

Staff Report 2016-44

Meeting Date: June 21, 2016

Subject: Development Charges Reserve Fund Balances as of December 31, 2015

Submitted By: Paul Gandhi, Senior Financial Analyst, Finance and Infrastructure Services

RECOMMENDATIONS

That Staff Report 2016-44 regarding Development Reserve Fund Balances as of December 31, 2015, be received.

EXECUTIVE SUMMARY

- Total balance of Development Charge Reserve Funds as of December 31, 2015 is \$59,549,308
- Accounting for projects approved but not fully funded yet, the balance of the from Development Charge Reserve fund is \$43,503,526
- Schedule A, B, and C of this report reflects reporting to recognize Development Charge Reserve Fund balances and Development credits in accordance with Bill 73.

DISCUSSION

Purpose (background)

The purpose of this report is to provide Council with information on the Town of Caledon's Development Charge Reserve Funds and related transactions.

Pursuant to Subsection 43 of the *Development Charges Act, 1997* (DCA), the Treasurer for the Town of Caledon shall present a financial statement to Town Council regarding the development charges reserve funds. The Treasurer's 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 subclause (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)

The Town is in compliance with amendments to the DCA included in *Smart Growth For Our Communities Act* and the Bill 73 that received royal assent on December 3, 2015.

Staff Report 2016-44

The Town's previous development charge reports already included much of the recommendations outlined in Bill 73. One new requirement is a statement from the Treasurer that the Town has not entered into any agreements that resulted in additional levies after Bill 73 received royal assent on December 3, 2015.

FINANCIAL IMPLICATIONS

A statement of Development Charge reserve fund balances and transactions in 2015, by service area, is listed as Schedule A. Details of 2015 projects funded from Development Charges are listed in Schedule B. A summary of Development Charge Credits for 2015 are recorded on Schedule C.

- Development Charge Reserve Funds increased \$12,721,188 net of expenditures, from 2015:

Beginning Balance, 2015:		\$46,828,120
DC Revenue in 2015:	\$20,862,454	
Interest earned:	\$490,682	
Transfer to Other Reserves:	(\$0)	
Transfers to capital/debt repayments:	<u>(\$8,631,948)</u>	
Net 2015 Increase		<u>\$12,721,188</u>
Development Charge 2015 Closing Balance		\$59,549,308
Less: Balance Committed to Active Capital Works Projects (Encumbrance)		<u>(\$16,045,782)</u>
Revised 2015 Balance after Commitments		<u>\$43,503,526</u>

Schedule A, B, and C of this report reflects reporting to recognize Development Charge Reserve Fund balances and Development credits in accordance with DCA and from Bill 73.

COUNCIL WORK PLAN

N/A

ATTACHMENTS

Schedule A – Statement of Development Charges Reserve Funds
Schedule B – 2015 Project Funding
Schedule C – Development Charge Credits

TOWN OF CALEDON
STATEMENT OF DEVELOPMENT CHARGES RESERVE FUNDS
AS AT DECEMBER 31, 2015

	Total	Animal Control	Fire	Library	Parkland Development	POA Court Facilities	Works Department	Recreation	Roads & Related	Studies	Storm Water Pond
Opening Balance - Jan 1, 2015*	\$ 46,828,120	(\$35,888)	\$2,114,505	\$2,282,208	\$3,226,141	\$199,098	\$1,362,749	\$8,946,673	\$27,844,506	\$434,887	\$453,241
Revenues											
Development Charges Act	\$ 20,862,454	\$41,334	\$988,827	\$830,973	\$1,928,710	\$107,626	\$579,943	\$4,936,396	\$10,749,873	\$687,092	\$11,681
Interest Income	\$ 490,682	(\$935)	\$10,249	\$17,243	\$31,789	\$3,234	\$19,883	\$74,974	\$334,088	(\$5,445)	\$5,602
Total Revenues	\$ 21,353,136	\$40,399	\$999,075	\$848,216	\$1,960,499	\$110,861	\$599,826	\$5,011,370	\$11,083,962	\$681,646	\$17,283
Expenses											
Transfers to Capital	\$ 8,440,637	\$14,117	\$17,650	\$0	\$1,571,450	\$0	\$120,895	\$990,620	\$5,203,355	\$522,551	\$0
Transfers to Operating for Debenture Repayment	\$ 191,311	\$0	\$47,535	\$0	\$0	\$0	\$0	\$0	\$143,776	\$0	\$0
Total Expenses	\$ 8,631,948	\$14,117	\$65,184	\$0	\$1,571,450	\$0	\$120,895	\$990,620	\$5,347,131	\$522,551	\$0
Closing Balance - Dec 31, 2015	\$ 59,549,308	(\$9,607)	\$3,048,396	\$3,130,424	\$3,615,190	\$309,958	\$1,841,680	\$12,967,423	\$33,581,336	\$593,982	\$470,524
Encumbrance	\$ 16,045,782	\$0	\$1,940,850	\$1,868,898	\$603,060	\$0	\$0	\$6,648,881	\$3,992,629	\$991,464	\$0
Closing Balance Net of Encumbrance - Dec 31, 2015	\$ 43,503,526	(\$9,607)	\$1,107,545	\$1,261,526	\$3,012,131	\$309,958	\$1,841,680	\$6,318,542	\$29,588,707	(\$397,482)	\$470,524

Note 1: Development Charge Reserve Balance is reduced by \$16,045,782 to reflected Encumbrances for approved Capital Projects not funded yet.

Note 2: Both Roads DC Revenues and Expenses exclude Development Charge Credits as listed in Schedule C of Staff Report 2016-044

TREASURER'S STATEMENT:

In my opinion the Town is in compliance with the reporting requirements of the Development Charges Act, 1997 including amendments from Bill 73. The Town has not entered into any agreements that resulted in additional levies charged after Bill 73 received Royal Assent on December 3rd, 2015.



 Peggy Tollett, CPA, CGA
 Treasurer



 Date

TOWN OF CALEDON
2015 Project Funding
For the 12 Months Ended December 31, 2015

Project Number	Project Description	Funding					Encumbrance		
		DC Reserve	Tax	Reserve	Other ¹	Total	DC	Non-DC	Total
14-008	Replacement of Bolton Fire Station	\$ 17,650	\$ -	\$ -	\$ 58,976	\$ 76,626	\$ 1,543,350	\$ -	\$ 1,543,350
15-075	Design FS 306 (Palgrave) -Add.	\$ -	\$ 12,500	\$ -	\$ -	\$ 12,500	\$ 37,500	\$ -	\$ 37,500
15-078	Air/Light Support Vehicle	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ 360,000	\$ -	\$ 360,000
	Fire Total	\$ 17,650	\$ 52,500	\$ -	\$ 58,976	\$ 129,126	\$ 1,940,850	\$ -	\$ 1,940,850
15-061	Mayfield West Library	\$ -	\$ 606,102	\$ -	\$ -	\$ 606,102	\$ 1,868,898	\$ -	\$ 1,868,898
	Library Total	\$ -	\$ 606,102	\$ -	\$ -	\$ 606,102	\$ 1,868,898	\$ -	\$ 1,868,898
12-017	Mayfield West Community Park	\$ 3,526	\$ (2,441)	\$ -	\$ -	\$ 1,085	\$ -	\$ -	\$ -
14-037	Fernbrook Neighbourhood Park	\$ 99,722	\$ -	\$ -	\$ -	\$ 99,722	\$ 8,395	\$ -	\$ 8,395
14-097	Mayfield West Village Blue South Park	\$ 100,831	\$ -	\$ -	\$ -	\$ 100,831	\$ 29,477	\$ -	\$ 29,477
15-068	Southfield West Community Park 3	\$ 679,090	\$ 116,000	\$ -	\$ -	\$ 795,090	\$ 4,910	\$ -	\$ 4,910
15-069	Johnston Sports Park Phase 2	\$ 688,280	\$ 251,442	\$ -	\$ -	\$ 939,722	\$ 560,278	\$ -	\$ 560,278
	Parkland Total	\$ 1,571,450	\$ 365,001	\$ -	\$ -	\$ 1,936,451	\$ 603,060	\$ -	\$ 603,060
13-101	Palgrave Community Facility	\$ 960,480	\$ -	\$ -	\$ -	\$ 960,480	\$ 101,520	\$ -	\$ 101,520
14-001	Mayfield West Recreation Centre - Construction & Design	\$ 30,139	\$ -	\$ -	\$ -	\$ 30,139	\$ 172,361	\$ -	\$ 172,361
15-138	Mayfield West Community Centre	\$ -	\$ 1,125,000	\$ -	\$ -	\$ 1,125,000	\$ 6,375,000	\$ -	\$ 6,375,000
	Recreation Total	\$ 990,620	\$ 1,125,000	\$ -	\$ -	\$ 2,115,620	\$ 6,648,881	\$ -	\$ 6,648,881
10-002	Coleraine Drive - Phase 3	\$ (133,756)	\$ -	\$ -	\$ -	\$ (133,756)	\$ -	\$ -	\$ -
11-001	Road Reconstruction and Rehabilitation ³	\$ (243,512)	\$ -	\$ 243,512	\$ -	\$ -	\$ -	\$ -	\$ -
12-001	Road Reconstruction and Rehabilitation	\$ (7,679)	\$ -	\$ -	\$ -	\$ (7,679)	\$ -	\$ -	\$ -
12-011	Kennedy Road Design Land	\$ 573,220	\$ 49,870	\$ -	\$ -	\$ 623,090	\$ -	\$ -	\$ -
13-061	Roads 2013 Reconstruct & Rehabilitation	\$ 9,411	\$ -	\$ (412,539)	\$ -	\$ (403,128)	\$ 239,288	\$ -	\$ 239,288
14-022	2014 Roads Reconstruct & Rehabilitation	\$ 36,540	\$ -	\$ -	\$ -	\$ 36,540	\$ 154,852	\$ 237,304	\$ 392,156
14-032	Traffic Calming & Safety Device	\$ 3,023	\$ (2,981)	\$ -	\$ -	\$ 42	\$ -	\$ -	\$ -
14-101	Kennedy Road (MW 1A) Construction	\$ 2,978,158	\$ -	\$ -	\$ -	\$ 2,978,158	\$ 1,254,131	\$ -	\$ 1,254,131
14-121	Coleraine Drive ¹	\$ 89,538	\$ -	\$ -	\$ -	\$ 89,538	\$ -	\$ -	\$ -
14-124	Loring Court Pond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,593	\$ -	\$ 1,593
15-059	Traffic Calming	\$ 6,699	\$ 31,000	\$ -	\$ -	\$ 37,699	\$ 18,301	\$ -	\$ 18,301
15-130	Fleet New Equipment Requirement	\$ 120,895	\$ 562,327	\$ -	\$ -	\$ 683,222	\$ -	\$ -	\$ -
20105	Kennedy Road Partial Interchange - Land	\$ 1,360,000	\$ 240,000	\$ -	\$ -	\$ 1,600,000	\$ -	\$ -	\$ -
15-134	2015 DC Roads Program	\$ 595,115	\$ 515,220	\$ -	\$ -	\$ 1,110,335	\$ 2,324,465	\$ -	\$ 2,324,465
	Roads Total	\$ 5,387,652	\$ 1,395,436	\$ (169,027)	\$ -	\$ 6,614,061	\$ 3,992,629	\$ 237,304	\$ 4,229,934
11-091	SAB Settlement Expansion	\$ 12,601	\$ -	\$ -	\$ -	\$ 12,601	\$ 27,487	\$ -	\$ 27,487
11-093	Mayfield West Phase 2 - East	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,135	\$ -	\$ 57,135
11-094	Alton Village Study	\$ 1,649	\$ -	\$ -	\$ -	\$ 1,649	\$ 19,051	\$ -	\$ 19,051
11-095	Bolton Bolton Special Policy Area	\$ 10,353	\$ -	\$ -	\$ -	\$ 10,353	\$ 14,905	\$ -	\$ 14,905
11-096	Intensification Strategy	\$ 8,073	\$ 15,150	\$ -	\$ -	\$ 23,223	\$ 2,237	\$ -	\$ 2,237
12-094	Provincial Policy Confirmation Exercise	\$ 9,934	\$ (15,150)	\$ -	\$ -	\$ (5,217)	\$ 13,180	\$ -	\$ 13,180
12-097	Heritage Inventories - Public Awareness	\$ 11,603	\$ -	\$ -	\$ -	\$ 11,603	\$ 2,997	\$ -	\$ 2,997
12-098	Cheltenham Village Study	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,430	\$ -	\$ 18,430
13-076	DC Background Study 2013-2018	\$ 54,185	\$ -	\$ -	\$ -	\$ 54,185	\$ -	\$ -	\$ -
14-051	Bolton Residential Expansion Study	\$ 237,913	\$ -	\$ -	\$ -	\$ 237,913	\$ 130,687	\$ -	\$ 130,687
14-052	Albion Bolton Transportation Master Plan	\$ 10,974	\$ -	\$ -	\$ 55,609	\$ 66,582	\$ 9,994	\$ -	\$ 9,994
14-053	Snell's Hollow East, Secondary Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,075	\$ -	\$ 46,075
14-054	Bolton Heritage District Study	\$ 53,688	\$ -	\$ -	\$ -	\$ 53,688	\$ -	\$ -	\$ -
14-055	Heritage Designation Study	\$ 296	\$ (2,458)	\$ -	\$ -	\$ (2,162)	\$ -	\$ -	\$ -
14-057	Guidelines for Official Plan	\$ 8,952	\$ -	\$ -	\$ -	\$ 8,952	\$ 748	\$ -	\$ 748
14-081	Zoning By-law Upgrade Year 2	\$ 3,550	\$ 43,000	\$ -	\$ -	\$ 46,550	\$ 8,550	\$ -	\$ 8,550
14-085	Growth Management Study	\$ 20,968	\$ -	\$ -	\$ -	\$ 20,968	\$ 9,732	\$ -	\$ 9,732
14-086	GTA West Corridor Long Range Land Use Study	\$ 7,281	\$ -	\$ -	\$ -	\$ 7,281	\$ 27,126	\$ -	\$ 27,126
15-120	Heritage Designation Study	\$ 10,967	\$ 5,450	\$ -	\$ -	\$ 16,417	\$ 3,583	\$ -	\$ 3,583
15-125	Boundary Expansion Study	\$ -	\$ 27,475	\$ -	\$ -	\$ 27,475	\$ 322,525	\$ -	\$ 322,525
15-160	Development Charge Appeals	\$ 6,298	\$ -	\$ -	\$ -	\$ 6,298	\$ 193,702	\$ -	\$ 193,702
15-169	Whitebelt Visioning Exercise	\$ 3,983	\$ 2,700	\$ -	\$ -	\$ 6,683	\$ 83,317	\$ -	\$ 83,317
	Studies Total	\$ 473,266	\$ 76,167	\$ -	\$ 55,609	\$ 605,041	\$ 991,464	\$ -	\$ 991,464
	Total Capital (A)	\$ 8,440,637	\$ 3,620,205	\$ (169,027)	\$ 114,585	\$ 12,006,400	\$ 16,045,782	\$ 237,304	\$ 16,283,086
	Debentures								
	Transfer to Operating for Debenture related to Bolton Arterial Route	\$ 143,776	\$ 54,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Transfer to Operating for Debenture related to Fire Aerial Truck ²	\$ 47,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Debentures (B)	\$ 191,311	\$ 54,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Capital & Debenture Payments (A+B)	\$ 8,631,948	\$ 3,674,685	\$ (169,027)	\$ 114,585	\$ 12,006,400	\$ 16,045,782	\$ 237,304	\$ 16,283,086

¹ Region of Peel Funding

² Debenture was for growth-related portion of aerial acquisition only, Fire Aerial debt is 100% Growth Portion. In 2011 Non-DC Tax portion of fire aerial is the amount of \$69,384.26 was fully funded by Tax.

³ Adjustment in funding made to correct 2013 balance

Note: Non-DC Funding is funded in the year project is approved.

**TOWN OF CALEDON
Development Charge Credits
For the 12 Months Ended December 31, 2015**

Credit Holder	SERVICE AREA: ROADS & RELATED			
	January 1, 2015 Balance	DC Credits Earned by Developer During Period	DC Credits Provided by Town During Period	December 31, 2015 DC Credits Balance Available
Mayfield West Developers Group	\$285,401	\$1,054,114	(\$293,053)	\$1,046,462