

# THE MUNICIPALITY OF LAMBTON SHORES

Report TR 05-2024

Council Meeting Date: April 9, 2024

**TO:** Mayor Cook and Members of Council  
**FROM:** Janet Ferguson, Director of Financial Services  
**RE:** 2023 Development Charges Statement

## **RECOMMENDATION:**

**THAT** Report TR 05-2023 regarding the 2023 Development Charges Statement is received; and

**THAT** the 2023 Development Charges Statement for submission to the Ministry of Municipal Affairs and Housing in accordance with The Development Charges Act be approved.

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## **SUMMARY**

The report presents The Development Charges (DC) Act legislated reporting; the Development Charges Statement, for 2023.

## **BACKGROUND**

Lambton Shores approved a new DC Background Study and by-law in 2023. The timing of the study and by-law allowed the Bill 23 legislation that came in to affect in late 2022 to be incorporated. Changes to the DC regulations such as: By-laws can be in place for up to 10 years from 5years, costs for administrative studies were removed, reductions for affordable housing, exemptions for non-profit housing and additional residential units, and a phase in of applicable charges.

As per section 43 of the *Development Charges Act (DCA)*, the Treasurer shall provide Council with a financial statement relating to the development charge by-law (4-2023) and reserve fund established under sec 33 of the DCA. Subsequent to providing Council with the statement, the Treasurer shall provide a copy of the statement to the Minister of Municipal Affairs and Housing within 60 days.

The statement (figure 1) reflects contributions of \$144,177.93, interest revenue of \$363,941.33 and an allocation of \$293,779.46 in conjunction with the 2023 budget.

Attachment 2 provides a list of the credits for the former Wondergrove Cottages property in Grand Bend. These credits are to recognize the pre-existing use. As properties are developed, the credits will be applied. There were 2 properties developed in 2023.

## **ALTERNATIVES TO CONSIDER**

None

## **RECOMMENDED ACTIONS**

That this report is received and the Development Charges Statement is approved.

## **FINANCIAL IMPACT**

Acceptance of this report has no financial impact for Lambton Shores. The information shown in the statement is as per collections in 2023 and the approved Budget.

In conjunction with the Municipal Finance Officers of Ontario (MFOA), staff have tracked the impact of Bill 23 on the collection of DC's. For 2023 and the development we have had, Lambton Shores had a loss in revenue of \$34,402.00 due to the phase in of rates.

## **CONSULTATION**

None

Attachment 1 – Figure 1 Treasurers Statement

Attachment 2 – Capital Fund Transactions

Attachment 3 – Statement of Credit Holder