To:	COUNCIL
Meeting Date:	**4/30/2024**
Subject:	Development Charges Statement for the Year Ended December 31, 2023
Submitted By:	Sheryl Ayres, Chief Financial Officer
Prepared By:	Kate Hyde, Senior Financial Analyst - Development
Report No.:	24-020-CRS
File No.:	C11
Wards Affected:	All Wards

RECOMMENDATION(S):

THAT Report 24-020-CRS Development Charges Statement for the Year Ended December 31, 2023 be received as information.

EXECUTIVE SUMMARY:

Purpose

In 2019, the City enacted Development Charges ("DC") By-law 19-094, as amended. Section 43 of the *Development Charges Act, 1997, S.O. 1997, c. 27,* as amended ("DCA") requires the Treasurer to provide Council a financial statement relating to the Development Charges By-law and reserve funds. Section 17.2 of the City's Development Charges By-law 19-094, as amended, requires this statement to be provided to Council by April 30th of the following year.

Key Findings

- The development charges ("DC" or "DCs") statement provides detailed information related to opening and closing balances of the City's development charge reserve funds and of the transactions related to the funds. Revenues include contributions received from developers, contributions from the City for waived or exempted DCs, as well as investment income and interest earned under the DCA rate freeze legislation. The expenditures include contributions to capital projects and contributions to operations towards the cost of project managers.
- The statement also provides the required details on all assets whose capital costs were funded under a development charges by-law during the year. For

these assets, information is included on other sources of financing and amounts spent on the project.

- The statement includes information on Credit for Service Agreements that the City has entered into, waived or exempted DCs funded by the City, and DC deferrals provided by the City. The statement also includes information associated with Bill 23, *More Homes Built Faster Act, 2022*, in relation to both the DCs that were exempted under this new legislation, and the reduction of DCs associated with the mandatory phasing in of development charges rates.
- As required by the Development Charges Act, the City of Cambridge has not imposed directly or indirectly, a charge related to a development or requirement to construct a service related to development, except as permitted by the Development Charges Act or another Act.

Financial Implications

- At the end of 2023, the City's development charge reserve funds had an overall funded position of $68,012,993, an increase of $4,153,562 from the opening balance. From the total development charge funded position of $68,012,993, an amount of $23,055,459 has already been committed to approved open capital projects. These funds have not yet been transferred to the capital projects as the capital expenditures have not yet been incurred.
- Credit for Service agreements are currently in place for the Cambridge West, Morrison Creek Estates, Moffat Creek and iPort Cambridge/Madison Homes subdivision developments with issued credits totaling $13,216,951, $9,926,298, $225,761 and $453,021 respectively to December 31, 2023. This is summarized by capital project in Appendix B.
- Development charge exemptions in the amount of $141,987 were funded from the City's operating fund in 2023. This is broken down between $116,037 in industrial exemptions and $25,950 in core credit exemptions.
- There are fourteen developments with deferred development charges as of December 31, 2023, equating to $7,924,492. A summary of the City of Cambridge DC deferrals can be found in Appendix C.
- Following the enactment of Bill 23, *More Homes Built Faster Act, 2022*, on November 28, 2022, there were no write-offs for deferred DCs in 2023.
- Also following the enactment of Bill 23, the City of Cambridge had a reduction in DC fees collected in the amount of $748,584, resulting from the mandatory phasing-in of DC rates.

STRATEGIC ALIGNMENT:

☐ Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

☒ Core Service

Program: Finance

Core Service: Development Charges

BACKGROUND:

The Development Charges Act

The *Development Charges Act 1997, S.O. 1997, c. 27, as amended, ("DCA")* Section 43(1) requires the Treasurer of the municipality to provide City Council with an annual financial statement relating to development charge reserve funds, as set out in By-law 19-094, as amended. The DCA also requires that the statement be made available to the public and the Treasurer is to give a copy of the statement to the Minister of Municipal Affairs and Housing on request.

Credit for Service Agreements

In 2020, the City of Cambridge Council passed policy *A09 FIN 002 Development Charges – Credit for Service Agreement* which allowed the City to enter into Credit for Service Agreements. A Credit for Service Agreement represents an agreement with a developer(s) to facilitate the construction of growth-related municipal infrastructure ahead of the City's capital program. Under these agreements, developers construct, or pay to have constructed, infrastructure that the City is unwilling or unable to fund within the time frame sought by a developer(s). The reimbursement to the developer is provided by way of a development charge credit and/or refund. Under these agreements, the developer pays for the upfront costs of the infrastructure ahead of the capital budget schedule and are provided credits and/or refunds for development charges.

These credits will offset development charges owing at the time development charges are required to be paid which is subdivision registration and/or building permit issuance. If the capital project that was previously forecasted in the future at the time of signing the agreement and is subsequently approved (i.e. time lapses), then the developer would be reimbursed through that approved capital project. Expenditures can be covered up to the amounts identified in the Development Charges Background Study

and costs exceeding these amounts must be approved by Council prior to the award of the tender. Since the introduction of this policy, four developers have proceeded with work covered under these agreements for specific developments. These developments include Cambridge West and Morrison Creek Estates, which were approved by Council and the developers began to accrue credits in 2021 and continuing through 2023, as well as the addition of new agreements for Moffat Creek and iPort Cambridge/Madison Homes in 2023. The balance of credits accrued to date as of December 31, 2023 are outlined in Appendix B.

Deferred Development Charges

In 2019 under Bill 108, *More Homes, More Choice Act, 2019*, changes were made to the Development Charges Act that allowed for the deferral of development charges for specific types of development including for-profit rental units, non-profit housing, and institutional development under section 26.1 of the DCA. This was further amended in 2022 under Bill 23, *More Homes Built Faster Act, 2022*, making non-profit housing fully exempt from DCs instead of only deferring the charges. The net effect of these changes to the DCA result in the deferral of DCs for for-profit rental housing and institutional development, and the exemption of DCs for non-profit housing.

The for-profit rental units and institutional developments can be deferred for a maximum of six years with interest, where annual payments are owing beginning at occupancy.

In addition, Section 27 of the DCA allows for entering into an agreement with developers for the early or late payment of DCs, which can also result in deferred development charges. The tracking of the City's deferred DC balances is outlined in Appendix C.

Development Charge Interest

Under the DCA, interest may be applicable on development charges in three scenarios:

Section 26.1 deferred DCs, discussed above; Section 27 early or late payment arrangements, also discussed above; and Section 26.2 DC rate freezes. Section 26.2 allows for DC rates to be locked in at the Site Plan Agreement or the Zoning By-law Amendment and then become payable at the first building permit issuance, allowing for interest to be charged from the date of application to the date of payment. The City's policy, A09 FIN 003 Development Charge Interest, specifies the interest rate to be used for freezes and deferrals (excluding non-profit housing, which was subsequently exempted) at a rate of Prime + 2%. With the subsequent passage of Bill 23, *More Homes Built Faster Act, 2022*, on November 28, 2022, the allowable interest rate for section 26.1 (deferrals) and 26.2 (freezes) is limited to prime + 1%.

Phasing-in of Development Charge Rates

Another change to the DCA stemming from Bill 23, *More Homes Built Faster Act, 2022*, is the mandatory phasing-in of development charge rates, such that only 80% of the calculated rate can be charged in year one after a by-law is enacted, increasing to 85% in year two, then 90% in year three, 95% in year four and returning to full new rates in year five.

The legislation made this retroactive to any by-law passed since January 1, 2022. This includes the City's amending By-law 22-003 which was passed by City Council on January 18, 2022. Amending By-law 22-003 had recalculated the City's DC rates, these rates are now required to be phased-in because of Bill 23:

- Public Works
- Growth Studies – Other
- Parks and Recreation Services
- Library Services

The phase-in results in an effective discount of 20% from November 28, 2022 (when the Act received Royal Assent) to January 18, 2023 (the first anniversary of the passage of the by-law), then reducing to 15% from January 19, 2023, to January 18, 2024. This resulted in a loss of DC revenues of $748,584 for the period of January 1, 2023 to December 31, 2023 (Table 1).

Table 1

DEVELOPMENT CHARGES

2023 Bill 23 Reduction

Development Charge	Amount
Public works	$ 114,681
Growth Studies	$ 15,741
Library	$ 89,356
Parks and Rec	$ 528,806
Total	$ 748,584

The Development Charges Statement

The City's financial system tracks the activity for each development charge reserve fund. Revenue and expenditure transactions are recorded by reserve fund, providing the details for the development charges statement as attached in Appendix A.

Parking Development Charges

As part of Bill 108, *More Homes, More Choice Act, 2019*, parking services became an ineligible service effective September 18, 2022. While the City's current DC By-law contains a DC rate for parking services, as of September 18, 2022, the City has not and will not collect any further Parking DC revenues from developers. The funds collected to date are now deemed under the DCA to be a general capital reserve fund for the same purposes for which it was originally collected. The Parking fund is reported in the 2023 development charges statement for transparency.

ANALYSIS:

The following summarizes the activities of the development charge reserve funds for the 2023 fiscal period:

Revenues: A total of $28,569,590 in revenue was generated for development charge reserve funds, comprised of $25,095,929 in externally contributed development charges, and $141,987 contributed by the City for funded exemptions (Table 2). Additionally, there was investment revenue earned of $2,775,040, and interest charges relating to the rate freeze legislation and DC deferrals of $556,634.

Table 2

DEVELOPMENT CHARGES

2023 EXEMPTIONS

Exemption	Amount
Core Credit Exemption	$ 25,950
Industrial Exemption	$ 116,037
Total	$ 141,987

Expenditures: A total of $22,011,831 in contributions from the development charge reserve funds were transferred to capital projects during the year, and an additional $2,404,200 was provided to offset related operating expenditures for debt charges and project managers.

Credit for Service Agreements: The City has recognized $28,561,093 in costs incurred to date relating to Credit for Service Agreements for subdivisions, as outlined in Appendix B. A total of $4,739,063 in DC credits have been used up to December 31, 2023, which leaves a balance of $23,822,030 to be claimed as either future DC credits or refunded. The total capital budget approval for these projects is $42,873,600 and therefore another $14,312,507 in credits and reimbursements are expected.

DC Deferrals: There were twelve new DC deferrals in 2023. The total deferrals offered by the City are $7,924,492, as outlined in Appendix C.

Year End Balance: The net balance of the development charge reserve funds as at December 31, 2023 is $68,012,993, an increase of $4,153,562 or 6.50% over the opening balance of $63,859,431.

Positive Reserve Fund Balances:

The development charge reserve funds for stormwater, water, roadways, engineering studies, parks and recreation, fire services, library, public works facilities and fleet, government studies, and parking have positive fund balances. The following summarizes the major activities from the reserve funds with the greatest positive balance:

- **Parks & Recreation:** this fund has a balance of $29,560,243 which is an increase of $3,462,637 or 13.27% over the previous year's ending balance of $26,097,606. This is mainly attributed to contributions received from DCs of $5,853,303 and investment income of $1,236,909. The increase is offset by contributions to capital and operating funds of $3,647,305 and $93,300 respectively.

- **Roadways**: this fund has a balance of $25,732,989 which is an increase of $4,679,175 or 22.22% over the previous year's ending balance of $4,679,175. This is primarily due to contributions received from DCs of $10,629,201 and investment income of $965,748. The increase is offset by contributions to capital and operating funds of $5,981,719 and $1,247,500 respectively. The major contributions from this reserve fund were used for capital projects such as A/00679-40 Blenheim Road of $5,246,500 and A/00221-40 SE Galt 2102 Infrastructure Upsize Wesley Blvd. of $426,931.

Negative Reserve Fund Balances:

The development charge reserve fund for wastewater has a negative fund balance. The following summarizes the major activities of this reserve fund:

- **Wastewater:** this fund has a balance of ($565,695) which is an increase of $1,325,755 or 70.09% over the previous year's ending balance of ($1,891,450). This is primarily due to contributions received from DCs of $3,532,783 and interest charges of $97,433. The increase is offset by contributions to capital and operating funds of $1,381,458 and $893,900 respectively. Of the amount contributed to the capital fund, $508,600 was contributed to A/00679-40 Blenheim Road, and $607,062 contributed to A/00482-40 CamWest Bismark Dr. Sanitary Trunk Sewer.

Development charge reserve funds can experience an overdrawn position due to the timing of the emplacement of infrastructure ahead of complete funding being available.

This overdrawn position is recovered through future funds to be received from developers.

To ensure an overall positive balance and sufficient cash flow on the development charge reserve funds, Council approves debt financing of certain development projects. Since 2020, the City of Cambridge has issued a total of $41,866,000 in DC debt for these projects with $18,465,000 issued in 2023.The City of Cambridge Council has also approved additional debt of $30,746,295 that has not been issued yet. This funding is again tied to specific capital projects that are key developments in Cambridge over the next few years such as the Preston Memorial Auditorium renovation, and continued work on certain North Cambridge and South East Galt development projects.

The principal and interest payments on this debt will be funded through development charge revenues collected in the future as the development planned for in the Development Charges Background Study takes place. Should growth and intensification not hit the targets identified in the Development Charges Background Study, this may have an impact to tax and water/sewer rates in order to fund the required debt payments as they become due.

As required by the *Development Charges Act*, the City of Cambridge has not imposed directly or indirectly, a charge related to a development or requirement to construct a service related to development, except as permitted by the *Development Charges Act* or another Act.

For the following services, the City expects to, at a minimum, incur over the current life By-law (from 2019 to 2024) the same amount of capital costs that were estimated for the same time period in the background study:

- Government Studies
- Fire Services
- Roadways
- Water
- Wastewater
- Library
- Parks and Recreation

For the Stormwater service, projected capital costs have shifted to future years beyond the expiry of the City's current By-law, which expires in June 2024. The 2019 background study calculating these rates had utilized a 13-year planning horizon, from

2019 to 2031. Overall, the capital costs projected over the entire 13-year horizon remain relevant.

The Engineering Studies and Public Works Facilities and Fleet also utilized a 13-year planning horizon in the 2019 DC background study. Some of the costs in these service areas have shifted beyond the first 5 years and into the later part of the planning horizon. Other projects planned for in the DC background study have yet to be planned in the City's capital budget, including the water and wastewater master plans, and projects relating to the expansion of the City's public works facilities. These projects are still projected to be needed and will be added to the City's capital budget in future years.

The only service for which a development charge was collected during the year but from which no money was spent during the year was for Parking Services. As noted above, Parking is no longer considered an eligible DC service as of September 18, 2022 and the fund is now deemed under the DCA to be a general capital reserve fund for the same purposes for which it was originally collected. It is shown on this report for transparency purposes.

EXISTING POLICY / BY-LAW(S):

The City enacted By-law 19-094, as amended, for development charges and is required by the Development Charges Act to report annually on the balances and transactions of the development charge reserve funds.

In 2020, the City of Cambridge Council passed policy A09 FIN 002 Development Charges – Credit for Service Agreement to allow the City to enter into Credit for Service agreements.

The City's policy A09 FIN 003 Development Charge Interest specifies the interest rate to be used for DC freezes and deferrals.

FINANCIAL IMPACT:

The development charges statement provides detailed information related to opening and closing balances of the City's development charge reserve funds and of the transactions related to the funds. The statements also provide the required details on all assets whose capital costs were funded under a development charges by-law during the year. For these assets, information is included on other sources of financing and amounts spent on the project.

The City's development charge reserve funds for stormwater, water, roadways, engineering studies, parks and recreation, fire services, library, public works facilities and fleet, government studies, fire services, and parking have positive fund balances. The development charge reserve fund for wastewater has a negative fund balance.

From the total development charge funded position of $68,012,993 an amount of $23,055,459 has already been committed to approved open capital projects, which represents 33.90% of the total balance. As of December 31, 2023, $44,957,534 of the development charge balance remains uncommitted and to be used for future capital projects. Of this remaining balance, $41,360,000 is allocated to the 2024 capital projects which includes $35,100,000 allocated towards the Recreation Complex Project. The 2025 capital forecast further includes $16,140,000. Additionally, the City has DC-funded debt outstanding of $37,500,000 plus an additional $30,700,000 in DC-funded debt that has been approved but not yet issued due to cashflow timing needs on projects. As such, while it may appear that the City holds sizeable DC funds in reserve at present time, the short-term commitments out of these funds significantly exceed the funding available, requiring the use of debt financing to maintain positive DC funding balances as required by the Development Charges Act.

The City was required to fund $141,987 in development charge exemptions that are permitted through the Development Charges Act or the City's Development Charges By-law. These exemptions are funded from the City's operating fund. The City also has outstanding credits for DC's related to subdivision developments of $23,822,030 as outlined in Appendix B, and deferred DC's of $7,924,492 as outlined in Appendix C.

PUBLIC VALUE:

This report supports the sustainable management of financial resources by reporting on collection and use of development charges which are a key vehicle in growth related development for the City of Cambridge. This provides transparency to the community in the use of collected development charges, as well as ensures the City remains compliant with the requirements in the Development Charge Act.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

- Not Applicable

PUBLIC INPUT:

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

City departments provided input on the establishment of the Development Charges By-law and external consultation was obtained from the development industry at the time of the Development Charges Background Study.

CONCLUSION:

The Development Charges Statement for the 2023 fiscal year is presented, which meets the requirements of the Development Charges Act 1997, Section 43. The annual Development Charges report will be made available to the public.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

Deputy City Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 24-020-CRS Appendix A – Development Charges Statement for the Year Ended December 31, 2023
2. 24-020-CRS Appendix B – 2023 Credit for Service Agreements
3. 24-020-CRS Appendix C – 2023 Deferral Agreements

APPENDIX A
THE CORPORATION OF THE CITY OF CAMBRIDGE

DEVELOPMENT CHARGE STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2023

		<----------REVENUES---------->				<-------EXPENDITURES-------->				
	Balance January 1, 2023	**Contributions Received Development Charges**	**Contributions From City**	**Investment Income**	**Interest Charges**	**Contributions to Capital Fund**	**Contributions to Revenue Fund**	**Balance December 31, 2023**	**Committed to Open Capital Projects**	**Uncommitted Balance Dec 31, 2023**
Infrastructure						Schedule (A)				
Wastewater	(1,891,450)	3,532,783	28,913	(58,019)	97,433	1,381,458	893,900	(565,695)	1,888,235	(2,453,930)
Stormwater	4,248,121	1,269,308	9,178	58,181	30,178	5,447,345	55,900	111,722	1,370,993	(1,259,271)
Water	3,770,413	730,223	6,505	90,705	17,498	4,270,881	113,600	230,863	1,112,718	(881,855)
Roadways	21,053,814	10,629,201	73,451	965,748	239,994	5,981,719	1,247,500	25,732,989	10,403,912	15,329,077
Engineering Studies	1,589,344	60,202	240	65,287	1,088	9,753	-	1,706,408	512,225	1,194,183
Sub-total	**28,770,242**	**16,221,717**	**118,287**	**1,121,902**	**386,191**	**17,091,156**	**2,310,900**	**27,216,287**	**15,288,084**	**11,928,203**
Parks and Recreation	26,097,606	5,853,303	7,477	1,236,909	105,555	3,647,305	93,300	29,560,243	5,860,972	23,699,271
Fire Services	482,308	468,870	3,142	30,515	10,295	132,943	-	862,187	148,592	713,595
Library	4,043,285	908,293	1,176	173,060	15,786	456,168	-	4,685,432	443,818	4,241,614
Public Works Facilities & Fleet	3,142,580	1,396,979	10,020	159,157	32,659	556,738	-	4,184,658	610,867	3,573,791
Government Studies	418,634	251,724	1,884	13,674	6,080	127,521	-	564,474	703,126	(138,652)
Parking	904,776	(4,956)	-	39,823	68	-	-	939,712	-	939,712
Total	**63,859,431**	**25,095,929**	**141,987**	**2,775,040**	**556,634**	**22,011,831**	**2,404,200**	**68,012,993**	**23,055,459**	**44,957,534**

Appendix A

2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00091-30 Black Bridge Road, Design of Bridge															
Balance December 31, 2022	(128,235)														(128,235)
Activities during current year	207,575	-	-	-	(126,673)	-	-	-	-	-	-	-	-	(74,111)	6,791
Balance December 31, 2023	79,340	-	-	-	(126,673)	-	-	-	-	-	-	-	-	(74,111)	(121,443)
A/00136-10 Rep. Equip. - 3/4 ton Crew Cab Service Truck															
Balance December 31, 2022	(120,700)														(120,700)
Activities during current year	52,109	-	-	-	-	-	-	-	-	(52,109)	-	-	120,700	(2,891)	120,700
Balance December 31, 2023	(68,591)	-	-	-	-	-	-	-	-	(52,109)	-	-	120,700	(2,891)	(0)
A/00149-10 Recreation Complex Feasibility Study															
Balance December 31, 2022	(80,640)														(80,640)
Activities during current year	-	-	-	-	-	-	72,575	-	-	-	-	-	8,064	-	80,639
Balance December 31, 2023	(80,640)	-	-	-	-	-	72,575	-	-	-	-	-	8,064	-	(1)
A/00186-40 Neighbourhood Park Dev - Limerick															
Balance December 31, 2022	0														0
Activities during current year	5,204	-	-	-	-	-	(5,204)	-	-	-	-	-	-	(20,565)	(20,565)
Balance December 31, 2023	5,204	-	-	-	-	-	(5,204)	-	-	-	-	-	-	(20,565)	(20,565)
A/00196-40 Station 6 Construction															
Balance December 31, 2022	(0)														(0)
Activities during current year	69,571	-	-	-	-	-	-	(69,571)	-	-	-	-	-	(140,664)	(140,664)
Balance December 31, 2023	69,571	-	-	-	-	-	-	(69,571)	-	-	-	-	-	(140,664)	(140,664)
A/00215-40 SE Galt San & W/M Growth Related															
Balance December 31, 2022	(0)														(0)
Activities during current year	10,746	(7,653)	(6,812)	(7,402)	-	-	-	-	-	-	-	-	-	(28,893)	(40,014)
Balance December 31, 2023	10,746	(7,653)	(6,812)	(7,402)	-	-	-	-	-	-	-	-	-	(28,893)	(40,015)
A/00221-40 SE Galt 2102 Infra Upsize Wesley Blvd															
Balance December 31, 2022	-														-
Activities during current year	1,109,955	(152,366)	(510,450)	(20,210)	(426,931)	-	-	-	-	-	-	-	-	(229,153)	(229,155)
Balance December 31, 2023	1,109,955	(152,366)	(510,450)	(20,210)	(426,931)	-	-	-	-	-	-	-	-	(229,153)	(229,155)

Appendix A

2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00223-20 East Side Lands MESP															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
A/00225-30 SE Galt 3236 Dundas St Water Gravity Sewer															
Balance December 31, 2022	(0)														(0)
Activities during current year	20,660	(18,690)	-	4,444	-	-	-	-	-	-	-	-	-	(6,415)	(1)
Balance December 31, 2023	20,660	(18,690)	-	4,444	-	-	-	-	-	-	-	-	-	(6,415)	(1)
A/00420-30 Preston Auditorium - Design															
Balance December 31, 2022	178,721														178,721
Activities during current year	950,641	-	-	-	-	-	(345,634)	-	-	-	-	-	-	(185,954)	419,053
Balance December 31, 2023	1,129,362	-	-	-	-	-	(345,634)	-	-	-	-	-	-	(185,954)	597,774
A/00420-40 Preston Auditorium Expansion - Construction															
Balance December 31, 2022	(612,076)														(612,076)
Activities during current year	716,723	-	-	-	-	-	(11,734)	-	-	-	-	-	(1,909,000)	(1,089,555)	(2,293,566)
Balance December 31, 2023	104,648	-	-	-	-	-	(11,734)	-	-	-	-	-	(1,909,000)	(1,089,555)	(2,905,641)
A/00430-20 Master Fire Plan, Station Location Study															
Balance December 31, 2022	(19,803)														(19,803)
Activities during current year	34,100	-	-	-	-	(9,753)	-	-	-	-	-	-	-	-	24,347
Balance December 31, 2023	14,297	-	-	-	-	(9,753)	-	-	-	-	-	-	-	-	4,544
A/00431-30 East side EW and NS Collector Rd Design															
Balance December 31, 2022	33														33
Activities during current year	90,953	(1,183)	-	(1,702)	(21,604)	-	-	-	-	-	-	-	-	(135,500)	(69,036)
Balance December 31, 2023	90,986	(1,183)	-	(1,702)	(21,604)	-	-	-	-	-	-	-	-	(135,500)	(69,002)
A/00433-40 East Side Lands 3401 Stage 1 Lands Interim Pumping Station - Construction															
Balance December 31, 2022	(319,000)														(319,000)
Activities during current year	36,663	(11,059)	-	-	-	-	-	-	-	-	-	-	-	(126,738)	(101,134)
Balance December 31, 2023	(282,337)	(11,059)	-	-	-	-	-	-	-	-	-	-	-	(126,738)	(420,134)

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2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00434-40 SE Galt Upper Greengate/LVH Moffat Creek															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,883,700)	(2,883,700)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,883,700)	(2,883,700)
A/00435-40 SE Galt Dundas St PS, Forecmain, Trunk Sewer & Watermain															
Balance December 31, 2022	7,106,862														7,106,862
Activities during current year	(6,481,227)	-	-	16,386	-	-	-	-	-	-	-	-	-	(17,765)	(6,482,606)
Balance December 31, 2023	625,635	-	-	16,386	-	-	-	-	-	-	-	-	-	(17,765)	624,256
A/00436-40 SE Galt Vanier Dr WM Upsizing (Wesley Blvd)															
Balance December 31, 2022	(0)														(0)
Activities during current year	283,209	-	-	(27,888)	(53,869)	-	-	-	-	-	-	-	-	(108,850)	92,602
Balance December 31, 2023	283,209	-	-	(27,888)	(53,869)	-	-	-	-	-	-	-	-	(108,850)	92,602
A/00449-40 East Side Allendale Rd (Fountain St-NS)															
Balance December 31, 2022	(346,262)														(346,262)
Activities during current year	49,550	(280)	-	-	-	-	-	-	-	-	-	-	-	(26,565)	22,705
Balance December 31, 2023	(296,712)	(280)	-	-	-	-	-	-	-	-	-	-	-	(26,565)	(323,557)
A/00463-30 Recreation Complex - Design															
Balance December 31, 2022	39,957														39,957
Activities during current year	2,449,660	-	-	-	-	-	(1,692,651)		(304,043)	-	-	-	-	(2,838,858)	(2,385,892)
Balance December 31, 2023	2,489,617	-	-	-	-	-	(1,692,651)		(304,043)	-	-	-	-	(2,838,858)	(2,345,936)
A/00463-40 Rec Complex -Site Prep & Servicing															
Balance December 31, 2022	(256,311)														(256,311)
Activities during current year	882,508	-	-	-	-	-	(90,666)	-	(44,126)	-	-	-	(59,400)	(91,523)	596,793
Balance December 31, 2023	626,197	-	-	-	-	-	(90,666)	-	(44,126)	-	-	-	(59,400)	(91,523)	340,482
A/00464-40 Neighbourhood Park Dev - Highland Ridge															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(241,833)	(241,833)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(241,833)	(241,833)

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2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00465-40 Multi-Use Trail Development															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(60,998)	(60,998)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(60,998)	(60,998)
A/00471-40 Fountain St Soccer Facility Design															
Balance December 31, 2022	2,966,346														2,966,346
Activities during current year	(890,375)	-	-	-	-	-	(1,036,769)		-	-	-	-	(1,301,000)	(72,668)	(3,300,812)
Balance December 31, 2023	2,075,971	-	-	-	-	-	(1,036,769)		-	-	-	-	(1,301,000)	(72,668)	(334,466)
A/00481-30 East Side NS Collector Rd Design															
Balance December 31, 2022	-														-
Activities during current year	73,425	(19,322)	-	(3,864)	(50,238)	-	-	-	-	-	-	-	-	(116,576)	(116,575)
Balance December 31, 2023	73,425	(19,322)	-	(3,864)	(50,238)	-	-	-	-	-	-	-	-	(116,576)	(116,575)
A/00482-40 CamWest Bismark Dr Sanitary Trunk Sewer															
Balance December 31, 2022	606,847														606,847
Activities during current year	215	(607,062)	-	-	-	-	-	-	-	-	-	-	-	(2,938)	(609,785)
Balance December 31, 2023	607,062	(607,062)	-	-	-	-	-	-	-	-	-	-	-	(2,938)	(2,938)
A/00483-40 CamWest Central SWM Facility Oversizing															
Balance December 31, 2022	2,731,449														2,731,449
Activities during current year	8,984	-	(2,740,433)	-	-	-	-	-	-	-	-	-	-	(254,567)	(2,986,016)
Balance December 31, 2023	2,740,433	-	(2,740,433)	-	-	-	-	-	-	-	-	-	-	(254,567)	(254,567)
A/00484-40 CamWest Princess St Storm Sewer Outlet															
Balance December 31, 2022	810,000														810,000
Activities during current year	5,534	-	(815,534)	-	-	-	-	-	-	-	-	-	-	(1,966)	(811,966)
Balance December 31, 2023	815,534	-	(815,534)	-	-	-	-	-	-	-	-	-	-	(1,966)	(1,966)
A/00485-40 CamWest Watermain Extension															
Balance December 31, 2022	2,410,000														2,410,000
Activities during current year	1,515,252	-	-	(3,925,252)	-	-	-	-	-	-	-	-	-	(425,748)	(2,835,748)
Balance December 31, 2023	3,925,252	-	-	(3,925,252)	-	-	-	-	-	-	-	-	-	(425,748)	(425,748)

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2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00486-40 Region - Fountain St N (Maple Grove to Kossuth) Phase 1															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(356,000)	(356,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(356,000)	(356,000)
A/00508-40 CamWest Infrastructure Upsize															
Balance December 31, 2022	576,082														576,082
Activities during current year	1,113	-	(253,000)	(226,000)	-	-	-	-	-	-	-	-	-	-	(477,887)
Balance December 31, 2023	577,195	-	(253,000)	(226,000)	-	-	-	-	-	-	-	-	-	-	98,195
A/00527-40 Cam West Bismark Park South															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(390,000)	(390,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(390,000)	(390,000)
A/00545-20 Development Charges Update (2023)															
Balance December 31, 2022	0														0
Activities during current year	58,784	-	-	-	-	-	-	-	-	-	(54,972)	-	(10,200)	(103,613)	(110,001)
Balance December 31, 2023	58,784	-	-	-	-	-	-	-	-	-	(54,972)	-	(10,200)	(103,613)	(110,001)
A/00564-10 Library Materials (2023)															
Balance December 31, 2022	-														-
Activities during current year	108,000	-	-	-	-	-	-	-	(108,000)	-	-	-	-	-	-
Balance December 31, 2023	108,000	-	-	-	-	-	-	-	(108,000)	-	-	-	-	-	-
A/00666-10 Land Acquisition-Confidential															
Balance December 31, 2022	(19,720)														(19,720)
Activities during current year	1,267	-	-	-	(394)	-	-	-	-	-	-	-	-	(8,482)	(7,609)
Balance December 31, 2023	(18,453)	-	-	-	(394)	-	-	-	-	-	-	-	-	(8,482)	(27,330)
A/00679-30 Blenheim Road Design															
Balance December 31, 2022	(178,584)														(178,584)
Activities during current year	(189,529)	50,093	45,769	11,607	100,304	-	-	-	-	-	-	-	-	1	18,245
Balance December 31, 2023	(368,113)	50,093	45,769	11,607	100,304	-	-	-	-	-	-	-	-	1	(160,339)

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2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00679-40 Blenheim Road															
Balance December 31, 2022	7,290,343														7,290,343
Activities during current year	(512,429)	(508,600)	(446,800)	(91,000)	(5,246,500)	-	-	-	-	-	-	-	(6,000)	-	(6,811,329)
Balance December 31, 2023	6,777,914	(508,600)	(446,800)	(91,000)	(5,246,500)	-	-	-	-	-	-	-	(6,000)	-	479,014
A/00712-40 CamWest West SWM Facility															
Balance December 31, 2022	607,424														607,424
Activities during current year	4,808	-	(519,516)	-	-	-	-	-	-	-	-	-	(194,000)	-	(708,708)
Balance December 31, 2023	612,233	-	(519,516)	-	-	-	-	-	-	-	-	-	(194,000)	-	(101,283)
A/00713-40 Cam West Devil's Creek SWM Facility															
Balance December 31, 2022	241,942														241,942
Activities during current year	1,494	-	(200,569)	-	-	-	-	-	-	-	-	-	(79,900)	(5,231)	(284,206)
Balance December 31, 2023	243,436	-	(200,569)	-	-	-	-	-	-	-	-	-	(79,900)	(5,231)	(42,264)
A/00736-40 Radford Road Cul-de-Sac - Construction															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(41,500)	(41,500)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(41,500)	(41,500)
A/00769-30 Preston/Blair Pedestrian Bridge Design															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(773,300)	(773,300)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(773,300)	(773,300)
A/00785-20 Corporate Facilities Master Plan															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	(25,000)	(225,000)	(250,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	(25,000)	(225,000)	(250,000)
A/00861-20 Parkland Strategy															
Balance December 31, 2022	(18,447)														(18,447)
Activities during current year	71,400	-	-	-	-	-	-	-	-	-	(64,269)	-	-	(101,993)	(94,862)
Balance December 31, 2023	52,953	-	-	-	-	-	-	-	-	-	(64,269)	-	-	(101,993)	(113,309)

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2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/00862-20 Older Adult Strategy															
Balance December 31, 2022	(22,900)														(22,900)
Activities during current year	16,559	-	-	-	-	-	-	-	-	-	(8,280)	-	(7,500)	(22,120)	(21,341)
Balance December 31, 2023	(6,341)	-	-	-	-	-	-	-	-	-	(8,280)	-	(7,500)	(22,120)	(44,241)
A/00865-20 Recreation Services Master Plan															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(160,000)	(160,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(160,000)	(160,000)
A/00889-10 Equipment Growth (2019)															
Balance December 31, 2022	-														-
Activities during current year	171,212	-	-	-	-	-	(36,868)	-	-	(78,465)	-	-	(54,753)	-	1,126
Balance December 31, 2023	171,212	-	-	-	-	-	(36,868)	-	-	(78,465)	-	-	(54,753)	-	1,126
A/00891-10 Equipment Growth (2022)															
Balance December 31, 2022	-														-
Activities during current year	68,060	-	-	-	-	-	(36,344)	-	-	(31,715)	-	-	-	(12,728)	(12,727)
Balance December 31, 2023	68,060	-	-	-	-	-	(36,344)	-	-	(31,715)	-	-	-	(12,728)	(12,727)
A/00892-10 Equipment Growth (2022)															
Balance December 31, 2022	-														
Activities during current year	79,411	-	-	-	-	-	(17,883)	-	-	(55,456)	-	-	(6,072)	(446,008)	(446,008)
Balance December 31, 2023	79,411	-	-	-	-	-	(17,883)	-	-	(55,456)	-	-	(6,072)	(446,008)	(446,008)
A/00893-10 Equipment Growth (2023)															
Balance December 31, 2022	-														
Activities during current year	606,951	-	-	-	-	-	(267,959)	-	-	(338,992)	-	-	-	(477,349)	(477,349)
Balance December 31, 2023	606,951	-	-	-	-	-	(267,959)	-	-	(338,992)	-	-	-	(477,349)	(477,349)
A/00975-20 Stormwater Master Plan Update															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	(91,575)	(183,425)	(275,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	(91,575)	(183,425)	(275,000)

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2023 CONTRIBUTIONS FROM DEVELOPMENT CHARGES

Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/01019-20 Intersection Assessment Study															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
A/01043-41 Beverly St Recon and Pedestrian Underpass															
Balance December 31, 2022	-														-
Activities during current year	5,139	-	-	-	(2,983)	-	-	-	-	-	-	-	(3,594,100)	(7,121,041)	(10,712,985)
Balance December 31, 2023	5,139	-	-	-	(2,983)	-	-	-	-	-	-	-	(3,594,100)	(7,121,041)	(10,712,985)
A/01054-20 Official Plan Review (2023)															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(259,200)	(259,200)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(259,200)	(259,200)
A/1068-40 Blackbridge Rd Utility Relocations															
Balance December 31, 2022	(288,750)														(288,750)
Activities during current year	7,000	-	-	-	(3,792)	-	-	-	-	-	-	-	(27,500)	(369,958)	(394,250)
Balance December 31, 2023	(281,750)	-	-	-	(3,792)	-	-	-	-	-	-	-	(27,500)	(369,958)	(683,000)
A/1068-42 Blackbridge and Townline Road l Utility															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(200,700)	(200,700)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(200,700)	(200,700)
A/1097-20 Residential Parking Bylaw Review															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(80,000)	(80,000)
A/01105-40 Trail Dev - Cambridge West															
Balance December 31, 2022	-														-
Activities during current year	9,548	-	-	-	-	-	(9,548)	-	-	-	-	-	-	(669,852)	(669,852)
Balance December 31, 2023	9,548	-	-	-	-	-	(9,548)	-	-	-	-	-	-	(669,852)	(669,852)

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Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/01106-40 Trail Dev - Pinebush/Branthaven															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(247,500)	(247,500)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(247,500)	(247,500)
A/01112-40 Trail Develop - South Point Phase 1															
Balance December 31, 2022	-														-
Activities during current year	69,637	-	-	-	-	-	(69,637)	-	-	-	-	-	-	(363)	(363)
Balance December 31, 2023	69,637	-	-	-	-	-	(69,637)	-	-	-	-	-	-	(363)	(363)
A/01117-40 Active Transportation (2023) - Trail Connections															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(126,300)	(126,300)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(126,300)	(126,300)
A/01159-20 Hespeler Pedestrian Bridge Environmental Assessment															
Balance December 31, 2022	(72,605)														(72,605)
Activities during current year	26,775	-	-	-	(44,662)	-	-	-	-	-	-	-	-	(25,338)	(43,225)
Balance December 31, 2023	(45,830)	-	-	-	(44,662)	-	-	-	-	-	-	-	-	(25,338)	(115,830)
A/01159-30 Hespeler Pedestrian Bridge Design															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(400,500)	(400,500)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(400,500)	(400,500)
A/01168-30 Sidewalk Infill Design															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(55,500)	(55,500)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(55,500)	(55,500)
A/01194-20 Sanitary Sewer Model Update (2023)															
Balance December 31, 2022	-														-
Activities during current year	105,337	(105,337)	-	-	-	-	-	-	-	-	-	-	-	(80,549)	(80,549)
Balance December 31, 2023	105,337	(105,337)	-	-	-	-	-	-	-	-	-	-	-	(80,549)	(80,549)

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Name of Capital Project	Project Total	Wastewater	Stormwater	Water	Roadways	Engineering Studies	Parks & Recreation	Fire Services	Library	Public Works Facilities & Fleet	Government Studies	City Engineering	Other Funding from Reserves	Development Charges Committed	Balance December 31 2023
A/01301-20 North Cambridge Collector Road Network Class EA															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(300,000)	(300,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(300,000)	(300,000)
A/01303-20 River Road Secondary Plan Road Network Class EA															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(200,000)	(200,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(200,000)	(200,000)
A/01359-40 Active Transportation - Speedsville Road															
Balance December 31, 2022	-														-
Activities during current year	122,765	-	-	-	(104,377)	-	-	-	-	-	-	-	(20,850)	(13,973)	(16,435)
Balance December 31, 2023	122,765	-	-	-	(104,377)	-	-	-	-	-	-	-	(20,850)	(13,973)	(16,435)
A/01387-20 Alternative Transportation Strategy															
Balance December 31, 2022	-														-
Activities during current year	-	-	-	-	-	-	-	-	-	-	-	-	-	(108,000)	(108,000)
Balance December 31, 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	(108,000)	(108,000)
A/01391-40 Gymnasium Building Demolition															
Balance December 31, 2022	-														-
Activities during current year	49,063	-	-	-	-	-	(49,063)	-	-	-	-	-	-	(39,671)	(39,671)
Balance December 31, 2023	49,063	-	-	-	-	-	(49,063)	-	-	-	-	-	-	(39,671)	(39,671)
A/01392-40 1400 Hamilton Street Building Demolition															
Balance December 31, 2022	-														-
Activities during current year	49,920	-	-	-	-	-	(49,920)	-	-	-	-	-	-	(27,340)	(27,340)
Balance December 31, 2023	49,920	-	-	-	-	-	(49,920)	-	-	-	-	-	-	(27,340)	(27,340)
A/01425-10 Fire Fleet Growth (2023)															
Balance December 31, 2022	-														-
Activities during current year	63,372	-	-	-	-	-	-	(63,372)	-	-	-	-	-	(7,928)	(7,928)
Balance December 31, 2023	63,372	-	-	-	-	-	-	(63,372)	-	-	-	-	-	(7,928)	(7,928)
Total Contributions from Development Charges		(1,381,459)	(5,447,345)	(4,270,881)	(5,981,719)	(9,753)	(3,647,305)	(132,943)	(456,169)	(556,737)	(127,521)	-	(7,258,086)	(23,055,457)	

APPENDIX B
DEVELOPMENT CHARGES
2023 CREDIT FOR SERVICE AGREEMENTS

Cambridge West

	A/00482-40 Cam West Bismark Sanitary Trunk Sewer	A/00483-40 Cam West Central Storm Water Management Facility Oversize	A/00484-40 Cam West Princess St Storm Sewer Outlet	A/00485-40 Cam West Watermain Extension	A/00508-40 Cam West Infrastructure Upsize	A/00679-40 Blenheim Road Reconstruction	A/00712-40 Cam West West SWM Facility	A/00713-40 Cam West Devil's Creek SWM Facility	A/00679-30 Blenheim Road Design	A/01105-40 Trail Dev - Cambridge West	**Total**
Opening Balance December 31, 2022	606,847	2,731,449	810,000	2,410,000	576,082	7,290,343	607,424	241,942	274,747	-	**$ 15,548,836**
New Credits	215	8,984	5,534	1,515,252	1,113	859,315	4,809	1,494	914	9,548	**$ 2,407,178**
Refund											
Credits Earned December 31, 2023	**607,062**	**2,740,433**	**815,534**	**3,925,252**	**577,195**	**8,149,658**	**612,233**	**243,436**	**275,661**	**9,548**	**$ 17,956,014**
Credits Used:											
Hallman April 27, 2022											**$ 1,090,595**
Cachet April 27, 2022											**$ 2,333,045**
Cachet June 29, 2022											**$ 763,258**
Cachet May 31, 2023											**$ 303,183**
Cachet July 21, 2023											**$ 248,983**
Balance December 31, 2023											**$ 13,216,951**
Budget	$ 610,000	$ 2,995,000	$ 817,500	$ 4,351,000	$ 577,400	$ 8,382,200	$ 721,500	$ 285,900	$ 274,800	$ 679,400	$ 19,694,700
Proposed Timing	2023	2023	2023	2023	2023	2023	2023	2023	Approved	Approved	
Registered Plan											30T-16103, 30T-16104
Date of Agreement											July 14, 2020
Report Number											20-162(CD)

Power Play Equity Capital

	A/00435-40 SE Galt Dundas St PS, Forcemain and Watermain Construction	A/00436-40 SE Galt Vanier Drive Watermain Upsizing	A/00225-30 SE Galt Dundas Water and Sanitary	A/00305-30 SE Galt Dundas St PS, Forcemain and Watermain Design	A/01108-40 Trail Development - Morrison Creek	**Total**
Opening Balance December 31, 2022	7,605,483	416,293	604,339	601,999	-	**$ 9,228,114**
New Credits	620,073	57,450	20,661	-		**$ 698,184**
Refund						**$ -**
Balance December 31, 2023	8,225,557	473,742	625,000	601,999	-	**$ 9,926,298**
Budget	$ 8,660,000	$ 606,900	$ 625,000	$ 602,000	$ 634,000	$ 11,127,900
Proposed Timing	Approved	Approved	Approved	Approved	2025	
Registered Plan						30T-14102
Date of Agreement						November 18, 2020
Report Number						20-268(CD)

APPENDIX B
DEVELOPMENT CHARGES
2023 CREDIT FOR SERVICE AGREEMENTS

Moffat Creek

	A/00434-40 SE Galt Upper Greengate/LVH Moffat Creek Infrastructure Oversizing	**Total**
Opening Balance December 31, 2022	-	**$** -
New Credits	225,761	**$ 225,761**
Refund		**$** -
Balance December 31, 2023	225,761	**$ 225,761**
Budget	$ 2,883,700	$ 2,883,700
Proposed Timing	Approved	
Registered Plan		30T-13101
Date of Agreement		August 11, 2023
Report Number		22-221

iPort Cambridge and Madison Homes

	A/00481-30 NS Collector Road Design (Allendale to Middle Block) - Design	A/00481-40 NS Collector Road Design (Allendale to Middle Block) - Construction	**Total**
Opening Balance December 31, 2022	-	-	**$** -
New Credits	73,425	379,595	**$ 453,021**
Refund			**$** -
Balance December 31, 2023	73,425	379,595	**$ 453,021**
Budget	$ 190,000	$ 8,977,300	$ 9,167,300
Proposed Timing	Approved	Approved	
Registered Plan			30T-20102
Date of Agreement			May 19, 2023
Report Number			

APPENDIX C
DEVELOPMENT CHARGES
2023 DEFERRAL AGREEMENTS

	Balance December 31, 2022	New Deferrals	Interest	Balance December 31, 2023	Address	Authority	Date of Agreement	Due Date
Grandview Real Estate Inc	94,562	-	-	94,562	157-167 Hespeler Rd	12.3 of the DC By-law / report 21-046(CD)	June 3, 2021	June 3, 2023
NHDG (Hespeler) Inc	868,820	-	27,963	896,783	195 Hespeler Rd Bldg B For Profit	26.1 of DCA	November 30, 2020	1/6 due at occupancy and each anniversary thereafter.
SOF Holdings	-	179,392	16,058	195,450	50 Faith St Blk A	26.1 of DCA	May 30, 2023	1/6 due at occupancy and each anniversary thereafter.
SOF Holdings	-	143,514	12,846	156,360	50 Faith St Blk B	26.1 of DCA	May 10, 2023	1/6 due at occupancy and each anniversary thereafter.
Will-O Homes	-	35,069	3,865	38,934	800 Myers Blk 1	26.1 of DCA	August 1, 2023	1/6 due at occupancy and each anniversary thereafter.
Will-O Homes	-	35,069	3,865	38,934	800 Myers Blk 2	26.1 of DCA	September 29, 2023	1/6 due at occupancy and each anniversary thereafter.
Will-O Homes	-	35,069	3,865	38,934	800 Myers Blk 3	26.1 of DCA	September 29, 2023	1/6 due at occupancy and each anniversary thereafter.
Will-O Homes	-	35,069	3,865	38,934	800 Myers Blk 4	26.1 of DCA	September 29, 2023	1/6 due at occupancy and each anniversary thereafter.
Fairview Mennonite Homes	-	449,609	28,603	478,211	515 Langs Drive	26.1 of DCA	August 1, 2023	1/6 due at occupancy and each anniversary thereafter.
Iport	-	1,065,115	80,742	1,145,857	255 Intermarket	21-109(CD)	January 13, 2023	If DCs are not credited for CFSA, then due 18 months after agreement of December 2, 2022. (June 2, 2024).
Iport	-	1,346,745	102,743	1,449,488	120 Allendale	21-109(CD)	January 13, 2023	If DCs are not credited for CFSA, then due 18 months after agreement of December 2, 2022. (June 2, 2024).
Iport	-	1,237,982	93,846	1,331,827	275 Intermarket Rd	21-109(CD)	January 13, 2023	If DCs are not credited for CFSA, then due 18 months after agreement of December 2, 2022. (June 2, 2024).
Iport	-	479,569	36,354	515,923	100 Allendale	21-109(CD)	January 13, 2023	If DCs are not credited for CFSA, then due 18 months after agreement of December 2, 2022. (June 2, 2024).
Meyers Group	-	1,422,358	81,940	1,504,297	155 Greenbrier	26.1 of DCA	December 13, 2023	1/6 due at occupancy and each anniversary thereafter.
Total	**963,382**	**6,464,557**	**496,553**	**7,924,492**				