



Staff Report

Finance – Budgets & Accounting

Report To: Committee of the Whole
Meeting Date: May 18, 2021
Report Number: FAF.21.031
Title: 2020 Treasurer's Statement
Prepared by: Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

A. Recommendations

THAT Council receive Staff Report FAF.21.031, entitled "2020 Treasurer's Statement";

AND THAT Council approve the 2020 Treasurer Statement and post it on the Town's website and make it available to the Minister of Municipal Affairs upon request.

B. Overview

This report presents the 2020 Treasurer's Statement as per Section 43 of the *Development Charges Act, 1997* and Ontario Regulation 82/98 (O.Reg 82/98).

C. Background

Each year the Treasurer of the municipality must present the Treasurer's Statement as per the Development Charges Act and section 12 of O.Reg 82/98. This regulation outlines all of the information that must be included on the statement to be made available to the Public and available to the Minister upon request. The information includes:

- Opening and Closing Balances;
- Credits available to Developers with Opening and Closing balances as well as credits gain and utilized;
- Amount of money borrowed by the municipality from the fund;
- Interest incurred on the borrowed funds;
- Amount repaid of the borrowed funds;
- Credits recognized in the year; and
- Listing of projects that had Development Charge funding with other sources of funding if applicable.

D. Analysis

Attachment 1 of the report has a number of charts that are broken down by sub-section of O.Reg 823/98.

Chart #1 Section 12.1 and 12.2.1

This chart lists all Development Charge Reserve Funds and includes opening and closing balances, interest earned or paid, funding used for capital or operating fund. In 2020 the Town collected \$9.4M in Development Charges and spent \$3.5M on various capital projects, studies, and long-term debt repayments. The Town ended the year with a balance of \$25.9M.

Chart #2 Section 12.2.2

The second chart lists the Development Charge credits owed to various developers. These credits would be for works done and funded by the developer that the Town owns and operates. The developers are paid back through Development Charge credits. In total, the Town ended 2020 with \$8.2M in outstanding credits and developers utilized \$457,435 in 2020.

Chart #3 Section 12.2.6

Included in the Development Charge By-law is a number of different credits and exemptions for certain build types. The credits and exemptions range from a Fire credit for the installation of a sprinkler system, to demolitions, and agricultural builds. The Town must list the credits given during the year. For 2020, the Town gave 13 demolition credits for a total of \$406,538, in addition \$10,111 was given in credits for a School Board build, \$106,444 for Model Homes, and \$15,167 for an agricultural build.

Chart #4 Section 12.3

This chart gives details on the individual projects, studies, or debt repayments that used funding in 2020. In total in 2020 the Town used \$3.5M in Development Charges on 27 different projects. An additional \$965,414 came from other sources with the majority being discretionary reserve funds.

Sections 12.2.3, 12.2.4 and 12.2.5 do not have charts as the Town does not borrow from the Development Charge Reserve Funds.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

F. Environmental Impacts

None.

G. Financial Impacts

Development Charges are an integral funding source from the Town. Included in the 2021 approved capital budget are projects totaling \$3.3M being funded from Development Charges.

H. In Consultation With

None

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets at finance@thebluemountains.ca.

J. Attached

1. Sub-section of O.Reg 823/98 charts

Respectfully submitted,

Sam Dinsmore
Deputy Treasurer/Manager of Accounting & Budgets

Ruth Prince
Director Finance & Information Technology Services

Shawn Everitt
Chief Administrative Officer

For more information, please contact:
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Report Approval Details

Document Title:	2020 Treasurer's Statement.docx
Attachments:	- Att 1 FAF.21.031 Schedule Treasurer's Statement 2020.xlsx
Final Approval Date:	Apr 28, 2021

This report and all of its attachments were approved and signed as outlined below:

Ruth Prince - Apr 28, 2021 - 11:07 AM

Shawn Everitt - Apr 28, 2021 - 11:39 AM

Town of The Blue Mountains

Financial Statement Relating to Development Charge By-law 2019-17 and Reserve Funds
(prepared pursuant to Section 43 of the Development Charges Act, 1997 and Ontario Regulation 82/98)
For the Year Ended December 31, 2020

FAF.21.031 - Attachment 1

	Opening Balance \$	Expenditures							Closing Balance \$	
		New Dev Charges	Park Land	Interest Own Funds	Sub-total	Capital Fund	Operating Fund	Other Adj		Sub-total
Chart #1										
Section 12.(1) and (2.1) of O.Reg 82/98										
General Government	-\$21,497	\$139,430	\$0	\$197	\$139,627	\$0	\$59,644	\$0	\$59,644	\$58,487
Fire	\$637,982	\$150,811	\$0	\$9,515	\$160,326	\$0	\$0	\$0	\$0	\$798,307
Police	\$19,016	\$45,730	\$0	\$420	\$46,150	\$0	\$37,319	\$0	\$37,319	\$27,847
Parking and By-Law	\$149,094	\$335,541	\$0	-\$222	\$335,319	\$863,035	\$0	\$0	\$863,035	-\$378,622
Public Works	\$816,858	\$364,032	\$0	\$12,695	\$376,727	\$3,504	\$0	\$0	\$3,504	\$1,190,082
Roads and Related	\$6,311,989	\$2,828,236	\$0	\$102,292	\$2,930,528	\$93,118	\$42,030	\$0	\$135,148	\$9,107,369
Thornbury East Water	-\$223,979	\$0	\$0	-\$3,088	-\$3,088	\$0	\$29,044	\$0	\$29,044	-\$256,111
Thornbury West Water	-\$489,139	\$472,212	\$0	-\$6,409	\$465,803	\$137,205	\$0	\$0	\$137,205	-\$160,542
Water Treatment (Plant)	\$3,496,464	\$190,621	\$0	\$76,858	\$267,479	\$52,273	-\$33,471	\$0	\$18,802	\$3,745,141
Clarksburg Water	\$32,853	\$0	\$0	\$453	\$453	\$0	\$0	\$0	\$0	\$33,306
Craigleith Water	\$2,508,232	\$745,986	\$0	\$38,333	\$784,319	\$1,293	\$0	\$0	\$1,293	\$3,291,258
Osler Water	\$3,783	\$0	\$0	\$52	\$52	\$0	\$0	\$0	\$0	\$3,835
Camperdown Water	\$12,131	\$2,743	\$0	\$769	\$3,513	\$0	\$0	\$0	\$0	\$15,644
Lora Bay Water	\$80,870	\$325,108	\$0	\$3,949	\$329,057	\$39,971	\$0	\$0	\$39,971	\$369,957
Thornbury West Sewer	-\$586,165	\$334,040	\$0	-\$7,845	\$326,195	\$0	\$0	\$0	\$0	-\$259,969
Thornbury East Sewer	-\$85,600	\$0	\$0	-\$1,180	-\$1,180	\$0	\$0	\$0	\$0	-\$86,780
Camperdown Sewer	\$102,202	\$215,274	\$0	\$4,641	\$219,915	\$0	\$0	\$0	\$0	\$322,117
Lora Bay Sewer	-\$1,257,769	\$405,688	\$0	-\$13,594	\$392,094	\$0	\$0	\$0	\$0	-\$865,676
Craigleith Sewer	\$977,578	\$130,812	\$0	\$13,499	\$144,311	\$59,289	\$0	\$0	\$59,289	\$1,062,600
Clarksburg Sewer	-\$417,168	\$0	\$0	-\$5,751	-\$5,751	\$0	\$0	\$0	\$0	-\$422,919
Osler Sewer	\$1,429	\$0	\$0	\$20	\$20	\$0	\$0	\$0	\$0	\$1,448
Thornbury Sewer Capacity (TWWTP)	\$6,125,750	\$714,607	\$0	\$85,836	\$800,443	\$1,983,919	\$11,181	\$0	\$1,995,100	\$4,931,093
Craigleith Sewer Capacity (CWWTP)	-\$1,435,799	\$452,641	\$0	-\$17,450	\$435,191	\$0	\$22,363	\$0	\$22,363	-\$1,022,972
Solid Waste	\$31,433	\$81,370	\$0	\$819	\$82,189	\$0	\$0	\$0	\$0	\$113,622
Parks and Recreation	\$1,565,558	\$1,010,856	\$0	\$26,085	\$1,036,941	\$109,328	\$10,620	\$0	\$119,948	\$2,482,551
Library	\$1,424,628	\$432,584	\$0	\$21,703	\$454,287	\$0	\$0	\$0	\$0	\$1,878,915
Total Development Charges	\$19,780,734	\$9,378,323	\$0	\$342,597	\$9,720,920	\$3,342,934	\$178,731	\$0	\$3,521,665	\$25,979,989
Planning Act										
Recreational Land (Parkland)	\$791,313	\$0	\$445,250	\$10,657	\$455,907	\$0	\$0	\$0	\$0	\$1,247,221
	\$20,572,047	\$9,378,323	\$445,250	\$353,254	\$10,176,827	\$3,342,934	\$178,731	\$0	\$3,521,665	\$27,227,209

Chart #2

	2020 Opening Balance	Credits Utilized in 2020	Credits Earned in 2020	2020 Ending Balance
Section 12 (2.2) of O.Reg 82/98				
Roads and Related				
Georgian Bay Golf Club Limited and Georgian Bay Estates Limit	\$123,445	\$123,445	\$0	\$0
William Allan Holdings Limited	\$11,774	\$0	\$0	\$11,774
568578 Ontario Inc. and 472212 Ontario Ltd	\$11,901	\$0	\$0	\$11,901
Sorichetti Development Group Inc.	\$110,396	\$0	\$0	\$110,396
The Lora Bay Corporation	\$753,101	\$0	\$0	\$753,101
Total Roads and Related	\$1,010,617	\$123,445	\$0	\$887,172
Camperdown Water				
Georgian Bay Golf Club Limited and Georgian Bay Estates Limit	\$84,669	\$60,788	\$0	\$23,881
William Allan Holdings Limited	\$158,483	\$0	\$0	\$158,483
568578 Ontario Inc. and 472212 Ontario Ltd	\$193,219	\$0	\$0	\$193,219
Sorichetti Development Group Inc.	\$130,260	\$0	\$0	\$130,260
Total Camperdown Water	\$566,631	\$60,788	\$0	\$505,843
Camperdown Sewer				
Georgian Bay Golf Club Limited and Georgian Bay Estates Limit	\$255,294	\$183,288	\$0	\$72,006
William Allan Holdings Limited	\$477,858	\$0	\$0	\$477,858
568578 Ontario Inc. and 472212 Ontario Ltd	\$582,594	\$0	\$0	\$582,594
Sorichetti Development Group Inc.	\$392,760	\$0	\$0	\$392,760
Total Camperdown Sewer	\$1,708,506	\$183,288	\$0	\$1,525,218
Lora Bay Water				
The Lora Bay Corporation	\$2,067,538	\$0	\$0	\$2,067,538
Total Lora Bay Water	\$2,067,538	\$0	\$0	\$2,067,538
Lora Bay Sewer				
The Lora Bay Corporation	\$2,707,209	\$0	\$0	\$2,707,209
Total Lora Bay Sewer	\$2,707,209	\$0	\$0	\$2,707,209
Craigleith Sewer				

Castle Glen Development Corp	\$50,000	\$0	\$0	\$50,000
Langwest Developments Limited	\$25,000	\$0	\$0	\$25,000
Georgian Sands Development Corporation	\$25,000	\$0	\$0	\$25,000
Craigleith Development Corporation	\$25,000	\$0	\$0	\$25,000
Tabera Limited	\$25,000	\$0	\$0	\$25,000
Georgian International	\$406,824	\$89,914	\$0	\$316,910
Total Craigleith Sewer	\$556,824	\$89,914	\$0	\$466,910

Total Outstanding Credits **\$8,617,325** **\$457,435** **\$0** **\$8,159,890**

Section 12(2.3) of O.Reg 82/98
None

Section 12 (2.4) of O.Reg 82/98
None

Section 12 (2.5) of O.Reg 82/98
None

Chart #3

Section 12 (2.6) of O.Reg 82/98

	General Government	Fire	Police	Public Works	Parking and By-Law	Solid Waste	Parks and Recreation	Library	Roads and Related	Thornbury East Water	Thornbury West Water	Water Treatment	Clarksburg Water	Craigleith Water	Osler Water	Camperdown Water	Lora Bay Water	Thornbury West Sewer	Thornbury East Sewer	Camperdown Sewer	Lora Bay Sewer	Craigleith Sewer	Clarksburg Sewer	Osler Sewer	Thornbury Sewer Capacity	Craigleith Sewer Capacity	Total
Demolition Credit - Rural Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,010
Demolition Credit - Lora Bay SA1 Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$702	\$0	\$0	\$0	\$0	\$9,562	\$0	\$0	\$0	\$11,932	\$0	\$0	\$0	\$5,717	\$0	\$45,923
Demolition Credit - Rural Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,010
Exemption - Model Home Agreement - Thornbury West Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$16,863	\$702	\$0	\$0	\$0	\$0	\$0	\$11,930	\$0	\$0	\$0	\$0	\$0	\$0	\$5,717	\$0	\$53,222
Exemption - Model Home Agreement - Thornbury West Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$16,863	\$702	\$0	\$0	\$0	\$0	\$0	\$11,930	\$0	\$0	\$0	\$0	\$0	\$0	\$5,717	\$0	\$53,222
Demolition Credit - Lora Bay SA1 Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$702	\$0	\$0	\$0	\$0	\$9,562	\$0	\$0	\$0	\$11,932	\$0	\$0	\$0	\$5,717	\$0	\$45,923
Demolition Credit - Thornbury East Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$2,721	\$0	\$702	\$0	\$0	\$0	\$0	\$0	\$0	\$3,530	\$0	\$0	\$0	\$0	\$0	\$5,717	\$0	\$30,680
Exemption - School Portables - Thornbury East Non-Residential	\$474	\$512	\$154	\$1,240	\$1,143	\$241	\$0	\$0	\$6,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,111
Demolition Credit - Craigleith Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$702	\$0	\$5,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,484	\$0	\$0	\$3,178	\$28,967	\$28,967
Demolition Credit - Camperdown Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$702	\$0	\$0	\$0	\$2,306	\$0	\$0	\$0	\$10,148	\$0	\$0	\$0	\$0	\$5,717	\$0	\$36,883
Demolition Credit - Thornbury West Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$16,863	\$702	\$0	\$0	\$0	\$0	\$0	\$11,930	\$0	\$0	\$0	\$0	\$0	\$0	\$5,717	\$0	\$53,222
Demolition Credit - Lora Bay SA1 Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$702	\$0	\$0	\$0	\$0	\$9,562	\$0	\$0	\$0	\$11,932	\$0	\$0	\$0	\$5,717	\$0	\$45,923
Demolition Credit - Swiss Meadows Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,010
Demolition Credit - Rural Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,010
Demolition Credit - Rural Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,010
Demolition Credit - Rural Single/Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,010
Exemption - Barn for Livestock - Rural Non-Residential	\$710	\$768	\$231	\$1,860	\$1,714	\$362	\$0	\$0	\$9,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,167
Demolition Credit - Craigleith Single and Semi	\$397	\$430	\$130	\$1,037	\$956	\$201	\$2,879	\$1,232	\$10,748	\$0	\$0	\$702	\$0	\$5,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,484	\$0	\$0	\$0	\$3,178	\$28,967
Total Credits	\$7,139	\$7,730	\$2,335	\$18,655	\$17,197	\$3,618	\$43,185	\$18,480	\$177,090	\$2,721	\$50,589	\$7,020	\$0	\$11,186	\$0	\$2,306	\$28,686	\$35,790	\$3,530	\$10,148	\$35,796	\$2,968	\$0	\$0	\$45,736	\$6,356	\$538,260

Chart #4

Section 12.(3) of O.Reg 82/98

	Development Charges	Parkland Reserve Fund	Other Reserve Funds	Reserves	Long Term Debt	Taxation and User Rates	Developer Contributions	Other Contributions	Total Amount Financed	
Water Distribution Master Plan Environmental Assessment	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$327	
Eastside Water Storage and Distribution Environmental Assessment	\$1,293	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,293	
Roads Depot Expansion	\$3,504	\$0	\$1,165	\$0	\$0	\$0	\$0	\$0	\$4,669	
Town Wide Engineering Standards	\$6,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,392	
Thornbury Wastewater Treatment Plant Expansion	\$6,868	\$0	\$763	\$0	\$0	\$0	\$0	\$0	\$7,631	
Lora Bay Drainage Improvements	\$8,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,300	
Strategic Plan Update	\$7,471	\$0	\$0	\$3,582	\$0	\$0	\$0	\$0	\$11,053	
Town Wide Master Drainage Plan	\$11,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,697	
Wastewater Flow and Environmental Assessment	\$12,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,115	
Hidden Lake Road Environmental Assessment	\$12,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,339	
Watermain Leak Detection and Repair Program	\$18,475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,475	
Outdoor Pickleball Court	\$17,238	\$0	\$1,914	\$0	\$0	\$0	\$0	\$1,200	\$20,352	
Active Transportation Plan	\$9,470	\$0	\$0	\$11,574	\$0	\$0	\$0	\$0	\$21,044	
Peel Street Reconstruction	\$18,262	\$0	\$2,839	\$0	\$0	\$0	\$0	\$0	\$21,101	
Communication Strategy	\$14,660	\$0	\$0	\$14,252	\$0	\$0	\$0	\$0	\$28,912	
Wastewater Collection Model	\$33,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,545	
OPP Detachment Debt Repayment	\$37,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,319	
Transportation Master Plan	\$27,573	\$0	\$10,760	\$1,749	\$0	\$0	\$0	\$0	\$40,081	
Economic Development Strategy	\$24,411	\$0	\$0	\$27,336	\$0	\$0	\$0	\$0	\$51,747	
Leisure Activity Plan Update	\$10,620	\$0	\$0	\$0	\$0	\$52,130	\$0	\$0	\$62,750	
Price's Subdivision Wastewater Expansion	\$47,174	\$0	\$0	\$0	\$0	\$0	\$0	\$17,187	\$64,361	
Northwinds Beach Pedestrian Crossing	\$92,090	\$0	\$7,838	\$0	\$0	\$0	\$0	\$0	\$99,928	
Westside Water Storage and Distribution Environmental Assessment	\$79,942	\$0	\$33,149	\$0	\$0	\$0	\$0	\$0	\$113,091	
Thornbury Water Reservoir Debt Repayment	\$126,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,278	
Thornbury Road Reconstruction Project	\$54,217	\$0	\$74,554	\$0	\$0	\$0	\$0	\$40,612	\$169,382	
Arthur Street Parking Lot Expansion	\$863,035	\$0	\$0	\$0	\$0	\$95,893	\$0	\$0	\$958,928	
Thornbury Wastewater Treatment Plant Headworks Expansion	\$1,977,051	\$0	\$566,917	\$0	\$0	\$0	\$0	\$0	\$2,543,968	
Total Development Charges	\$3,521,665	\$0	\$699,900	\$58,493	\$0	\$148,022	\$0	\$58,999	\$4,487,079	4487079.11
Planning Act										
Recreational Land										
None	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$3,521,665	\$0	\$699,900	\$58,493	\$0	\$148,022	\$0	\$58,999	\$4,487,079	

Notes:
Reserve funds are consolidated with interest allocated based on respective balances, including interest borrowed from the funds by the municipality.