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**To:** Mayor Watters and Members of Council

**Report:** COR2026-14

**Prepared By:** Adam McNabb, Managing Director of  
Corporate Services & Treasurer

**Date:** 27 Apr 2026

**RE:** Treasurer's Annual Statement: 2025 Development Charge Reserve Funds

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**Summary:**

The Development Charges Act, requires the Municipal Treasurer to provide to Council a financial statement of the annual activity within the Development Charge Reserve Funds.

**Report:**

Attached please find the 2025 activity statements in Attachment 'A'.

**Corporate Strategic Plan:**

Provide Innovative and Sustainable Governance

**Consultation:**

Mark Bradey, Manager of Finance & Deputy Treasurer

Attachments:

- [Attachment A - Treasurer's Statement](#)

**Table 1**  
**Township of Centre Wellington**  
**Annual Treasurer's Statement of Development Charge Reserve Funds (By-Law 2018-40)**

Description	Services to which the Development Charge Relates							Total
	Roads	Public Works	Fire Protection Services	Parks and Recreation Services	Admin-istration	Urban Area		
						Wastewater Services	Water Services	
Opening Balance, January 1, 2025	13,606,517	666,561	2,047,316	6,460,947	(210,364)	4,800,587	5,989,640	33,361,205
<b>Plus:</b>								
Development Charge Collections	1,122,712	205,329	88,694	421,614	57,988	457,587	475,671	2,829,595
Accrued Interest	516,949	27,710	76,566	244,165	(7,956)	180,715	226,632	1,264,781
Amount Transferred from Capital Funds	-	-	-	-	-	-	-	-
Repayment of Monies Borrowed from Fund and Associated Interest	-	-	-	-	-	-	-	-
<b>Sub-Total</b>	<b>15,246,178</b>	<b>899,600</b>	<b>2,212,576</b>	<b>7,126,726</b>	<b>(160,332)</b>	<b>5,438,889</b>	<b>6,691,943</b>	<b>37,455,581</b>
<b>Less:</b>								
Amount Transferred to Capital <sup>1</sup>	825,197	-	-	114,300	498,471	75,449	212,549	1,725,966
Amount Transferred to Operating <sup>2</sup>	4,284	250,301	-	204,324	-	1,371,690	500,786	2,331,386
Amounts Loaned to Other D.C. Service Category for Interim Financing	-	-	-	-	-	-	-	-
Development Charge Credits <sup>3</sup>	31,649	-	-	-	-	-	-	31,649
<b>Sub-Total</b>	<b>861,130</b>	<b>250,301</b>	<b>-</b>	<b>318,624</b>	<b>498,471</b>	<b>1,447,139</b>	<b>713,335</b>	<b>4,089,001</b>
<b>Closing Balance, December 31, 2025 (Including Committed Funds)</b>	<b>14,385,047</b>	<b>649,298</b>	<b>2,212,576</b>	<b>6,808,103</b>	<b>(658,803)</b>	<b>3,991,750</b>	<b>5,978,608</b>	<b>33,366,580</b>
Committed as of December 31, 2025 <sup>4</sup>	7,360,954	2,503,013	-	1,079,496	277,550	10,376,809	2,124,080	23,721,902
Balance as of December 31, 2025 (Non-Committed)	7,024,093	(1,853,715)	2,212,576	5,728,607	(936,353)	(6,385,059)	3,854,528	9,644,678

<sup>1</sup> See Table 1-A for details

<sup>2</sup> See Table 1-B for details

<sup>3</sup> See Table 2 for details

<sup>4</sup> See Table 3 for details (Includes Committed to Capital, Unpaid DC Credits, and Future Obligations on Issued Debt)

The Township is compliant with s.s. 59.1 (1) of the *Development Charges Act*, 1997, as amended by Bill 73 whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act*, 1997, as amended or another Act.

**Table 1-A  
Township of Centre Wellington  
2025 Amounts Transferred to Capital Funds**

Capital Fund Transactions	Gross Capital Cost for 2025	D.C. Recoverable Cost Share			Non-D.C. Recoverable Cost Share		
		D.C. By-Law Period			Reserve / Reserve Fund Draws	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions			
<u>Roads</u>							
Beatty Line N - Millage Ln/Elliott Ave E to Garafraxa St W	204,700	204,700	-	-	-	-	-
Beatty Line N - Garafraxa St W to St Andrew St W	14,400	14,400	-	-	-	-	-
Intersection Signalization - Farley Rd/SR18/Beatty Line	7,698	6,543	-	-	1,155	-	-
Beatty Line N - SR18 to Colborne St	68	68	-	-	-	-	-
Colborne St Ph 3 - John St to Wilson Cres	903,700	497,200	-	-	406,500	-	-
Colborne St - John St to Wilson Cres - Design	120,910	102,286	-	-	18,624	-	-
<b>Sub-total Roads</b>	<b>1,251,476</b>	<b>825,197</b>	-	-	<b>426,279</b>	-	-
<u>Public Works</u>							
	-	-	-	-	-	-	-
<b>Sub-total Public Works</b>	-	-	-	-	-	-	-
<u>Fire Protection Services</u>							
	-	-	-	-	-	-	-
<b>Sub-total Fire Protection Services</b>	-	-	-	-	-	-	-
<u>Wastewater Services</u>							
Colborne St - John St to Wilson Cres - Design	66,973	48,349	-	-	18,624	-	-
Colborne St Ph 3 - John St to Wilson Cres	568,550	27,100	-	-	541,450	-	-
<b>Sub-total Wastewater Services</b>	<b>635,523</b>	<b>75,449</b>	-	-	<b>560,074</b>	-	-
<u>Water Services</u>							
Colborne St - John St to Wilson Cres - Design	66,973	48,349	-	-	18,624	-	-
Colborne St Ph 3- John St to Wilson Cres	581,600	164,200	-	-	417,400	-	-
<b>Sub-total Water Services</b>	<b>648,573</b>	<b>212,549</b>	-	-	<b>436,024</b>	-	-
<u>Parks and Recreation Services</u>							
Parks & Recreation Master Plan & Parkland Strategy	94,300	94,300	-	-	-	-	-
Vista Block Parkette - Storybrook	20,000	20,000	-	-	-	-	-
<b>Sub-total Parks and Recreation Services</b>	<b>114,300</b>	<b>114,300</b>	-	-	-	-	-
<u>Administration</u>							
Development Charges Study	61,255	61,255	-	-	-	-	-
Water/Wastewater Servicing Master Plan	279,283	279,283	-	-	-	-	-
Fire Master Plan Update	18,697	18,697	-	-	-	-	-
Active Transportation and Mobility Master Plan	89,579	86,847	-	-	2,732	-	-
Development Phasing Policy	52,389	52,389	-	-	-	-	-
<b>Sub-total Administration</b>	<b>501,203</b>	<b>498,471</b>	-	-	<b>2,732</b>	-	-
<b>Total</b>	<b>3,151,075</b>	<b>1,725,966</b>	-	-	<b>1,425,109</b>	-	-

**Table 1-B**  
**Township of Centre Wellington**  
**2025 Amounts Transferred to Other Funds (Operating)**

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Total	Principal	Interest	Source
<u>Roads</u>							
David Street Elora	8,569	4,069	216	4,284	4,069	216	Taxation Supported Operating Budget
Sub-total Roads	8,569	4,069	216	4,284	4,069	216	
<u>Public Works</u>							
Additional Operations Facility Space	250,301	153,266	97,035	250,301	-	-	
Sub-total Public Works	250,301	153,266	97,035	250,301	-	-	
<u>Fire Protection Services</u>							
Sub-total Fire Protection Services	-	-	-	-	-	-	
<u>Wastewater Services</u>							
Elora Wastewater Treatment Plant	1,371,690	1,101,742	269,949	1,371,690	-	-	
Sub-total Wastewater Services	1,371,690	1,101,742	269,949	1,371,690	-	-	
<u>Water Services</u>							
David Street Elora	4,284	2,034	108	2,142	2,034	108	Water Supported Operating Budget
Allardice Well F7 Fergus	11,017	8,370	443	8,813	2,093	111	Water Supported Operating Budget
Cottontail Well E4 Elora	30,602	22,378	1,186	23,563	6,684	354	Water Supported Operating Budget
Wellington Place Project	16,219	6,623	351	6,974	8,780	465	Water Supported Operating Budget
Water Tower - Gartshore Fergus	198,007	191,145	6,862	198,007	-	-	
Salem Bridge Watermain Extension	84,257	71,052	13,205	84,257	-	-	
F5 Well Capacity Loan	103,989	51,628	36,763	88,391	9,111	6,488	Water Supported Operating Budget
F2 Well Capacity Loan	118,185	51,772	36,866	88,638	17,257	12,289	Water Supported Operating Budget
Sub-total Water Services	566,559	405,002	95,784	500,786	45,959	19,814	
<u>Parks and Recreation Services</u>							
Victoria Park Expansion Loan	104,839	96,163	8,675	104,839	-	-	
Centre Wellington Community Sportsplex	203,196	94,479	5,006	99,485	98,493	5,218	Taxation Supported Operating Budget
Sub-total Parks and Recreation Services	308,035	190,642	13,681	204,324	98,493	5,218	
<u>Administration</u>							
Sub-total Administration	-	-	-	-	-	-	
<b>Total</b>	<b>2,505,155</b>	<b>1,854,721</b>	<b>476,664</b>	<b>2,331,386</b>	<b>148,521</b>	<b>25,248</b>	

**Table 2**  
**Township of Centre Wellington**  
**2025 Statement of Development Charge Credit Transactions**

Credit Holder	Applicable DC Reserve Fund	Credit Balance Outstanding at January 1, 2025	Additional Credits Granted During Year	Credits Used During Year	Credit Balance Outstanding at December 31, 2025
Granwood Gate Phase 3	Roads	31,649	-	31,649	-
	Wastewater Services	-	-	-	-
	Water Services	-	-	-	-
	<b>sub-total</b>	<b>31,649</b>	<b>-</b>	<b>31,649</b>	<b>-</b>
Colborne Reconstruction - Storybrook	Roads	-	3,661,000	-	3,661,000
	Wastewater Services	-	-	-	-
	Water Services	-	200,000	-	200,000
	<b>sub-total</b>	<b>-</b>	<b>3,861,000</b>	<b>-</b>	<b>3,861,000</b>
Gerrie Road Reconstruction - Ainley	Roads	-	2,187,500	-	2,187,500
	Wastewater Services	-	76,965	-	76,965
	Water Services	-	1,435,000	-	1,435,000
	<b>sub-total</b>	<b>-</b>	<b>3,699,465</b>	<b>-</b>	<b>3,699,465</b>
<b>Total</b>		<b>31,649</b>	<b>7,560,465</b>	<b>31,649</b>	<b>7,560,465</b>
Recap by Service Category	Roads	31,649	5,848,500	31,649	5,848,500
	Wastewater Services	-	76,965	-	76,965
	Water Services	-	1,635,000	-	1,635,000
	<b>Total</b>	<b>31,649</b>	<b>7,560,465</b>	<b>31,649</b>	<b>7,560,465</b>

**Table 3**  
**Township of Centre Wellington**  
**Development Charge Reserve Fund Utilization Calculations as of December 31, 2025**

Service Categories	Balance Outstanding at December 31, 2025	Committed to Capital (See Table 4)	Commitments - Unpaid DC Credits (See Table 2)	Commitments - Future Obligations on Issued Debt (10-year Forecast)	Allocations per 10-year Capital Forecast	Allocations - Future Debt Servicing Requirements	Amounts Committed / Allocated	Percentage Utilization
Roads & Active Transportation	14,385,047	1,512,454	5,848,500	-	12,041,500	-	19,402,454	134.9%
Public Works	649,298	-	-	2,503,013	3,290,000	11,469,500	17,262,513	2658.6%
Fire Protection	2,212,576	-	-	-	766,100	3,290,943	4,057,043	183.4%
Wastewater	3,991,750	90,630	76,965	10,209,214	855,000	2,457,750	13,689,559	342.9%
Water	5,978,608	489,080	1,635,000	-	1,896,700	27,008,834	31,029,614	519.0%
Parks and Recreation	6,808,103	1,079,496	-	-	10,457,500	27,027,886	38,564,882	566.5%
Administration	(658,803)	277,550	-	-	2,015,000	-	2,292,550	-348.0%
<b>Total</b>	<b>33,366,580</b>	<b>3,449,210</b>	<b>7,560,465</b>	<b>12,712,227</b>	<b>31,321,800</b>	<b>71,254,913</b>	<b>126,298,615</b>	<b>378.5%</b>

**Table 4**  
**Township of Centre Wellington**  
**Committed to Capital as of December 31, 2025**

Service Categories	Balance Outstanding at December 31, 2025
<u>Roads</u>	
Beatty Line N - Millage Ln/Elliot Ave E to Garafraxa St W	1,009,300
Beatty Line N - Garafraxa St W to St Andrew St W	55,629
Colborne St Ph 3 - John St to Wilson Cres	447,525
Sub-total Roads	1,512,454
<u>Public Works</u>	
Sub-total Public Works	-
<u>Fire Protection</u>	
Sub-total Fire Protection	-
<u>Wastewater</u>	
Beatty Line N - Millage Ln/Elliot Ave E to Garafraxa St W	59,374
Colborne St Ph 3 - John St to Wilson Cres	31,256
Sub-total Wastewater	90,630
<u>Water</u>	
Colborne St Ph 3 - John St to Wilson Cres	190,829
Groundwater Model Updates and Wellhead Protection Area Delineation for F2R, Area 7 and Area 3 Wells	298,251
Sub-total Water	489,080
<u>Parks and Recreation</u>	
Outdoor Basketball Multi-Use Court	80,000
Farley Neighbourhood Park	300,000
Storybrook Phase II Park	450,000
Strathallan Park - Redesign	20,000
Millburn Park Playground and Washroom	40,000
Bissell Park - Upgrade Multi-Purpose Pad	175,000
Parks & Recreation Master Plan & Parkland Strategy	5,500
Granwood Gate Park Amenities	8,996
Sub-total Parks and Recreation	1,079,496
<u>Administration</u>	
Official Plan Review	45,250
Fire Master Plan Update	59,203
Development Charges Study	745
Development Phasing Policy	32,352
Development Permit System Review	140,000
Sub-total Administration	277,550
<b>Total</b>	<b>3,449,210</b>