

**SPECIAL COUNCIL MEETING**  
**FINANCE DIVISION**

**REPORT FIN-2024-08**  
**March 26, 2024**

**SUBJECT: Development Charges 2023 Year-End Statement**

**AUTHOR: Richard Bendell, CPA-CMA**  
**Development Finance Coordinator**

**APPROVING: Elizabeth Pankoff, MBA, CPA, CGA**  
**MANAGER: Manager of Budgets and Financial Reporting/  
Acting Treasurer**

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives the Treasurer's Statement attached to Report FIN-2024-08 in accordance with the *Development Charges Act, 1997* as amended; and further,

THAT Welland City Council instructs the City Treasurer to make the statement available to the public by posting Treasurer's Statement on the City's website as per Section 43(3) of the *Development Charges Act, 1997*.

**RELATIONSHIP TO STRATEGIC PLAN**

N/A

**BACKGROUND:**

The *Development Charges Act, 1997* requires that development charges be reviewed on a ten-year cycle. The City of Welland's current Development Charges By-law's are 2022-163 and 2022-165 passed in August 2022. The services covered by these bylaws are:

- By-law 2022-163 – City Wide – No Transit
- By-law 2022-165 – North-West Service Area (Area Specific)

**DISCUSSION:**

The purpose of development charges is to help offset the increase in capital costs which are attributable to growth. Development charges are collected relative to the increased capital costs involved with the provision of:

1. General Government

2. Parks & Recreation
3. Transit
4. Fire
5. Public works
6. Roads
7. Storm water
8. Water/ St. Andrews Terrace
9. Wastewater
10. Library

Development charges on new development are imposed by the City of Welland when the development of the land will increase the need for service and where the development requires approvals with respect to zoning, minor variance and conveyance of land, subdivision approval, consent for servicing development, or the issuance of a Building Permit.

Development charges are collected immediately prior to the issuance of a Building Permit. The various 2023 development charges imposed by the City of Welland are outlined in the City's current Development Charges By-law's 2022-163 and 2022-165.

#### **FINANCIAL:**

The recommendations and details contained in this report are operational, administrative, and compliance related.

#### **CONCLUSION:**

During fiscal 2023, the City of Welland collected \$2,621,785 (net of DC Credit Refunds/ Adjustments in Development charges, earned investment income of \$592,112, and expenditures of \$5,460,803. Therefore, the net decrease in Development charges during fiscal 2023 was (\$2,246,906). (Appendix I)

#### **ATTACHMENT:**

Appendix I – Treasurer's Statement, Development Charges

CITY OF WELLAND

TREASURER'S STATEMENT  
DEVELOPMENT CHARGES  
FOR THE YEAR ENDED DECEMBER 31, 2023

	TOTAL DEVELOPMENT CHARGES	50-625-00416 290980 ROADS	50-625-00417 291010 FIRE	50-625-00418 290990 ADMIN	50-625-00419 291020 TRANSIT	50-625-00420 291080 SAN SEWER	50-625-00421 291090 WATER	50-625-00422 291100 STORM SEWER	50-625-00423 291110 LIBRARY	50-625-00429 291120 ST ANDREWS TERRACE-WATER	50-625-00435 291230 PUBLIC WORKS	50-625-00436 291240 RECREATION
<b>BEGINNING BALANCE, JANUARY 1, 2023</b>	<b>18,976,645.01</b>	<b>7,960,980.58</b>	<b>1,514,450.28</b>	<b>475,894.95</b>	<b>318,430.27</b>	<b>744,962.52</b>	<b>1,675,388.50</b>	<b>1,015,664.66</b>	<b>392,140.77</b>	<b>67,554.47</b>	<b>545,607.16</b>	<b>4,265,570.85</b>
ADD:												
DEVELOPMENT CHARGES	2,468,127.73	554,923.79	312,805.56	26,350.97	2,810.86	544,219.55	100,870.10	77,001.10	37,673.61	-	103,267.69	708,204.50
DC CREDIT REFUND/ADJUST	153,657.14	204,298.14	-	-	(321,241.13)	694,748.59	(673,182.82)	-	-	-	-	249,034.36
RESERVE INTEREST INCOME (NET OF PRIOR YEAR INTEREST ACCURAL & CURRENT YEARS ACCURAL)	592,112.39	250,103.43	53,753.81	13,771.73	-	32,884.74	50,643.81	27,975.33	8,139.39	(5,500.00)	19,053.83	141,286.32
LESS:												
CAPITAL EXPENDITURES												
FORKS ROAD BRIDGE (MOU PYMT #1)	180,762.48	180,762.48										
FORKS ROAD/KINGSWAY - EAST LIMIT (MOU PYMT #1)	83,903.86	83,903.86										
TRANSPORTATION MASTER PLAN	3,705.35	3,705.35										
ROAD NEEDS STUDY - URBAN AREA	984.74	984.74										
ASSET MANAGEMENT PLAN UPDATE & DATA COLLECTION	15,000.00	15,000.00										
FORKS RD BRIDGE REPLACEMENT (CITY PORTION)	833,917.00	833,917.00										
ASSET MANAGEMENT PLAN UPDATE (LEVEL OF SERVICE)	3,070.46	3,070.46										
TRAFFIC COUNT STUDY	24,422.40	24,422.40										
FORKS ROAD BRIDGE (MOU PYMT #2)	37,919.17	37,919.17										
FORKS ROAD/KINGSWAY - EAST LIMIT (MOU PYMT #2)	22,449.03	22,449.03										
NEW FIRE STATION #3 - PHASE 1 OF 2	139,140.73		139,140.73									
EXTRICATION TOOLS & STABILIZATION EQUIPMENT	13,360.00		13,360.00									
FORKS ROAD SANITARY SEWER - 850M (MOU PYMT #1)	9,109.21					9,109.21						
ASSET MANAGEMENT PLAN UPDATE & DATA COLLECTION	3,054.23					3,054.23						
ASSET MANAGEMENT PLAN UPDATE (LEVEL OF SERVICE)	1,535.23					1,535.23						
BROADWAY AREA CONSTRUCTION OF TRUNK	522,617.74					522,617.74						
SANITARY SEWER MODEL UPDATE	10,188.73					10,188.73						
BROADWAY AREA INFRASTRUCTURE RENEWALS PHASE II	21,855.35					21,855.35						
PCD SOUTH /II INVESTIGATION AND REDUCTION	4,132.73					4,132.73						
MAJOR ST AREA WASTEWATER MASTER SERVICING PLAN & RENEWALS IMPLEMENTATION	4,867.94					4,867.94						
SANITARY SEWER MODEL UPDATE	9,484.04					9,484.04						
BROADWAY AVENUE SANITARY TRUNK SEWER CONSTRUCTION	1,285,514.00					1,285,514.00						
SANITARY SEWER MODEL UPDATE	1,638.34					1,638.34						
CSO & SEWER SYSTEM FLOW LEVEL MONITORING (MANDATORY)	100,000.00					100,000.00						
FORKS ROAD SANITARY SEWER - 850M (MOU PYMT #2)	2,443.94					2,443.94						
FORKS ROAD WATERMAIN REPLACEMENT & UPSIZING - 1100M (MOU PYMT #1)	20,339.75						20,339.75					
ASSET MANAGEMENT PLAN UPDATE & DATA COLLECTION	3,054.23						3,054.23					
ASSET MANAGEMENT PLAN UPDATE (LEVEL OF SERVICE)	1,535.23						1,535.23					
WATER MODEL UPDATES	25,000.00						25,000.00					
KINGSWAY WATERMAIN REPLACEMENT	50,000.00						50,000.00					
FORKS ROAD WATERMAIN REPLACEMENT & UPSIZING - 1100M (MOU PYMT #2)	5,439.25						5,439.25					
ASSET MANAGEMENT PLAN UPDATE (LEVEL OF SERVICE)	1,535.24							1,535.24				
DAVID STREET AREA STORM SEWER MSP & MODEL (DITCH OUTLET REVIEW & DESIGN)	12,175.58							12,175.58				
LIB DC ALLOCATION 2023 BUDGET	133,000.00								133,000.00			
PW SALT DOME & SECOND ENTRANCE - DESIGN	11,000.00									11,000.00		
PW SALT DOME & SECOND ENTRANCE CONSTRUCTION	230,000.00									230,000.00		
SAND/SALT STORAGE - PHASE 3 OF 3	147,527.00									147,527.00		
PUBLIC WORKS MASTERPLAN	135,000.00									135,000.00		
DAIN EAST - PLAYGROUND & WATER FEATURE - D/C STUDY - 401 CANAL BANK STREET (MOU PYMT #1)	95,563.03											95,563.03
FORMER JOHN DEERE - PLAYGROUND & WATER FEATURE - D/C STUDY - 401 CANAL (MOU PYMT #1)	95,563.03											95,563.03
NEW MULTI-PURPOSE OUTDOOR FACILITY - D/C STUDY - COURTS & FAC-FLATWATER C (MOU PYMT #1)	138,677.41											138,677.41
YSP DC ALLOCATION 2023	245,035.00											245,035.00
SPARROW MEADOWS PARK PH 1-3	534,503.10											534,503.10
GENERAL PARKLAND RENEWAL AND RESTORATION	60,560.00											60,560.00
FLEET CAPITAL REPLACEMENT - GENERAL	99,450.00											99,450.00
DAIN EAST - PLAYGROUND & WATER FEATURE - D/C STUDY - 401 CANAL BANK STREET (MOU PYMT #2)	27,447.54											27,447.54
FORMER JOHN DEERE - PLAYGROUND & WATER FEATURE - D/C STUDY - 401 CANAL (MOU PYMT #2)	27,447.54											27,447.54
NEW MULTI-PURPOSE OUTDOOR FACILITY - D/C STUDY - COURTS & FAC-FLATWATER C (MOU PYMT #2)	25,874.03											25,874.03
TOTAL CAPITAL EXPENDITURES	5,460,803.66	1,206,134.49	152,500.73	-	-	1,976,441.48	105,368.46	13,710.82	133,000.00	-	523,527.00	1,350,120.68
<b>ENDING BALANCE, DECEMBER 31, 2023</b>	<b>16,729,738.61</b>	<b>7,764,171.45</b>	<b>1,728,508.92</b>	<b>516,017.65</b>	<b>-</b>	<b>40,373.92</b>	<b>1,048,351.13</b>	<b>1,106,930.27</b>	<b>304,953.77</b>	<b>62,054.47</b>	<b>144,401.68</b>	<b>4,013,975.35</b>

CITY OF WELLAND

TREASURER'S STATEMENT  
DEVELOPMENT CHARGES  
FOR THE YEAR ENDED DECEMBER 31, 2023

	NORTHWEST SERVICE AREA TOTAL DEVELOPMENT CHARGES	50-625-00446 291350 NORTHWEST SERVICE AREA STORMWATER	50-625-00447 291360 NORTHWEST SERVICE AREA WATER	50-625-00448 291370 NORTHWEST SERVICE AREA WASTEWATER
<b>BEGINNING BALANCE, JANUARY 1, 2023</b>	0	0	0	0
ADD:				
DEVELOPMENT CHARGES	0	0	0	0
DC CREDIT REFUND/ADJUST	0	0	0	0
RESERVE INTEREST INCOME (NET OF PRIOR YEAR INTEREST ACCURAL & CURRENT YEARS ACCURAL	0	0	0	0
LESS:				
CAPITAL EXPENDITURES				
TOTAL CAPITAL EXPENDITURES	0	0	0	0
<b>ENDING BALANCE, DECEMBER 31, 2023</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>