



## CORPORATE SERVICES AND PROTECTION COMMITTEE

**TO:** Council in Committee  
**FROM:** Charlene Jackson  
**DATE:** February 3, 2023  
**SUBJECT:** 2022 Development Charges Report

### RECOMMENDATION

That Council accepts and approves the 2022 Development Charges Report as prepared by the Treasurer/Deputy CAO.

### BACKGROUND

In 2019 and 2020 the 5 year Development Study was conducted with several projects being identified to be funded as outlined on the attached Schedule B.

### FINANCIAL IMPLICATIONS

All projects that are funded out of Development Charges from 2022 have been financed and the project status along with the final report are attached as Schedule A

### ATTACHMENTS

- Schedule A – Development Charge Report
- Schedule B – Projects to be funded by Development Charges

Respectfully Submitted  
Township of Laurentian Valley

***“Original Signed”***

Charlene Jackson  
Treasurer/Deputy CAO



## DEVELOPMENT CHARGE REPORT

COMMERCIAL	\$	5,709.58
RESIDENTIAL	\$	73,460.00
	<u>\$</u>	<u>79,169.58</u>

**AS OF DECEMBER 31, 2022**

	OPENING BALANCE	CONTRIBUTIONS	INTEREST	FINANCING	CLOSING BALANCE
GENERAL ELIGIBLE SERVICES	\$ 2,374.40	\$ 4,596.69	\$ 111.40		\$ 7,082.49
FIRE PROTECTION	\$ 12,427.96	\$ 24,059.78	\$ 598.76		\$ 37,086.50
PUBLIC WORKS - ROADS & EQUIPMENT	\$ 11,437.85	\$ 46,577.57	\$ 556.98	\$ (33,582.08)	\$ 24,990.32
RECREATION	\$ 2,611.86	\$ -	\$ 125.32		\$ 2,737.18
PUBLIC WORKS - GENERAL SEWER SYSTEM	\$ -	\$ 3,533.16		\$ (3,533.16)	\$ -
PUBLIC WORKS - GENERAL WATER SYSTEM	\$ -	\$ 282.38		\$ (282.38)	\$ -
PLEASANT VIEW MUNICIPAL DRAIN	\$ -	\$ 120.00		\$ (120.00)	\$ -
<b>TOTAL:</b>	<u>\$ 28,852.07</u>	<u>\$ 79,169.58</u>	<u>\$ 1,392.46</u>	<u>\$ (37,517.62)</u>	<u>\$ 71,896.49</u>

The above report complies with subsection 59.1(1) of the *Development Charges Act*.

*Charlene Jackson*

Charlene Jackson, Treasurer/Deputy C.A.O.

MUNICIPAL EXPENDITURES

Projects to be funded

GENERAL ELIGIBLE	Expend. Year	GROSS Cost D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Development Charge Study	2024	\$25,000.00	\$22,500.00	25.00%	\$0.00	\$593.60	\$1,149.17	\$20,757.23
Development Charge Study	2029	\$25,000.00	\$22,500.00	25.00%	\$0.00	\$593.60	\$1,149.17	\$20,757.23
Official Plan Review	2020	\$10,000.00	\$4,500.00	5.00%	\$0.00	\$118.72	\$229.83	\$4,151.45
Official Plan Review	2029	\$50,000.00	\$22,500.00	25.00%	\$0.00	\$593.60	\$1,149.17	\$20,757.23
Zoning By-law	2021	\$40,000.00	\$18,000.00	20.00%	\$0.00	\$474.88	\$919.34	\$16,005.78
<b>Subtotal</b>		<b>\$150,000.00</b>	<b>\$90,000.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$2,374.40</b>	<b>\$4,596.69</b>	<b>\$83,028.91</b>

FIRE PROTECTION	Expend. Year	GROSS Cost D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Fire Hall Bay	2027	\$500,000.00	\$190,202.45	39.70%	\$0.00	\$4,933.90	\$9,551.73	\$175,716.82
Change Room	2027	\$150,000.00	\$146,075.48	30.49%	\$0.00	\$3,789.29	\$7,335.83	\$134,950.37
1/2 Ton Truck	2025	\$45,000.00	\$3,423.64	0.71%	\$0.00	\$88.24	\$170.82	\$3,164.58
Pumper Tanker	2025	\$750,000.00	\$85,591.10	17.86%	\$0.00	\$2,219.63	\$4,297.08	\$79,074.39
Tanker	2021	\$425,000.00	\$48,501.63	10.12%	\$0.00	\$1,257.71	\$2,434.85	\$44,809.07
ATV/Rescue Unit	2024	\$60,000.00	\$4,564.86	0.95%	\$0.00	\$118.07	\$228.57	\$4,218.23
Hip Waders	2020	\$9,600.00	\$228.24	0.05%	\$0.00	\$6.21	\$12.03	\$210.00
Life Jackets	2020	\$1,040.00	\$456.49	0.10%	\$0.00	\$12.43	\$24.06	\$420.00
Water Rescue Kits	2020	\$1,000.00	\$76.08	0.02%	\$0.00	\$2.49	\$4.81	\$68.78
<b>Subtotal</b>		<b>\$1,941,640.00</b>	<b>\$479,119.98</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$12,427.96</b>	<b>\$24,059.78</b>	<b>\$442,632.24</b>

Public Works: Roads & Equipment	Expend. Year	Gross Cost/ Cost m3/km D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Single Axle Truck Loader	2021	\$150,000.00	\$45,648.59	5.89%	\$0.00	\$1,417.10	\$2,743.42	\$41,488.07
	2025	\$175,000.00	\$13,344.72	1.72%	\$197,701.78	\$413.82	\$801.13	\$12,129.76
<b>Subtotal</b>		<b>\$325,000.00</b>	<b>\$58,993.30</b>		<b>\$197,701.78</b>			
Roads Garage Expansion m3 (Excess Capacity)	2016	\$1,800,000.00	\$158,627.04	20.38% *	\$3,300,000.00	\$4,903.31	\$9,492.51	\$144,231.22
Sand Domes Expansion m3 (Excess Capacity)	2016	\$100,000.00	\$21,975.28	4.17% *	\$159,696.00	\$1,003.28	\$1,942.28	\$19,029.72
<b>Subtotal</b>		<b>\$1,900,000.00</b>	<b>\$180,602.32</b>		<b>\$3,459,696.00</b>			
Forest Park Rd. Phase 2 (0.65km)	2020	\$384,615.38	\$8,384.81	1.08%	\$167,186.85	\$259.84	\$503.04	\$7,621.93
B-Line Road - Highway 17 westerly (2.0km)	2020	\$170,000.00	\$17,543.61	2.26%	\$382,015.58	\$543.74	\$1,052.65	\$15,947.22
Golf Course Rd (1.0km)	2020	\$900,000.00	\$69,658.46	8.98%		\$2,160.54	\$4,182.67	\$63,315.25
Micksburg Rd. - Phase 1 (1.84km)	2020	\$168,478.26	\$14,715.99	1.90%	\$260,640.32	\$457.13	\$884.97	\$13,373.89
Rivercrest Dr. (0.66km)	2021	\$492,424.24	\$11,067.95	1.43%	\$63,531.05	\$344.05	\$666.06	\$10,057.85
Southwind Dr. (0.36km)	2021	\$694,444.44	\$4,643.90	0.60%	\$58,532.01	\$144.36	\$279.47	\$4,220.08
Schultz Rd. (1.41km)	2021	\$159,574.47	\$8,184.87	1.06%	\$174,493.00	\$255.03	\$493.72	\$7,436.12
Stafford 3rd Line, Saars to Hwy 41 (2.45km)	2021	\$265,306.12	\$82,171.18	10.60%	\$460,900.31	\$2,550.30	\$4,937.22	\$74,683.66
Witt Rd., Hwy 41 to B Line (2.37km)	2022	\$300,421.94	\$87,069.97	11.23%	\$570,466.49	\$2,701.67	\$5,230.66	\$79,137.44
B Line, Russham to Forest Lea (2km)	2022	\$315,000.00	\$65,014.56	8.38%		\$2,016.18	\$3,903.20	\$59,095.18
Micksburg Rd. - Phase 2 (1.85km)	2023	\$324,324.32	\$57,274.73	7.39%		\$1,777.99	\$3,442.08	\$52,054.66
Stafford 3rd Line - Phase 2 (1.84km)	2023	\$163,043.48	\$28,482.57	3.67%		\$882.98	\$1,709.40	\$25,890.19
Micksburg Rd. - Phase 3 (1.84km)	2024	\$135,869.57	\$23,735.47	3.06%		\$736.22	\$1,425.27	\$21,573.98
B Line, Witt to Zanders (2km)	2024	\$150,000.00	\$15,479.66	2.00%		\$481.19	\$931.55	\$14,066.92
Stafford 3rd Line (1.84km)	2024	\$176,630.43	\$30,856.12	3.98%		\$957.56	\$1,853.79	\$28,044.76
3rd Ave S. (0.3km)	2024	\$750,000.00	\$1,741.46	0.22%		\$52.93	\$102.47	\$1,586.06
<b>Subtotal</b>		<b>\$5,550,132.67</b>	<b>\$526,000.00</b>		<b>\$2,137,765.61</b>			
<b>Subtotal</b>		<b>\$7,775,132.67</b>	<b>\$765,595.62</b>	<b>100.00%</b>	<b>\$5,795,163.39</b>	<b>\$24,059.42</b>	<b>\$46,577.57</b>	<b>\$694,983.94</b>

PUBLIC WORKS: GENERAL -SEWER SYSTEM	Expend. Year	Net Capital Cost to Township D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Sewage Plant Improvements	1997	\$352,700.00	\$205,203.38	89.58% *			\$3,165.00	\$202,038.37
Studies and Engineering Fees	1997	\$16,700.00	\$9,716.18	4.25% *			\$150.16	\$9,566.02
Legal Fees (Servicing Agreement)	1997	\$24,300.00	\$14,137.91	6.17% *			\$218.00	\$13,919.92
<b>Subtotal</b>		<b>\$393,700.00</b>	<b>\$229,057.47</b>	<b>100.00% *</b>			<b>\$3,533.16</b>	<b>\$225,524.31</b>

PUBLIC WORKS: GENERAL -SEWER SYSTEM	Expend. Year	Gross Cost to Township D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Sewage Treatment Plant MOE Upgrades	2009	\$1,081,100.00	\$308,836.70	100.00% *				\$308,836.70
<b>Subtotal</b>		<b>\$1,081,100.00</b>	<b>\$308,836.70</b>	<b>100.00% *</b>				<b>\$308,836.70</b>

PUBLIC WORKS: GENERAL -WATER SYSTEM	Expend. Year	Net Capital Cost to Township D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Studies and Engineering Fees	1997	\$16,737.60	\$9,738.06	40.80% *			\$115.21	\$9,738.06
Legal Fees (Servicing Agreement)	1997	\$24,284.40	\$14,128.84	59.20% *			\$167.17	\$14,128.84
<b>Subtotal</b>		<b>\$41,022.00</b>	<b>\$23,866.89</b>	<b>100.00% *</b>			<b>\$282.38</b>	<b>\$23,866.89</b>

PLEASANT VIEW MUNICIPAL DRAIN - STORM WATER DRAINAGE	Expend. Year	Gross Cost of Project D	Eligible Dev. Charge E	Percentage F	Actual Cost	Balance of Eligible Dev. Charge		
						2021 Funding J	2022 Funding K	(E-J-K)
Municipal Drain (growth costs)	2010	\$65,970.72	\$9,753.25	100.00% *			\$120.00	\$9,633.25
<b>Subtotal</b>		<b>\$65,970.72</b>	<b>\$9,753.25</b>	<b>100.00% *</b>			<b>\$120.00</b>	<b>\$9,633.25</b>

<b>TOTAL:</b>		<b>\$11,448,565.39</b>	<b>\$1,906,229.90</b>		<b>\$5,795,163.39</b>	<b>\$38,861.78</b>	<b>\$79,169.58</b>	<b>\$1,867,368.12</b>
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Note:  
\* Excess Capacity