



# Staff Report

## Finance – Budgets & Accounting

---

**Report To:** Committee of the Whole Meeting  
**Meeting Date:** June 7, 2022  
**Report Number:** FAF.22.064  
**Title:** 2021 Treasurer’s Statement  
**Prepared by:** Sam Dinsmore, Deputy Treasurer/Manager of Accounting & Budgets

---

### A. Recommendations

---

THAT Council receive Staff Report FAF.22.064, entitled “2021 Treasurer’s Statement”;

AND THAT Council approve the 2021 Treasurer’s Statement and post it on the Town’s website and make it available to the Minister of Municipal Affairs upon request.

### B. Overview

---

This reports presents the 2021 Treasurer’s Statement as per Section 43 of the *Development Charges Act, 1997* (Act) 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 Act and Section 12 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 the Ministry upon requests. The information required includes:

- Opening and Closing Reserve Fund Balances;
- Development Charge Credits – opening and closing balances as well as credits gained or utilized;
- Funds borrowed by the municipality from the reserve funds;
- Interest incurred on any borrowed funds;
- Amount repaid on any borrowed funds;
- Exemptions recognized in the year;
- Listing of all projects with Development Charge funding and other funding sources if applicable.

### D. Analysis

---

This section should include the analysis that led to the recommendation, including an analysis of the risks of following through (or not) with the recommendation.

## **E. Strategic Priorities**

---

### **1. Communication and Engagement**

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

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

## **F. Environmental Impacts**

---

N/A

## **G. Financial Impacts**

---

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 2021 the Town collected \$9.2M in Development Charges and spent \$2.8M on various capital projects, studies, and long-term debt repayments. The Town ended the year with a balance of \$36.6M.

In addition the Town spent \$1.2M from the Parkland Dedication Reserve Fund for the purchase of 125 Peel Street.

### 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 2021 with \$7.1M in outstanding credits and developers utilized \$1M in 2021.

### 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 2021, the Town issued 16 demolition credits for a total of \$489,352, in addition \$164,677 in exemptions were issued for agricultural

builds, giving a total exemption cost of \$654,029.

#### Chart #4 Section 12.3

This chart gives details on the individual projects, studies, or debt repayments that used Development Charge funding in 2021. In total in 2021 the Town used \$2.8M in Development Charges on 25 different projects. An additional \$1.6M came from other sources with the majority being from the property owners for the Price's Subdivision wastewater extension.

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.

### **H. In Consultation With**

---

None

### **I. Public Engagement**

---

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Sam Dinsmore, Deputy Treasurer/Manager of Accounting & Budgets, [sdinsmore@thebluemountains.ca](mailto:sdinsmore@thebluemountains.ca)

### **J. Attached**

---

1. O.Reg 82/98 charts

Respectfully submitted,

Sam Dinsmore  
Deputy Treasurer/Manager of Accounting & Budgets

Ruth Prince  
Director Finance & Information Technology Services

For more information, please contact:  
Sam Dinsmore, Deputy Treasurer/Manager of Accounting & Budgets  
[budgetteam@thebluemountains.ca](mailto:budgetteam@thebluemountains.ca)  
519-599-3131 extension 274

### Report Approval Details

Document Title:	FAF.22.064 2021 Treasurer's Statement.docx
Attachments:	- FAF.22.064 Attachment 1.docx
Final Approval Date:	May 18, 2022

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

**Ruth Prince - May 18, 2022 - 9:17 AM**



Recreational Land (Parkland)	\$1,247,221	\$0	\$1,300	\$1,401	\$0	\$1,210,834	\$39,087
<b>Total</b>	<b>\$27,227,209</b>	<b>\$9,179,375</b>	<b>\$1,300</b>	<b>\$183,785</b>	<b>\$583,835</b>	<b>\$3,395,494</b>	<b>\$32,612,340</b>

**Section 12 (2.2) of O.Reg 82/98**

	<b>Opening Balance</b>	<b>Credits Utilized</b>	<b>Credits Issued</b>	<b>Closing Balance</b>
<b>Roads and Related</b>	\$11,774	\$0	\$0	<b>\$11,774</b>
William Allan Holdings Limited	\$11,901	\$0	\$0	<b>\$11,901</b>
568578 Ontario Inc. and 472212 Ontario Ltd	\$110,396	\$0	\$0	<b>\$110,396</b>
Sorichetti Development Group Inc.	\$753,101	\$408,424	\$0	<b>\$344,677</b>
The Lora Bay Corporation	<b>\$887,172</b>	<b>\$408,424</b>	<b>\$0</b>	<b>\$478,748</b>
<b>Total Roads and Related</b>				
<b>Camperdown Water</b>	\$23,881		\$0	<b>\$23,881</b>
Georgian Bay Golf Club Limited and Georgian Bay Estates Limited	\$158,483	\$0	\$0	<b>\$158,483</b>
William Allan Holdings Limited	\$193,219	\$0	\$0	<b>\$193,219</b>
568578 Ontario Inc. and 472212 Ontario Ltd	\$130,260	\$0	\$0	<b>\$130,260</b>
Sorichetti Development Group Inc.	<b>\$505,843</b>	<b>\$0</b>	<b>\$0</b>	<b>\$505,843</b>
<b>Total Camperdown Water</b>				
<b>Camperdown Sewer</b>	\$72,006		\$0	<b>\$72,006</b>
Georgian Bay Golf Club Limited and Georgian Bay Estates Limited	\$477,858	\$0	\$0	<b>\$477,858</b>
William Allan Holdings Limited	\$582,594	\$0	\$0	<b>\$582,594</b>
568578 Ontario Inc. and 472212 Ontario Ltd	\$392,760	\$0	\$0	<b>\$392,760</b>
Sorichetti Development Group Inc.	<b>\$1,525,218</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,525,218</b>
<b>Total Camperdown Sewer</b>				
<b>Lora Bay Water</b>	\$2,067,538	\$280,874	\$0	<b>\$1,786,664</b>
The Lora Bay Corporation	<b>\$2,067,538</b>	<b>\$280,874</b>	<b>\$0</b>	<b>\$1,786,664</b>
<b>Total Lora Bay Water</b>				

<b>Lora Bay Sewer</b>	\$2,707,209	\$197,689	\$0	<b>\$2,509,520</b>
The Lora Bay Corporation	<b>\$2,707,209</b>	<b>\$197,689</b>	<b>\$0</b>	<b>\$2,509,520</b>
<b>Total Lora Bay Sewer</b>				
<b>Craigleith Sewer</b>	\$50,000	\$0	\$0	<b>\$50,000</b>
Castle Glen Development Corp	\$25,000	\$0	\$0	<b>\$25,000</b>
Langwest Developments Limited	\$25,000	\$0	\$0	<b>\$25,000</b>
Georgian Sands Development Corporation	\$25,000	\$0	\$0	<b>\$25,000</b>
Craigleith Development Corporation	\$25,000	\$0	\$0	<b>\$25,000</b>
Tabera Limited	\$316,910	\$145,926	\$0	<b>\$170,984</b>
Georgian International	<b>\$466,910</b>	<b>\$145,926</b>	<b>\$0</b>	<b>\$320,984</b>
<b>Total Craigleith Sewer</b>				
	<b>\$8,159,890</b>	<b>\$1,032,913</b>	<b>\$0</b>	<b>\$7,126,977</b>
<b>Total Outstanding Credits</b>	\$11,774	\$0	\$0	<b>\$11,774</b>

**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

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

	General Gov't	Fire	Police	Public Works	Parking	Solid Waste	Parks	Library	Roads	TE Water	TW Water	WTP	Craig. Water	Camp. Water	LB Water	TW Sewer	TE Sewer					
Agriculture	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718		\$2,310				\$10,231		\$5,848		\$37,531
Agriculture	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995													\$18,424
Agriculture	\$2,014	\$2,181	\$653	\$5,279	\$4,866	\$1,029	\$0	\$0	\$27,030													\$43,052
Agriculture	\$569	\$616	\$184	\$1,491	\$1,375	\$291	\$0	\$0	\$7,635													\$12,161
Agriculture	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995													\$18,424
Agriculture	\$919	\$995	\$298	\$2,408	\$2,220	\$469	\$0	\$0	\$12,330													\$19,639
Agriculture	\$723	\$782	\$234	\$1,894	\$1,746	\$369	\$0	\$0	\$9,697													\$15,446
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718		\$2,310				\$10,231		\$5,848		\$37,531
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$13,121													\$20,550
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718	\$5,722						\$1,518		\$3,251	\$29,633
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718	\$5,722						\$1,518		\$3,251	\$29,633
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718	\$5,722						\$1,518		\$3,251	\$29,633
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718	\$5,722						\$1,518		\$3,251	\$29,633
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995													\$18,424
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995													\$18,424
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718			\$3,729							\$22,871
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995													\$18,424
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995	\$2,784		\$718						\$3,611		\$5,848		\$31,385
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995			\$718		\$2,310								\$21,452
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995													\$18,424
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995		\$17,251	\$718				\$12,204				\$5,848		\$54,445
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995		\$17,251	\$718				\$12,204				\$5,848		\$54,445
Demolition	\$406	\$440	\$133	\$1,061	\$978	\$206	\$2,945	\$1,260	\$10,995		\$17,251	\$718				\$12,204				\$5,848		\$54,445
<b>Total Credits</b>	<b>\$11,939</b>	<b>\$12,934</b>	<b>\$3,897</b>	<b>\$31,231</b>	<b>\$28,789</b>	<b>\$6,072</b>	<b>\$55,955</b>	<b>\$23,940</b>	<b>\$267,724</b>	<b>\$2,784</b>	<b>\$51,753</b>	<b>\$8,616</b>	<b>\$22,888</b>	<b>\$6,930</b>	<b>\$3,729</b>	<b>\$36,612</b>	<b>\$3,611</b>	<b>\$20,462</b>	<b>\$6,072</b>	<b>\$35,088</b>	<b>\$13,004</b>	<b>\$654,029</b>



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

	Development Charges	Parkland	Other Reserve Funds	Reserves	Long-Term Debt	Taxation/User-Fees	Developers	Other	Total Funding
Eastside Water Storage and Distribution Environmental Assessment	\$48,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,973
Additional Vehicles	\$368,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,681
Thornbury Wastewater Treatment Plant Expansion	\$304,930	\$0	\$33,881	\$0	\$0	\$0	\$0	\$0	\$338,812
Lora Bay Drainage Improvements	\$2,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,494
Town Wide Engineering Standards	\$18,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,253
Moreau Park Pavilion	\$3,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,867
Hidden Lake Road Environmental Assessment	\$9,994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,994
Outdoor Pickleball Court	\$113,260	\$0	\$10,726	\$0	\$0	\$0	\$0	\$0	\$123,986
Fire Master Plan	\$33,327	\$0	\$0	\$0	\$0	\$33,327	\$0	\$0	\$66,654
Town Wide Master Drainage Plan	\$252,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,974
Long Point Road Sewer and Lift Station EA	\$87	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87
Official Plan Update	\$963	\$0	\$0	\$620	\$0	\$0	\$0	\$0	\$1,583
Density Intensification Study	\$7,817	\$0	\$0	\$440	\$0	\$0	\$0	\$0	\$8,257
Peel Street Reconstruction	\$8,511	\$0	\$1,323	\$0	\$0	\$0	\$0	\$0	\$9,834
Wastewater Collection Model	-\$24,154	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$24,154
OPP Detachment Debt Repayment	\$37,317	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,317
Transportation Master Plan	\$127,967	\$0	\$49,939	\$8,115	\$0	\$0	\$0	\$0	\$186,021
Leisure Activity Plan Update	\$7,221	\$0	\$0	\$11,141	\$0	\$0	\$0	\$0	\$18,363
Price's Subdivision Wastewater Expansion	\$345,823	\$0	\$98,481	\$0	\$0	\$0	\$0	\$1,206,553	\$1,650,857
Westside Water Storage and Distribution Environmental Assessment	\$64,705	\$0	\$26,831	\$0	\$0	\$0	\$0	\$0	\$91,536
Thornbury Water Reservoir Debt Repayment	\$122,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,062
Thornbury West Road Reconstruction Project	\$31,137	\$0	\$31,137	\$0	\$0	\$0	\$0	\$0	\$62,273
Arthur Street Parking Lot Expansion	\$64,109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$64,109
Wastewater Flow and Environmental Assessment	\$663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$663
Thornbury Wastewater Treatment Plant Headworks Expansion	\$817,512	\$0	\$132,477	\$0	\$0	\$0	\$0	\$0	\$949,989

<b>Sub-Total</b>	<b>\$2,768,495</b>	<b>\$0</b>	<b>\$384,794</b>	<b>\$20,316</b>	<b>\$0</b>	<b>\$33,327</b>	<b>\$0</b>	<b>\$1,206,553</b>	<b>\$4,413,485</b>
125 Peel Street	\$0	\$1,210,834	\$0	\$0	\$0	\$0	\$0	\$0	\$1,210,834
<b>Total</b>	<b>\$2,768,495</b>	<b>\$1,210,834</b>	<b>\$384,794</b>	<b>\$20,316</b>	<b>\$0</b>	<b>\$33,327</b>	<b>\$0</b>	<b>\$1,206,553</b>	<b>\$5,624,319</b>