

# DC Task Force Finance Update

May 26, 2025

# Development Charges Classification

- Reserve Funds are restricted funds required by legislation, statute or legal agreement
  - Municipal Act, Building Code Act, Development Charges Act etc
- Must be used for designated purpose and interest income allocation
- Obligatory Reserve Funds: Segregated from general revenue for special purpose and are the result of legislation or statute
  - Development Charges are classified as Obligatory Reserve Funds

# 2024 DC Balances



DC Category	Opening Balance	Contributions	Interest Earned	Capital Fund Transfers	Operating Fund Transfers	Closing Balance
Admin	(2,577,488.95)	155,666.41	(78,570.31)	(99,858.72)	-	(2,600,251.57)
Airport	205,031.47	(51.00)	5,105.84	6,900.00	-	216,986.31
Fire Protection	(1,052,881.46)	138,952.95	(52,806.21)	(780,864.86)	-	(1,747,599.58)
Health and Social	203,846.02	(461.00)	125.37	(198,182.37)	-	5,328.02
Library	(1,463,307.99)	138,647.72	(45,286.66)	(65,796.18)	(63,000.00)	(1,498,743.11)
Paramedics	94,555.27	81,749.98	1,298.01	(122,441.00)	-	55,162.26
Parks and Rec	810,618.44	269,683.10	6,468.60	(483,463.13)	(328,406.94)	274,900.07
Police	1,017,051.16	121,449.11	27,073.83	-	(15,000.00)	1,150,574.10
Roads	6,343,516.93	2,602,584.96	158,187.72	(1,926,868.05)	(454,816.16)	6,722,605.40
Sewer Collection	5,623,306.44	577,302.98	155,784.57	1,587,098.26	(1,323,015.08)	6,620,477.17
Sewer Treatment	(15,780,394.53)	1,317,784.88	(472,269.56)	(675,505.69)	(19,179.59)	(15,629,564.49)
Transit	(327,558.87)	73,845.86	(12,729.71)	(154,841.60)	-	(421,284.32)
Water Distribution	2,773,359.94	1,069,134.63	47,878.31	(1,528,937.48)	(326,720.13)	2,034,715.27
Water Treatment	5,460,674.16	1,029,765.65	128,486.58	(1,148,627.00)	(9,922.45)	5,460,376.94
Bylaw	26,479.30	6,008.44	132.24	(27,000.00)	-	5,619.98
Parking	108,195.04	(248.00)	2,601.28	-	-	110,548.32
Waste Diversion	54,474.08	14,287.70	(282.06)	(77,814.33)	-	(9,334.61)
<b>Total</b>	<b>1,519,476.45</b>	<b>7,596,104.37</b>	<b>(128,802.16)</b>	<b>(5,696,202.15)</b>	<b>(2,540,060.35)</b>	<b>750,516.16</b>

# 2023 DC Balances



DC Category	Opening Balance	Contributions	Interest Earned	Capital Fund Transfers	Operating Fund Transfers	Closing Balance
Admin	(2,654,939.80)	105,621.20	(77,124.43)	48,954.08	-	(2,577,488.95)
Airport	205,183.79	1,539.92	5,207.76	(6,900.00)	-	205,031.47
Fire Protection	(1,098,242.21)	93,941.65	(31,504.65)	(17,076.25)	-	(1,052,881.46)
Health and Social	826,818.37	-	5,177.65	(628,150.00)	-	203,846.02
Library	(1,439,464.23)	83,846.20	(43,785.56)	(904.40)	(63,000.00)	(1,463,307.99)
Paramedics	67,594.78	55,369.55	2,401.68	(30,810.74)	-	94,555.27
Parks and Rec	1,266,686.08	163,070.98	20,589.54	(305,985.02)	(333,743.14)	810,618.44
Police	963,650.18	55,568.09	25,832.89	-	(28,000.00)	1,017,051.16
Roads	5,627,155.26	1,755,479.17	161,955.54	(737,791.21)	(463,281.83)	6,343,516.93
Sewer Collection	6,509,374.01	457,901.32	142,830.80	(138,719.36)	(1,348,080.33)	5,623,306.44
Sewer Treatment	(15,541,320.36)	801,662.56	(472,185.91)	(548,947.48)	(19,603.34)	(15,780,394.53)
Transit	(167,702.29)	34,267.54	(9,801.32)	(184,322.80)	-	(327,558.87)
Water Distribution	2,392,910.81	663,001.89	70,442.76	(22,133.65)	(330,861.87)	2,773,359.94
Water Treatment	4,979,130.13	638,375.95	138,699.98	(285,390.23)	(10,141.67)	5,460,674.17
Bylaw	21,582.29	4,224.44	672.57	-	-	26,479.30
Parking	97,673.99	7,772.92	2,748.13	-	-	108,195.04
Waste Diversion	50,128.11	9,544.40	1,383.63	(6,582.06)	-	54,474.08
<b>Total</b>	<b>2,106,218.91</b>	<b>4,931,187.78</b>	<b>(56,458.94)</b>	<b>(2,864,759.10)</b>	<b>(2,596,712.18)</b>	<b>1,519,476.47</b>

# 2022 DC Balances



DC Category	Opening Balance	Contributions	Deferrals	Interest Earned	Capital Fund Transfers	Operating Fund Transfers	Closing Balance
Admin	(2,709,116.18)	64,521.41	106,204.00	(45,778.13)	(70,770.90)	-	(2,654,939.80)
Airport	208,687.55	3,838.52	(7,323.00)	2,982.00	(3,001.28)	-	205,183.79
Fire Protection	(1,233,438.39)	57,546.89	94,816.00	(19,171.06)	2,004.35	-	(1,098,242.21)
Health and Social	848,393.96	33,355.00	(66,947.00)	12,016.41	-	-	826,818.37
Library	(10,796.32)	59,605.66	99,798.00	(25,014.61)	(1,500,056.96)	(63,000.00)	(1,439,464.23)
Paramedics	(22,402.24)	33,716.76	55,515.00	765.26	0.01	-	67,594.79
Parks and Rec	2,548,642.32	116,245.81	194,374.00	17,645.53	(1,270,887.73)	(339,333.85)	1,266,686.08
Police	997,515.49	12,356.56	111,809.00	13,553.30	-	(171,584.17)	963,650.18
Roads	3,749,536.86	1,049,314.55	1,774,898.00	74,812.59	(549,306.22)	(472,100.53)	5,627,155.25
Sewer Collection	6,945,720.34	182,829.79	731,018.00	94,602.76	(29,288.92)	(1,415,507.97)	6,509,374.00
Sewer Treatment	(14,449,389.59)	207,311.10	1,189,106.00	(270,596.77)	(2,197,708.37)	(20,042.74)	(15,541,320.37)
Transit	(144,490.34)	7,330.02	68,541.00	(3,187.12)	(95,895.85)	-	(167,702.29)
Water Distribution	1,837,626.20	184,063.91	967,930.00	30,972.82	(319,917.78)	(307,764.35)	2,392,910.80
Water Treatment	3,822,493.59	177,275.97	932,051.00	68,699.84	(11,021.28)	(10,368.99)	4,979,130.13
Bylaw	14,391.68	2,553.60	4,340.00	297.01			21,582.29
Parking	113,355.86	18,717.60	(35,819.00)	1,419.53			97,673.99
Waste Diversion	33,796.68	5,890.85	9,750.00	690.57			50,128.10
<b>Total</b>	<b>2,550,527.47</b>	<b>2,216,474.00</b>	<b>6,230,061.00</b>	<b>(45,290.07)</b>	<b>(6,045,850.93)</b>	<b>(2,799,702.60)</b>	<b>2,106,218.87</b>

# 2021 DC Balances



DC Category	Opening Balance	Contributions	Interest Earned	Capital Fund Transfers	Operating Fund Transfers	Closing Balance
Admin	(2,779,765.85)	238,714.05	(66,504.71)	(101,559.67)	-	(2,709,116.18)
Airport	197,494.26	15,086.53	5,206.63	(9,099.87)	-	208,687.55
Fire Protection	(1,260,860.73)	214,850.85	(34,623.46)	(152,805.06)	-	(1,233,438.40)
Health and Social	922,823.14	135,260.00	22,310.82	(232,000.00)	-	848,393.96
Library	(137,527.28)	223,334.30	(33,603.34)	-	(63,000.00)	(10,796.32)
Paramedics	(108,476.19)	129,470.72	(681.05)	(42,715.73)	-	(22,402.25)
Parks and Rec	3,082,492.19	439,123.76	23,486.21	(650,859.35)	(345,600.49)	2,548,642.32
Police	801,644.36	158,424.00	26,232.37	11,214.76	-	997,515.49
Roads	1,184,076.97	3,832,478.97	57,519.83	(842,923.24)	(481,615.63)	3,749,536.89
Sewer Collection	6,915,596.43	620,384.23	175,382.00	175,736.92	(941,379.27)	6,945,720.31
Sewer Treatment	(11,011,201.44)	2,007,020.78	(412,759.10)	(5,011,967.67)	(20,482.15)	(14,449,389.58)
Transit	(214,941.53)	95,674.92	(6,083.65)	(19,140.08)	-	(144,490.34)
Water Distribution	545,361.60	1,652,508.93	43,843.44	(1,002.15)	(403,085.61)	1,837,626.21
Water Treatment	2,091,134.98	1,677,057.89	91,180.88	(26,283.85)	(10,596.32)	3,822,493.59
Bylaw	4,651.67	9,361.54	378.47			14,391.68
Parking	35,357.25	75,017.61	2,981.00			113,355.86
Waste Diversion	10,547.26	22,360.64	888.78			33,796.68
<b>Total</b>	<b>278,407.09</b>	<b>11,546,129.72</b>	<b>(104,844.88)</b>	<b>(6,903,404.99)</b>	<b>(2,265,759.47)</b>	<b>2,550,527.46</b>

# 2020 DC Balances



DC Category	Opening Balance	Contributions	Interest Earned	Capital Fund Transfers	Operating Fund Transfers	Closing Balance
Admin	(742,832.49)	119,062.77	(33,303.63)	(21,255.00)	(2,101,437.50)	(2,779,765.85)
Airport	89,074.51	8,025.83	1,954.19	(7,157.27)	105,597.00	197,494.26
Fire Protection	(512,588.60)	118,436.21	(17,515.31)	(70,163.03)	(779,030.00)	(1,260,860.73)
Health and Social	661,934.99	64,236.21	10,057.94	-	186,594.00	922,823.14
Library	314,088.57	117,331.36	(8,873.19)	(12,268.02)	(547,806.00)	(137,527.28)
Paramedics	(146,580.08)	62,362.01	(1,739.49)	(31,643.63)	9,125.00	(108,476.19)
Parks and Rec	(917,921.09)	217,275.23	13,674.36	1,224,915.75	2,544,547.94	3,082,492.19
Police	712,276.53	80,775.64	8,737.19	(37,150.00)	37,005.00	801,644.36
Roads	(437,462.07)	1,795,984.28	(1,447.32)	2,147,154.90	(2,320,152.82)	1,184,076.97
Sewer Collection	(188,803.78)	127,301.64	42,505.85	2,235,619.64	4,698,973.08	6,915,596.43
Sewer Treatment	(1,132,049.06)	841,728.90	(253,945.84)	(1,948,043.21)	(8,518,892.23)	(11,011,201.44)
Transit	51,446.15	39,519.98	(3,154.66)	-	(302,753.00)	(214,941.53)
Water Distribution	1,890,390.01	710,474.08	2,578.50	401,193.34	(2,459,274.33)	545,361.60
Water Treatment	549,539.58	754,860.38	22,447.92	163,866.25	600,420.85	2,091,134.98
Bylaw	-	4,600.97	50.70			4,651.67
Parking	-	34,971.89	385.36			35,357.25
Waste Diversion	-	10,432.30	114.96			10,547.26
<b>Total</b>	<b>190,513.17</b>	<b>5,107,379.68</b>	<b>(217,472.47)</b>	<b>4,045,069.72</b>	<b>(8,847,083.01)</b>	<b>278,407.09</b>

# DC Deferrals

- Initial invoices issued in 2024
- Follow up Demand letters in progress (impacted by Postal strike)
- More defaulted late 2024
- Estimated \$700K with active collection efforts on approx. 31 units related to subdivisions

# DC Reserve Existing Commitments

Project Budget Year	Financing Commitments – Tax (in \$M)	Financing Commitments – Water/Wastewater (in \$M)
2025	\$19.4	\$8.7
2024	\$9	
2023 and prior	\$5.9	
<b>Total DC Commitments</b>	<b>\$ 34.3</b>	<b>\$8.7</b>

Commitments represents an approved capital project financed by DC's with expenditures not yet incurred

Working toward breaking out Tax support from Water/Wastewater

# Development Charge Debt

- Debt Balances at Dec 31, 2024 - \$24.2 M (Water and Tax)
- 2024 Debt Principal & Interest (p & i) - \$2.4M offset by DC reserve in Tax Levy Support and WWW
- Debt is utilized for DC financing
- City's debt limits and Provincial Annual Repayment Limit (ARL) do not include DC debt

# Operating Transfers to Reserve – 2020 to 2024

1. Statutory in DC Act ie Accessory Residential Units (ARU), Affordable Housing, Rental Unit discounts, Industrial Expansion.
2. Discretionary included in CKL DC By Law ie hospital, cemetery, agricultural buildings, commercial (2500 m2)/industrial (full exempt)
3. Discretionary Relief approved by Council ie Community Care new build

Year	1. Statutory under DC Act (ie ARU)	2. Discretionary (Explicitly listed in By Law)	3. Discretionary Relief approved By Council
2020		\$153,307	
2021			\$219,060
2022			\$103,660
2023			
2024	\$567,105	\$131,960	