



Report Title: 2025 Treasurer's Statement of Development Charges

Prepared By: Mike McMurren, Treasurer

Department: Finance

Date: June 23, 2026

Background

Pursuant to Section 43 of the Development Charges Act (the "DCA") and O. Reg 82/98, the Treasurer of a Municipality shall each year on or before June 30 of the year, provide council with a financial statement relating to development charge by-laws and development charge reserve funds established under Section 33 of the DCA.

The purpose of the Treasurer's Statement is to provide accountability and transparency regarding the collection, management, and use of development charge ("DC") revenues. The statement includes information prescribed by the Act and Ontario Regulation 82/98, including:

- A description of each DC reserve fund, including the service or service category for which it was established.
- Opening and closing balances of each DC reserve fund and a summary of all transactions affecting the funds during the year, including: capital projects and assets funded in whole or in part by DCs during the year, DC reserve fund expenditures, other sources of project funding, unspent committed amounts, and any related project debt outstanding.
- Information regarding actual and expected capital expenditures to those identified in the applicable DC background study, including explanations for any significant variances.
- Information regarding DC credits, including the applicable service(s), and credits granted, utilized, outstanding, and recognized during the year.
- Details of any amounts borrowed from DC reserve funds, including the purpose of the borrowing, accrued interest, and repayments made during the year.
- Information on how any portion of project costs not funded through development charges has been or will be financed.
- Explanations for services for which development charges were collected during the year but no reserve fund expenditures were incurred.
- A statement confirming compliance with subsection 59.1(1) of the Development Charges Act.



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Section 59.1 of the DCA further states that the 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.

Subsection 35 (2) of the DCA also requires a municipality to spend or allocate at least 60 per cent of the monies in the DC reserve fund at the beginning of each year for water, wastewater, and road services at the beginning of each year.

Analysis

Schedule 1 – DC reserve fund Descriptions – O Reg 82/98 Section 12(2)1

Schedule 1 lists a description of each Development Charge reserve fund established by the Municipality.

Schedule A – Treasurer's Statement – O Reg 82/98 Section 12(1)

Schedule A provides a breakdown of the reserve fund activities for Development Charges. It includes opening and closing balances, interest earned or paid, and funding used for capital or operating projects for each Development Charge Reserve Fund. In 2025, South Bruce collected \$22,204 in Development Charges and spent an amount of \$483,650.39 attributable to growth. The Municipality ended the year with a combined balance of (\$461,411.42), with this net balance eligible to be funded from future development charge collections.

A column for 2025 DCs not collected due to rate-phase in has also been listed to track these amounts year over year.

Schedule B – Current Year Project Funding – O Reg 82/98 Section 12(3)

Schedule B provides details on the individual projects, studies or debt repayments that utilized Development Charge funding in the year. In 2025 the Municipality used \$11,810 of collected Development Charges to fund a portion of costs on 2 different projects.

Sections 12(2)3, 12(2)4 and 12(2)5 of O Reg 82/98 are not applicable as the Municipality does not borrow from the Development Charge Reserve Funds.

Schedule C – Lifetime Project Costs – O Reg 82/98 Section 12(3)2

Schedule C presents, for each project, i) Estimated Project Costs as set out in the January 22, 2025 DC Background study, and ii) Actual Lifetime DC Project Costs incurred to date. The schedule also includes commentary on whether the Municipality expects to incur the costs estimated in the applicable Development Charges Background Study over the term of the related development charge by-law.



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For 2025, development charges were collected for certain services for which no expenditures were made from the corresponding DC reserve fund during the year. In these cases, the related growth-related projects have either not yet commenced or have not yet reached a state of substantial completion. The Municipality intends the Development Charges Background Study to serve as a long-term capital plan, with reserve fund expenditures occurring as projects proceed in accordance with the timing of growth-related infrastructure needs. This statement is provided in accordance with paragraph 3 of subsection 12(3) of O Reg 82/98.

Schedule D – Activity of DC Credit Holders – O Reg 82/98 Section 12(2)2

Schedule D lists Development Charge credits granted, utilized, and outstanding during the year. These credits represent eligible infrastructure works financed and constructed by developers that have subsequently been assumed by the Municipality and are now owned and operated as part of the municipal infrastructure system. Such credits may be applied to offset future development charge obligations of the developer.

Note that for 2025, no such development charge credits were issued.

The schedules referenced herein are attached and form part of this Treasurer's Statement.

A handwritten signature in black ink, appearing to read "Mike McMurren".

Mike McMurren, CPA
Manager of Finance/Treasurer
Municipality of South Bruce

Municipality of South Bruce
Schedule 1 - Description of each Development Charge reserve fund

DC Reserve Fund	Description
Fire Services	This fund is used for growth-related projects supporting the fire service including fire facilities, vehicles and equipment.
Parks and Recreation Services	This fund is used to finance the cost of growth-related investment in indoor and outdoor recreation facilities, community spaces, and recreational programming.
Public Works Services	Funds are collected and to be used for growth-related fleet and building space for public works operations in the Municipality.
Administrative Services	Funds collected are to be used for growth-related studies such as DC Background Studies, Roads Needs Studies, Trails Studies, Official Plan updates, Zoning Updates, and other planning studies.
Mildmay Water Services (MC Water)	Funds are collected to support growth-related water services, including planning and technical studies, engineering, and the construction and expansion of water distribution infrastructure within the Mildmay service area.
Teeswater Water Services (TC Water)	Funds are collected to support growth-related water services, including planning and technical studies, engineering, and the construction and expansion of water distribution infrastructure within the Teeswater service area.
Mildmay Wastewater Services (MC Wastewater)	Funds are collected to support growth-related wastewater services, including planning and technical studies, engineering, and the construction and expansion of wastewater collection and conveyance infrastructure within the Mildmay service area.
Teeswater Wastewater Services (TC Wastewater)	Funds are collected to support growth-related wastewater services, including planning and technical studies, engineering, and the construction and expansion of wastewater collection and conveyance infrastructure within the Teeswater service area.

**Municipality of South Bruce
Schedule A
2025 Treasurer's Statement of Development Charges**

DC Service	Opening Balance 2025	2025 DC Collections	2025 Accrued Interest	2025 Expenses Operating	2025 Expenses Capital	Closing Balance 2025	2025 DCs Not Collected Due to Rate Phase-In
Fire Services	\$ -	2,838.00	6.71	-	-	\$ 2,844.71	5,762.00
Parks & Recreation	\$ -	2,344.40	5.55	-	-	\$ 2,349.95	4,755.60
Public Works	\$ -	2,956.80	6.99	-	-	\$ 2,963.79	6,003.20
Administration	\$ -	324.80	0.77	-	-	\$ 325.57	655.20
MC Water	\$ -	1,415.00	1.28	-	-	\$ 1,416.28	2,872.50
MC Wastewater	\$ -	605.00	0.55	-	(90,956.36)	\$ (90,350.81)	1,227.50
TC Water	\$ -	11,698.50	13.09	-	(392,694.03)	\$ (380,982.44)	23,751.50
TC Wastewater	\$ -	21.50	0.02	-	-	\$ 21.52	41.00
Total	\$ -	22,204.00	34.97	-	(483,650.39)	\$ (461,411.42)	45,068.50

Municipality of South Bruce
Schedule B
2025 Development Charges Project Funding

Funding Transactions for growth-related Projects	Gross Project Costs for 2025	DC Recoverable Cost Share for current DC By-Law Period			Non-DC Recoverable Cost Share					Total Funding Allocation
		DC Reserve Fund Draws	Net Cost Eligible for Future DC Recovery ¹	Total DC Recoverable Cost Share	Grants, Subsidies, & Other Contributions	Direct Reserve Contributions	Parkland Levies	Net Cost Requiring Future Approved Funding ²	Total Non-DC Recoverable Cost Share	
<u>Fire Services</u>	\$ -	-	-	-	-	-	-	-	-	\$ -
Sub-total: Fire Services	\$ -	-	-	-	-	-	-	-	-	\$ -
<u>Parks and Recreation Services</u>	\$ -	-	-	-	-	-	-	-	-	\$ -
Sub-total: Parks and Recreation Services	\$ -	-	-	-	-	-	-	-	-	\$ -
<u>Public Works Services</u>	\$ -	-	-	-	-	-	-	-	-	\$ -
Sub-total: Public Works Services	\$ -	-	-	-	-	-	-	-	-	\$ -
<u>Administrative Services</u>	\$ -	-	-	-	-	-	-	-	-	\$ -
Sub-total: Administrative Services	\$ -	-	-	-	-	-	-	-	-	\$ -
<u>MC Water</u>	\$ -	-	-	-	-	-	-	-	-	\$ -
Sub-total: MC Water	\$ -	-	-	-	-	-	-	-	-	\$ -
<u>MC Wastewater</u>										
Trunk sewer upgrade on Kleist/Dietz/Elora St	\$ 886,919.15	133.00	90,823.36	90,956.36	765,644.00	30,318.79	-	-	795,962.79	\$ 886,919.15
Sub-total: MC Wastewater	\$ 886,919.15	133.00	90,823.36	90,956.36	765,644.00	30,318.79	-	-	795,962.79	\$ 886,919.15
<u>TC Water</u>										
Teeswater Elevated Tower	\$ 3,460,764.04	11,677.00	381,017.03	392,694.03	2,151,783.94	750,000.00	-	166,286.07	3,068,070.01	\$ 3,460,764.04
Sub-total: TC Water	\$ 3,460,764.04	11,677.00	381,017.03	392,694.03	2,151,783.94	750,000.00	-	166,286.07	3,068,070.01	\$ 3,460,764.04
<u>TC Wastewater</u>	\$ -	-	-	-	-	-	-	-	-	\$ -
Sub-total: TC Wastewater	\$ -	-	-	-	-	-	-	-	-	\$ -
Total	\$ 4,347,683.19	11,810.00	471,840.39	483,650.39	2,917,427.94	780,318.79	-	166,286.07	3,864,032.80	\$ 4,347,683.19

¹ Net Cost Eligible for Future DC Recovery represents growth-related project costs that have been incurred but not yet funded from development charge reserve funds. Where applicable, these costs have been temporarily financed from municipal reserves or other approved funding sources pending future development charge collections.

² Net Cost Requiring Future Approved Funding represents the non-DC portion of project costs incurred to date that have not yet been funded from identified sources. Where applicable, these costs have been temporarily financed from municipal reserves or other approved funding sources pending approval of final capital financing arrangements.

**Municipality of South Bruce
Schedule C
Lifetime Development Charges Project Costs as at Dec 31, 2025**

i) Listing of Growth-related projects per January 22, 2025 DC Background Study

Project Description	Service Category	Project Status at Dec 31, 2025	Total Estimated Project Cost per 2025 D.C. Study	Estimated Grants per 2025 D.C. Study	Estimated Project Costs net of grants, per 2025 D.C. Study	Estimated Growth-related Share of Cost	Estimated Non-Growth-related Share of Cost	Total Estimated Amount to be Funded
Firefighter Outfitting/Gear	Fire	Not Started	135,000.00	-	135,000.00	135,000.00	-	135,000.00
Larger tanker	Fire	Not Started	950,000.00	-	950,000.00	350,000.00	600,000.00	950,000.00
Firehall Expansion	Fire	Not Started	482,487.00	-	482,487.00	482,487.00	-	482,487.00
Parkland/park equipment	Parks and Recreation	Not Started	500,000.00	-	500,000.00	500,000.00	-	500,000.00
Snowplow	Public Works	Not Started	430,000.00	-	430,000.00	344,000.00	86,000.00	430,000.00
Trackless sidewalk plow	Public Works	Not Started	200,000.00	-	200,000.00	150,000.00	50,000.00	200,000.00
PW Shop Expansion (Bay for new plow)	Public Works	Not Started	170,000.00	-	170,000.00	170,000.00	-	170,000.00
DC Background Study	Administration	Not Started	35,000.00	-	35,000.00	35,000.00	-	35,000.00
Road Needs Study	Administration	Not Started	35,000.00	-	35,000.00	6,300.00	28,700.00	35,000.00
Trails Study	Administration	Not Started	50,000.00	-	50,000.00	9,000.00	41,000.00	50,000.00
OP Update	Administration	Not Started	75,000.00	-	75,000.00	13,500.00	61,500.00	75,000.00
Zoning Update	Administration	Not Started	50,000.00	-	50,000.00	9,000.00	41,000.00	50,000.00
Mildmay New Well	MC Water	Not Started	1,500,000.00	-	1,500,000.00	1,500,000.00	-	1,500,000.00
Water Rate Study	MC Water	Not Started	7,500.00	-	7,500.00	1,350.00	6,150.00	7,500.00
Teeswater Elevated Water Tower	TC Water	In Progress	7,928,653.00	3,413,580.00	4,515,073.00	1,354,521.90	3,160,551.10	4,515,073.00
Water Rate Study	TC Water	Not Started	7,500.00	-	7,500.00	1,350.00	6,150.00	7,500.00
Kleist/Dietz/Elora Trunk Sewage	MC Wastewater	In Progress	1,048,827.00	765,644.00	283,183.00	212,387.25	70,795.75	283,183.00
Rotary Park Sewage Pumping Station	MC Wastewater	Not Started	1,500,000.00	-	1,500,000.00	750,000.00	750,000.00	1,500,000.00
Wastewater Rate Study	MC Wastewater	Not Started	7,500.00	-	7,500.00	1,350.00	6,150.00	7,500.00
Wastewater Rate Study	TC Wastewater	Not Started	7,500.00	-	7,500.00	1,350.00	6,150.00	7,500.00
Total			15,119,967.00	4,179,224.00	10,940,743.00	6,026,596.15	4,914,146.85	10,940,743.00

ii) Listing of Actual Lifetime DC project costs incurred to date (to Dec 31, 2025)

Project Description	Service Category	Project Status at Dec 31, 2025	Actual Project Costs incurred to date	Actual Grant revenue earned to date	Actual Project Costs net of grants to date	Growth-related Share of Costs to date	Non-Growth-related Share of Costs to date	Estimated Remaining Project Costs to incur	Is the Amt of Costs Estimated in D.C. Study anticipated to be Incurred During Life of By-law (Y/N - as at Dec 31, 2025)	Notes
Firefighter Outfitting/Gear	Fire	Not Started	-	-	-	-	-	135,000.00	Y	
Larger tanker	Fire	Not Started	-	-	-	-	-	950,000.00	Y	
Firehall Expansion	Fire	Not Started	-	-	-	-	-	482,487.00	Y	
Parkland/park equipment	Parks and Recreation	Not Started	-	-	-	-	-	500,000.00	Y	
Snowplow	Public Works	Not Started	-	-	-	-	-	430,000.00	Y	
Trackless sidewalk plow	Public Works	Not Started	-	-	-	-	-	200,000.00	Y	
PW Shop Expansion (Bay for new plow)	Public Works	Not Started	-	-	-	-	-	170,000.00	Y	
DC Background Study	Administration	Not Started	-	-	-	-	-	35,000.00	Y	
Road Needs Study	Administration	Not Started	-	-	-	-	-	35,000.00	Y	
Trails Study	Administration	Not Started	-	-	-	-	-	50,000.00	Y	
OP Update	Administration	Not Started	-	-	-	-	-	75,000.00	Y	
Zoning Update	Administration	Not Started	-	-	-	-	-	50,000.00	Y	
Mildmay New Well	MC Water	Not Started	-	-	-	-	-	1,500,000.00	Y	
Water Rate Study	MC Water	Not Started	-	-	-	-	-	7,500.00	Y	
Teeswater Elevated Water Tower	TC Water	In Progress	3,460,764.04	2,151,783.94	1,308,980.10	392,694.03	916,286.07	4,467,888.96	Y	
Water Rate Study	TC Water	Not Started	-	-	-	-	-	7,500.00	Y	
Kleist/Dietz/Elora Trunk Sewage	MC Wastewater	In Progress	886,919.15	765,644.00	121,275.15	90,956.36	30,318.79	20,000.00	N	Project is nearly complete and actual costs anticipated to be below estimated costs per DC Study by approximately \$140,000.
Rotary Park Sewage Pumping Station	MC Wastewater	Not Started	-	-	-	-	-	1,500,000.00	Y	
Wastewater Rate Study	MC Wastewater	Not Started	-	-	-	-	-	7,500.00	Y	
Wastewater Rate Study	TC Wastewater	Not Started	-	-	-	-	-	7,500.00	Y	
Total			4,347,683.19	2,917,427.94	1,430,255.25	483,650.39	946,604.86	10,630,375.96		

**Municipality of South Bruce
Schedule D
2025 Activity of Development Charge Credit Holders**

Credit Holder	Applicable DC Service	Opening Balance Jan 1, 2025	2025 Credits Earned	2025 Credits Utilized	Closing Balance Dec 31, 2025
Credit Holder A	Fire Services	\$ -	\$ -	\$ -	\$ -
Credit Holder B	Parks & Recreation	\$ -	\$ -	\$ -	\$ -
Credit Holder C	Public Works	\$ -	\$ -	\$ -	\$ -
Credit Holder D	Administration	\$ -	\$ -	\$ -	\$ -
Credit Holder E	MC Water	\$ -	\$ -	\$ -	\$ -
Credit Holder F	MC Wastewater	\$ -	\$ -	\$ -	\$ -
Credit Holder G	TC Water	\$ -	\$ -	\$ -	\$ -
Credit Holder H	TC Wastewater	\$ -	\$ -	\$ -	\$ -
Total	Total	\$ -	\$ -	\$ -	\$ -

Note: No activity for 2025