



Subject: 2023 Development Charge Summary

To: Council

From: Corporate Services Department

Report Number: 2024-100

Meeting Date: April 23, 2024

Recommendation:

That Corporate Services Department Report 2024-100 be received for information.

Purpose:

This report has been prepared to satisfy the reporting requirements of Section 43 of the *Development Charges Act, 1997*, as amended.

Background:

Pursuant to Section 43 of the *Development Charges Act, 1997*, as amended, the Treasurer of a municipality shall each year give the Council a financial statement (Treasurer's Statement) relating to development charge by-laws and reserve funds.

In addition to providing the Treasurer's Statement to Council, the Treasurer's Statement should also be made available to the public, and, if requested, be provided to the Minister of Municipal Affairs and Housing.

Discussion:

Appendix A, the attached Treasurer's Statement for the period January 1, 2023, to December 31, 2023, was prepared pursuant to Section 43 of the *Development Charges Act, 1997*, as amended.

As previously directed by Council, a new Development Charge study and corresponding by-law is in development. A public session for investors, developers, and engaged

parties has been planned and communicated for May 1, 2024. The open house will take place at City Hall between 2:15 p.m. and 4:00 p.m.

Financial Implications:

Development charges are an important component of the City's long-term financial plan, with the underlying principle of growth paying for growth.

While the Treasurer's Statement in Appendix A highlights the balances and transactional activity for the past year, it is important to note that development charges are still new for the City of Port Colborne, and that the City has been subsidizing growth until January 1, 2024, when development charges were charged at 100%.

The following tables summarize the City's phased-in approach to development charges as per By-law 6835/97/19 and By-law 6835/85/20.

Property Class	Year 1	Year 2	Year 3	Year 4	Year 5
	October 7, 2019, to December 31, 2020	January 1, 2021, to December 31, 2021	January 1, 2022, to December 31, 2022	January 1, 2023, to December 31, 2023	January 1, 2024, to October 6, 2024
Residential	20%	40%	60%	80%	100%

Property Class	Year 1	Year 2	Year 3	Year 4	Year 5
	October 7, 2019, to October 6, 2020	October 7, 2020, to October 6, 2021	October 7, 2021, to October 6, 2022	October 7, 2022, to October 6, 2023	October 7, 2023, to October 6, 2024
Multi-Residential	0%	0%	0%	50%	100%
Non-Residential	0%	0%	0%	50%	100%

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Environment and Climate Change
- Welcoming, Livable, Healthy Community
- Economic Prosperity
- Increased Housing Options

- Sustainable and Resilient Infrastructure
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Conclusion:

Staff recommend that Corporate Services Department Report 2024-100 be received.

Appendices:

- a. 2023 Treasurer's Statement

Respectfully submitted,

Adam Pigeau, CPA, CA
Manager, Financial Services/Deputy Treasurer
905-835-2900 Ext. 101
adam.pigeau@portcolborne.ca

Bryan Boles, CPA, CA, MBA
Director, Corporate Services/Treasurer
905-835-2900 Ext. 105
bryan.boles@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.