Staff Report

Report To:	Dan Best, Chief Administrative Officer
From:	**Sandy Becker, Financial Services Manager/Treasurer**
Date:	February 5 2018
Report:	FIN.18.03 2017 Annual Development Charges
Subject:	2017 Annual Development Charges Report

Recommendations:

That South Huron Council receives the report from S. Becker, Financial Services Manager/Treasurer re: 2017 Annual Development Charges report for information.

Purpose:

To provide Council with annual statement for the 2017 Development Charges.

Background and Analysis:

The Development Charges Act, Section 43 (1) states that the Treasurer shall each year provide council with a financial statement relating to development charge by-laws and reserve funds established under section 33.

Section 43 (2) states that the statement must include, for the preceding year,

   a) statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds;
   b) 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 sub clause (i), the manner in which any capital cost not funded under the by-law was or will be funded;

c) a statement as to compliance with subsection 59.1 (1); and

d) any other information that is prescribed.

Section 43 (2.1) states that Council shall ensure that the statement is made available to the public. The annual statement will be made available to the public by posting on our municipal website and a hard copy will be provided at no charge to anyone who requests one.

Section 43 (3) states that the Treasurer shall give a copy of the statement to the Minister of Municipal Affairs and Housing on request.

Information:

The attached annual statement provides the financial information as required under section 43 (2) a. It also contains the Treasurer's statement as required under section 43 (2) c.

The money in the reserve fund may only be spent for a service or capital costs which is defined in the development charges study. There was $11,893 funded from development charges revenues under Operating, therefore a Development Charges project funding statement has been completed as required under 43 (2) b..

Section 59.1(1) is a new clause which came into effect with the passing of Bill 73, January 1, 2016. It states that a municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the Act or another Act. In general this provision means that the municipality will not have the developer pay for the non-growth share of a development project. Consultation with the managers involved in the development process was conducted to confirm that we are in compliance with this clause.

Operational Considerations:

As this report is being presented for information purposes only, no alternatives are presented

South Huron's Strategic Plan:

Section 6.2.2 of the Municipality of South Huron 2015-2019 Strategic Plan indenfities key objectives that are revflective of the collective perspectives of the strategic planning process.

The recommendations and actions outlined in this report are reflective of the following strategic objective:

√ Transparent, Accountable and Collaborative Governance

Financial Impact:
There are no financial implications for the Corporation resulting from the proposed recommendation.

Legal Impact:

There are no legal implications for the Corporation resulting from the proposed recommendation.

Staffing Impact:

There are no staffing implications for the Corporation resulting from the proposed recommendation.

Policies/Legislation:
Development Charges Act, 1997
Bill 73 – Changes to the Development Charges Act
Development Charges By-law 20-2015

Consultation:
Chief Administrative Officer
Development Services Manager

Related Documents:
Annual Statement Development Charge Reserve Fund
DC Project Funding statement

Respectfully submitted,

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Sandy Becker, Financial Services Manager/Treasurer