
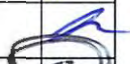
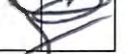


**COUNCIL**  
**FINANCE DIVISION**

APPROVALS	
DIRECTOR	
CFO	
CAO	

**REPORT FIN-2023-05**  
**MARCH 21, 2023**

**SUBJECT: DEVELOPMENT CHARGES 2022 YEAR-END STATEMENT**

**AUTHOR: RICHARD BENDELL, CPA-CMA  
DEVELOPMENT FINANCE COORDINATOR**

**APPROVING MANAGER: ELIZABETH PANKOFF, MBA, CPA, CGA  
MANAGER OF BUDGETS AND FINANCIAL REPORTING /  
DEPUTY TREASURER**

**APPROVING DIRECTOR: STEVEN FAIRWEATHER, CPA-CA, MPA, DPA,  
DIRECTOR OF FINANCE / CHIEF FINANCIAL OFFICER / TREASURER**

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives the Treasurer's Statement attached to Report FIN-2023-05 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*.

**ORIGIN AND 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, 2022-164 and 2022-165 passed in August 2022. The services covered by these bylaws are:

- By-law 2022-163 – City Wide – No Transit
- By-law 2022-164 - Transit Only (Expired on December 31, 2022)
- By-law 2022-165 – North-West Service Area (Area Specific)

**COMMENTS AND ANALYSIS:**

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 2022 development charges imposed by the City of Welland are outlined in the City's current Development Charges By-law's 2022-163, 2022-164 and 2022-165.

**FINANCIAL CONSIDERATION:**

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

**OTHER DEPARTMENT IMPLICATIONS:**

Not applicable.

**SUMMARY AND CONCLUSION:**

During fiscal 2022, the City of Welland collected \$5,145,583 (net of DC Credit Refunds/Adjustments in Development charges, earned investment income of \$256,040, and expenditures of \$2,500,985. Therefore, the net increase in Development charges during fiscal 2022 was \$2,900,638. (Appendix I)

**ATTACHMENTS:**

Appendix I – Treasurer's Statement, Development Charges

CITY OF WELLAND

TREASURER'S STATEMENT  
DEVELOPMENT CHARGES  
FOR THE YEAR ENDED DECEMBER 31, 2022

	TOTAL DEVELOPMENT CHARGES	50-625-00416 290980	50-625-00417 291010	50-625-00418 290990	50-625-00419 291020	50-625-00420 291080	50-625-00421 291090	50-625-00422 291100	50-625-00423 291110	50-625-00429 291120	50-625-00435 291230	50-625-00436 291240
		ROADS	FIRE	ADMIN	TRANSIT	SAN SEWER	WATER	STORM SEWER	LIBRARY	ST ANDREWS TERRACE-WATER	PUBLIC WORKS	RECREATION
<b>BEGINNING BALANCE, JANUARY 1, 2022</b>	<b>16,076,006.62</b>	<b>6,421,350.54</b>	<b>1,153,722.73</b>	<b>455,285.09</b>	<b>506,795.38</b>	<b>473,146.52</b>	<b>1,361,961.47</b>	<b>1,095,114.60</b>	<b>283,954.34</b>	<b>323,771.44</b>	<b>320,401.60</b>	<b>3,680,502.91</b>
ADD:												
DEVELOPMENT CHARGES	5,769,502.19	1,968,826.82	613,518.32	91,779.56	42,270.36	884,668.25	329,976.60	188,253.63	92,685.68	94,646.43	216,085.56	1,246,790.98
DC CREDIT REFUND/ADJUST	(623,918.77)	(264,603.95)	-	-	-	(9,046.82)	(20,277.36)	-	-	-	-	(329,990.64)
RESERVE INTEREST INCOME (NET OF PRIOR YEAR INTEREST ACCURAL & CURRENT YEARS ACCURAL)	256,040.00	127,420.00	6,740.00	5,350.00	610.00	(6,110.00)	18,310.00	24,060.00	3,200.00	13,540.00	9,120.00	53,800.00
LESS:												
CAPITAL EXPENDITURES												
MEMORIAL PARK DRIVE (TOP ASPHALT)	63,750.00	63,750.00										
CLARE AVENUE INFRASTRUCTURE RENEWALS (MULTI ASSET)	57,952.92	57,952.92										
TRANSPORTATION MASTER PLAN	41,294.65	41,294.65										
ROAD STUDY - URBAN AREA	44,015.26	44,015.26										
CLARE AVENUE FITCH TO WEBBER (TOP ASPHALT)	85,000.00	85,000.00										
REPLACE AERIAL UNIT	235,000.00		235,000.00									
NEW FIRE STATION #3 - PHASE 1 OF 2	24,530.77		24,530.77									
OFFICIAL PLAN UPDATE	40,767.59			40,767.59								
AFFORDABLE HOUSING COMMUNITY IMPROVEMENT PLAN	35,752.11			35,752.11								
NEW TRANSIT OPERATIONS FACILITY PHASE 1 OF 2 / GARAGE PHASE 2 OF 2	231,245.47				231,245.47							
BROADWAY AREA - CONSTRUCTION OF TRUNK SANITARY SEWER/ROADS, STORM, SEWER, WTRMAIN	1,694.26					1,694.26						
BROADWAY AREA INFLOW/INFILTRATION REDUCTION INVESTIGATION	31,422.28					31,422.28						
LINCOLN/COVENTRY AREA INFLOW/INFILTRATION REDUCTION INVESTIGATION	31,605.45					31,605.45						
RIVER INFLOW INVESTIGATION & INSTALL OF CHECK VALVES	30,000.00					30,000.00						
DAIN CITY INFILTRATION/INFLOW REDUCTION PROGRAM	5,088.00					5,088.00						
SANITARY SEWER MODEL UPDATE	62,735.04					62,735.04						
SANITARY SEWER SPOT REPAIRS - INCLUDES MH REPAIRS	179,375.00					179,375.00						
PCD SOUTH 1 / 1 INVESTIGATION AND REDUCTION	27,348.85					27,348.85						
LINCOLN/EMPRESS AREA 1 / 1 INVESTIGATION AND REDUCTION	37,500.00					37,500.00						
DAIN/GORDON AREA 1 / 1 INVESTIGATION AND REDUCTION	37,500.00					37,500.00						
MAJOR STREET AREA WASTEWATER MASTER SERVICING PLAN AND RENEWALS IMPLEMENTATION PL	53,426.55					53,426.55						
CSO & SEWER SYSTEM FLOW LEVEL MONITORING (MANDATORY)& SSO DECOMMISSIONING	100,000.00					100,000.00						
WATER MODEL UPDATE	14,582.21						14,582.21					
DAVID STREET AREA STORM SEWER MSP & MODEL (DITCH OUTLET REVIEW & DESIGN)	172,698.37							172,698.37				
DAIN CITY STORM CHANNEL IMPROVEMENTS	119,065.20							119,065.20				
TRANSFER TO OPERATING - LIBRARY DC 2022	55,600.00								55,600.00			
DC HUNTERS POINTE	296,502.65									296,502.65		
YSP DEBT PAYMENT	245,035.50											245,035.50
SPARROW MEADOWS PARK PH 1-3	140,496.90											140,496.90
TOTAL CAPITAL EXPENDITURES	2,500,985.03	292,012.83	259,530.77	76,519.70	231,245.47	597,695.43	14,582.21	291,763.57	55,600.00	296,502.65	-	385,532.40
<b>ENDING BALANCE, DECEMBER 31, 2022</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>324,240.02</b>	<b>135,455.22</b>	<b>545,607.16</b>	<b>4,265,570.85</b>

CITY OF WELLAND

TREASURER'S STATEMENT  
DEVELOPMENT CHARGES  
FOR THE YEAR ENDED DECEMBER 31, 2022

	NORTHWEST SERVICE AREA	50-625-00446 291350	50-625-00447 291360	50-625-00448 291370
TOTAL DEVELOPMENT CHARGES	NORTHWEST SERVICE AREA STORMWATER	NORTHWEST SERVICE AREA WATER	NORTHWEST SERVICE AREA WASTEWATER	
<b>BEGINNING BALANCE, JANUARY 1, 2022</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, 2022</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>