



## TOWNSHIP OF SOUTHWOLD

### Report to Council

**MEETING DATE:** March 14, 2022

**PREPARED BY:** Jeff Carswell, Director of Corporate Services/Treasurer

**REPORT NO:** FIN 2022-09

**SUBJECT MATTER: 2021 Development Charges Summary**

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#### **Recommendation:**

THAT Council receive Report No. FIN 2022-09 prepared in accordance with Section 12 of O.Reg.82/98 of the Development Charges Act, 1997.

#### **Purpose:**

To fulfill the requirements for reporting on the Development Charges Fund.

#### **Background:**

In accordance with Section 12 of O.Reg.82/98, of the Development Charges Act, 1997, the Treasurer of the municipality shall provide to Council a financial statement relating to the reserve funds established under a by-law to collect development charges. The statement provided by the Treasurer is required to be made available to the public and to the Minister of Municipal Affairs and Housing on request.

Attachment "A" provides the development charge continuity information prescribed in Section 12 of O.Reg.82/98 as information to be included in the statement of the Treasurer of a municipality under section 43 of the Act.

#### **Comments/Analysis:**

The Development Charges By-law was passed in December 2020, with implementation starting in 2021. Collections over 2021 have been very limited due to the various phase-in exemptions provided in the by-law. These included:

- vacant properties created through Consent approval under Section 35 of the Planning Act before April 1, 2021 for which a complete building permit application is submitted within one-year of Consent approval;
- lots of record that exist on the date of by-law passage for which a complete building permit application is submitted prior to January 1, 2022;
- properties outside of registered plans of subdivision that have submitted a complete Building Permit application before April 1, 2021;

- Developments proceeding from plans of subdivision that are registered prior to passage of this by-law will be exempt from development charges. Notwithstanding the foregoing, Blocks within the registered plan of subdivision that will be subject to further development agreements will not be exempt from the payment of development charges;
- Development proceeding from Development Agreements entered into prior to the passage of this by-law that provide for a maximum capital charge for new development will be exempt from development charges;

While the Township has had significant residential development over 2021, most took place in exempt developments. It is anticipated that as additional non-exempt developments proceed, there will be more revenue generated from Development Charges in 2022.

### **Financial Implications:**

Development Charges will assist with funding growth related capital projects in coming years. While revenue in 2021 was quite limited, this is anticipated to change in coming years.

### **Strategic Plan Goals:**

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- Exercising good financial stewardship in the management of Township expenditures and revenues.
- Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

**Respectfully Submitted by:  
Jeff Carswell, Director of  
Corporate Services/Treasurer  
"Submitted electronically"**

**Approved by:  
Lisa Higgs, CAO/Clerk  
"Approved electronically"**

**Attachment "A"**

**2021 Development Charges Summary Report**

**By-law #2020-70**

<b>Service/Class</b>	<b>Opening Balance</b>	<b>Collections</b>	<b>Interest Earned</b>	<b>Transferred to Capital</b>	<b>Closing Balance</b>
Roads and Related Services	\$0.00	\$1,667.00	\$1.25		\$1,668.25
Fire Services	\$0.00	\$652.00	\$0.49		\$652.49
Parks and Recreation Services	\$0.00	\$783.00	\$0.59		\$783.59
Library Services	\$0.00	\$0.00	\$0.00		\$0.00
Growth Studies	\$0.00	\$102.00	\$0.08		\$102.08
<b>Total</b>	<b>\$0.00</b>	<b>\$3,204.00</b>	<b>\$2.40</b>	<b>\$0.00</b>	<b>\$3,206.40</b>

<b>Collections Summary</b>	<b>Count</b>	<b>Sq. Ft.</b>
Single Family Dwelling	1	
Apartments - 2 Bedrooms +		
Apartments - Bachelor and 1 Bedroom		
Other Multiples		
Non-Residential	0	0.00
<b>Total</b>	<b>1</b>	<b>0</b>

<b>Former Development Charges Bylaw</b>	<b>Opening Balance</b>	<b>Collections</b>	<b>Interest Earned</b>	<b>Transferred to Capital</b>	<b>Closing Balance</b>
	\$37,842.60	\$0.00	\$170.29	\$0.00	\$38,012.89

<b>Exemptions</b>	<b>Count</b>	<b>Value</b>
Talbotville Meadows	83	\$265,932.00
DHP	29	\$92,916.00
Enclave	11	\$35,244.00
Other	12	\$38,448.00
<b>Total</b>	<b>135</b>	<b>\$432,540.00</b>