59.1 (1).

In order to comply with these reporting requirements:

- a) The Treasurer confirms that, for 2023 development charges reporting, the Town of Minto complies with section 59.1 (1) of the Development Charges Act, 1997; and
- b) Recommendations in this report include Council's acceptance of the Treasurer's statement and direction to post the report and attachments on the Town's website.
- c) The Development Charges Reserve Funds have been fully allocated. The amounts shown in the 2019 Development Charges Background Study to be allocated to various functions greatly exceeds the December 31, 2023 balances, as shown in the following table.

<u>Service</u>	<u>Projects to be Funded by DCs</u>	<u>Dec 31/23 Balance</u>
Transportation	\$2,837,495	\$274,383
Fire Protection	1,094,110	223,384
Water	1,514,021	171,826
Wastewater	4,532,687	1,523,708
Administration	93,895	28,687
Outdoor Recreation	<u>277,486</u>	<u>103,378</u>
	<u>\$10,349,694</u>	<u>\$2,325,366</u>

FINANCIAL CONSIDERATIONS:

The changes in the Development Charges noted in the attached schedules have been presented in the annual Financial Statements and on Schedule 61 of the annual Financial Information Return.

STRATEGIC PLAN:

Goal 5: Responsible Government

Deliver services in an open, accountable, and transparent manner while providing an outstanding working environment for our employees and community.

PREPARED BY: Gordon Duff, Treasurer

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)

Attachments:

- Annual Treasurer’s Statement of Reserve Funds for By-laws 2020-11& 2021-26