

THE TOWNSHIP OF FRONTENAC ISLANDS

WOLFE ISLAND OFFICE:
P.O. BOX 13
WOLFE ISLAND, ON K0H 2Y0



HOWE ISLAND OFFICE:
50 BASELINE ROAD, R.R.#4
GANANOQUE, ON K7G 2V6

Finance Report No. FN-015-25

Council Date: November 10, 2025
To: Mayor Greenwood-Speers and Members of Council
Prepared By: Jesse Collins, CPA
Treasurer
Reviewed By: Vanessa Latimer, AMCT
CAO/Clerk
Approved By: Vanessa Latimer
CAO/Clerk
Subject: **Development Charges 2024 Treasurer's Annual Statement**

Recommendation:

THAT Finance Report No. FN-015-25, "Development Charges 2024 Treasurer's Annual Statement" be received for information; and,

THAT Staff upload report FN-015-25 and Schedule A on the Township's website.

Background:

What are Development Charges

The Development Charges Act (DCA), 1997 provides the legislative framework for the collection and use of Development Charges (DC). Development charges are a fee charged by the municipality for the recovery of growth costs. Growth costs are recovered to build new infrastructure supporting growth, to pay down existing debt for past growth works and to avoid taxpayers paying for cost that serve growth.

In 2021 a Development Charges background study was completed by Watson & Associates who presented a report entitled "Township of Frontenac Islands 2021 Development Charges Background Study" dated May 31, 2021. On August 4th, 2021, the Township subsequently passed by-law 2021-20 to establish development charges for the Corporation of the Township of Frontenac Islands. The by-law has a life span of 5 years.

Treasurer's Annual Statement

The Act provides that the Treasurer of a municipality, on or before such a date as council may direct, shall give Council an annual financial statement for each Development Charges Reserve Fund established under the Act and the Municipality's Development Charges By-law.

Section 43(2) of the Development Charges Act (DCA) prescribes the information that must be included in the Treasurer's annual statement. The requirements are as follows:

- Opening and closing balance of the Reserve Funds
- All transactions in the fund
- Identify all assets funded by Development Charges (DCs) and how the portions not funded by DCs were funded
- A statement from the Treasurer that the Township is in compliance with section 59.1 (1) of the Development Charges Act (DCA)
- This statement must be available to the public

Section 59.1 of the Development Charges Act Specifically prohibits municipalities from imposing additional payments on developers or requiring construction of a service unless specifically authorized under DCA or another Act. This provision does not affect a municipality's right to include conditions for installation, or payment for local services, but is intended to close the door on other "voluntary" payments that may have been sought by municipalities outside the legislative framework. The importance that the province places on this new section is reinforced by (a) requiring that the Treasurer's report must now include a statement confirming the municipality is in compliance with Section 59.1(1); and (b) granting extensive investigative powers to the Minister of Municipal Affairs and Housing to investigate whether a municipality is in compliance. The Township of Frontenac Islands complies with section 59.1(1) of the Development Charges Act.

Financial Implications

Wolfe Island

During 2024 Frontenac Islands collected \$54,178 in development charges to fund growth on Wolfe Island. These funds were collected and held in reserve to support growth related to Administration (4.78%), Public Works Roads (89.92%) and Parks, Rec & Library (5.30%). Interest accrued on Wolfe's portion of the Development Charges Reserve Fund amounted to \$8,920.83. Development Charges were not used to fund any capital projects in 2024.

Refer to Schedule A for the Statement of Development Charges Reserve Fund for 2024.

Howe Island

During 2024 Frontenac Islands collected \$9,753 in development charges to fund growth on Howe Island. These funds were collected and held in reserve to support growth related to Administration (4.34%), Fire Protection (55.12%) and Public Works Roads (40.54%). Interest accrued on Howe's portion of the Development Charges Reserve Fund amounted to \$4,196.73. Development Charges were not used to fund any capital projects in 2024.

Refer to Schedule A for the Statement of Development Charges Reserve Fund for 2024.

Conclusion:

It is recommended that the Statement Development Charge Reserve Fund for year ended December 31, 2024 (Schedule A) be received and posted on the Township's website.

Attachments:

Schedule A – Statement of Development Charges Reserve Fund 2024

 itted,

Jesse Collins, CPA
Treasurer

November 5, 2025
Date

Report No. **FN-015-25**

Approved by,



Vanessa Latimer, AMCT
CAO/Clerk

November 5, 2025

Date

Township of Frontenac Islands							
Statement of Development Charges Reserve Funds							
As at December 31, 2024							
	Wolfe Adminsitration	Wolfe Public Works	Wolfe Culture and Rec	Howe Adminsitration	Howe Fire Protection	Howe Public Works	Total
Balance, beginning of the year	9,733.26	166,501.27	10,792.11	4,947.07	56,913.46	41,859.07	290,746.24
Transfer in:							
Development Charges	2,589.71	48,716.86	2,871.43	423.28	5,375.85	3,953.87	63,931.00
Interest Income	455.76	7,959.73	505.34	198.62	2,303.74	1,694.37	13,117.56
Total Revenues	3,045.47	56,676.59	3,376.77	621.90	7,679.59	5,648.24	77,048.56
Transfer out:							
Transfer to Capita/Revenue Fund	-	-	-	-	-	-	-
Total Expenses	-	-	-	-	-	-	-
Balance, end of year	12,778.73	223,177.86	14,168.88	5,568.97	64,593.05	47,507.31	367,794.80