



**Subject: 2024 Development Charges Summary – Treasurer's Statement**

**To: Council**

**From: Financial Services Department**

Report Number: 2025-115

Meeting Date: May 27, 2025

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**Recommendation:**

That Financial Services Department Report 2025-115 be received for information.

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**Purpose:**

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

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**Background:**

Pursuant to Section 43 of the DCA, 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.

On October 22, 2024, Council approved the City of Port Colborne's (the City) new Development Charges By-Law (By-law 7278/100/24) which has permitted the City to collect an appropriate amount of revenue to properly fund growth-related capital projects and expands the breadth of developments which the City can collect Development Charges (DCs) on. This will ensure that the City will have more capital funds available going forward to keep growth-related projects off the tax bills of residents and ensures that growth pays for growth.

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**Discussion:**

Appendix A, the attached Treasurer's Statement for the period January 1, 2024, to December 31, 2024, was prepared pursuant to Section 43 of the DCA. As previously directed by Council, a new Development Charges Background Study and corresponding by-law was prepared and approved by Council in October of 2024. The by-law and background study will be updated as required in advance of the by-law's expiration in October 2034.

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**Internal Consultations:**

Development Charges are calculated by the Supervisor of Asset Management based on residential unit or non-residential floor area information as provided by the Building Services Department, which is compiled as part of the building permit application process. They are then collected at the time of building permit issuance by the Customer Service Team within the Financial Services Department.

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**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. It is imperative to note that while the collections reported to date may be low, the new Development Charges by-law has caught the City up in terms of ability to charge current rates to better fund future growth-related capital projects that will arise in the coming years as the City grows. Information on projects funded by Development Charges will come forward to Council in future trimester financial reporting updates and through the budget process so that Council will remain informed and approve funds collected to be deployed to growth-related projects of the City.

Appendix B of this report shows the current Development Charge rates for the City that are in place until October 23, 2025, at which point the rates will be indexed based on the non-residential consumer price index (CPI) at that time.

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**Public Engagement:**

This Development Charges Treasurer's Statement will be available on the City's website as required by the DCA. The Development Charges By-law and Background Study is also available on the City's website.

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## Strategic Plan Alignment:

The initiative contained within this report supports the following pillars 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 Financial Services Department Report 2025-115 be received.

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## Appendices:

- a. 2024 Development Charges Treasurer's Statement
- b. Current City Development Charges Rates

Respectfully submitted,

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## 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.