

TOWNSHIP OF HAVELOCK-BELMONT-METHUEN

To: Mayor Martin and Members of Council
 From: Lionel Towns, Treasurer
 Meeting Date: February 17, 2026
 Subject: Development Charges Annual Report - 2025

Purpose:

A report to comply with Section 12 of O.Reg. 82/98 of the Development Charges Act, 1997, and to seek authorization from Council to post the report for public information.

Recommendation:

That Council receive this report, prepared in accordance with Section 12 of O.Reg. 82/98 of the Development Charges Act, 1997, and authorize posting the report for public information.

Background:

On June 3, 2025, HBM Council passed By-law No. 2025-043, being a by-law for the imposition of development charges. These charges are outlined in the chart directly below.

| HBM Existing HBM Development Charges | | | | | |
|---|-----------------------------------|---------------|---------------------------|-------------------------------------|---|
| Type of Dwelling | Single and Semi-Detached Dwelling | Multiples | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Non-Residential (per sq. ft. of Gross Floor Area) |
| Township-Wide Services/Class of Service | | | | | |
| Services Related to a Highway | 8,068 | 7,274 | 7,153 | 3,773 | 3.58 |
| Fire Protection Services | 619 | 558 | 549 | 289 | 0.27 |
| Parks and Recreation Services | 2,804 | 2,528 | 2,486 | 1,311 | 0.32 |
| Library Services | 231 | 208 | 205 | 108 | 0.03 |
| Growth Studies | 666 | 600 | 590 | 311 | 0.25 |
| Township-Wide Services/Class of Service | 12,388 | 11,168 | 10,983 | 5,792 | 4.45 |
| Urban Services | | | | | |
| Wastewater Services | 5,700 | 5,139 | 5,054 | 2,665 | 3.52 |
| Total Urban Services | 5,700 | 5,139 | 5,054 | 2,665 | 3.52 |
| GRAND TOTAL TOWNSHIP-WIDE SERVICES | 12,388 | 11,168 | 10,983 | 5,792 | 4.45 |
| GRAND TOTAL TOWNSHIP-WIDE SERVICES AND URBAN AREA SERVICES | 18,088 | 16,307 | 16,037 | 8,457 | 7.97 |

The nature of capital projects and timing identified when the Development Charge by-law was passed, reflected the estimates at that time. Over time municipal projects and Council priorities change, Council's intentions may alter, and different capital projects (and timing) may be required to meet the need for services required by new growth. Project timing, along with estimated expenditures and funding sources are reviewed with each budget and business plan cycle.

Indexing

By-law 2025-043 also included a provision for the indexing of development charges, on January 1st of each year, without requiring an amendment to the By-law. This indexing is based on the Statistics Canada, Non-Residential Building Construction Price Index for the Toronto Area (4.2% for the third quarter of 2025), and applies to all residential and non-residential development charge rates. The philosophy of the Development Charges Act was to ensure that “growth pays for growth”, or to ensure that the existing taxpayer is not burdened with the cost of infrastructure to support new businesses and homes. As Development Charges by-laws are only required to be updated every five years, the annual indexing provides the municipality with a mechanism to align the development charges rate with the changing market conditions. The indexing also helps to minimize the impact of the increase that would be realized when the Development Charges by-law is updated on the five-year cycle. Without annual indexing, the development community would be impacted by the cumulative cost increase over the five-year term, rather than the more gradual increase each year.

At the December 2, 2025 Council meeting, a report was presented which outlined the indexing options for HBM development charges (*Indexation of Havelock-Belmont-Methuen's Development Charges for 2026*). Council received the report for information; there were no changes proposed, to DC rates, for 2026.

Mandatory Reporting

In accordance with Section 12 of O.Reg.82/98, of the Development Charges Act, 1997, the treasurer of the municipality shall provide to Council a financial statement relating to the reserve funds established under a by-law to collect development charges. The statement provided by the Treasurer is required to be made available to the public and to the Minister of Municipal Affairs and Housing on request. Attachment 1 provides a breakdown of DCs imposed and collected by the township by type of development. Attachment 2 provides the development charge continuity information prescribed in Section 12 of O.Reg.82/98 as information to be included in the statement of the treasurer of a municipality under section 43 of the Act. Project specific information

pursuant to Section 12 of O.Reg.82/98 under section 43 of the Act, must also be provided for DC supported capital projects including:

1. Project name
2. Project description
3. Year to date expenditures; and
4. How expenditures are financed, including:
 - a. Taxation
 - b. Water and wastewater rates and reserve funds
 - c. Reserves
 - d. Development Charges
 - e. Other Sources (including capital contributions, municipal contributions, Canada Community Building Fund (CCBF) and debentures

There were no DC supported capital projects in 2025

Strategic Plan Alignment:

Value: Transparency

4.1.0 Residents: Value for tax dollars

3.1.1 Support of keeping taxation increase relative to inflation

Respectfully Submitted by:

Lionel Towns

Lionel Towns, Treasurer

Attachment 1

| Development Charges Imposed and Collected For the Year Ended December 31, 2025 | | | |
|---|--|--|--|
| Type of Development | Development Charges Imposed | Development Charges Collected | |
| <i>Township-Wide Services/Class of Service</i> | | | |
| Single and Semi Detached Dwelling | 12,388 | 12,388 | |
| Multi-Residential | - | - | |
| Apartments - 2 Bedrooms + | - | - | |
| Apartments - Bachelor and One Bedroom | - | - | |
| Non-Residential | - | - | |
| Township Total | 12,388 | 12,388 | |

