

Report from: Financial Management Services, Corporate Asset Management

Report Date: April 8, 2024

Meeting Date: April 29, 2024

Report Number: FMS-067-2024

File: 60.2.13 and 10.57.99

Subject: 2023 Development Charges Treasurer's Statement

Strategic Pillar:

This report aligns with the following St. Catharines Strategic Plan pillars: Organizational Excellence.



Recommendation

That Report FMS-067-2024, regarding 2023 Development Charges Treasurer's Statement, be received for information.

Summary

Development Charges (DCs) are levied by the City on new residential and non-residential construction to recover growth costs to support the growth-related capital infrastructure required to provide municipal services to new development.

As required in the Development Charges Act, 1997 (DCA), the Treasurer's Annual Statement, regarding 2023 activity pertaining to the City's Development Charges Reserve Funds, are provided to Council for information annually.

With the re-introduction of Development Charges in 2022 after passing of [By-Law 2021-140](#), collections were \$625,956 in 2023 and a total of \$756,226 of Development Charge reserve funds were used to finance eligible growth-related capital projects in 2023. The total closing balance of all nine Development Charge reserve funds on December 31, 2023, was \$4.61 million. Enclosed in Appendices 1 and 2 are the statements of activity for the 12 months ended December 31, 2023.

Relationship to Strategic Plan

This report pertains to the Organizational Excellence pillar of the Strategic Plan and supports the strategic direction to balance fiscal stewardship with services and service

levels. Development Charges reserves are restricted use funds that can only be used to fund growth-related infrastructure in the categories in which they were collected. These funds provide a potential funding source to build capital infrastructure that is fiscally sustainable to achieve the reliable delivery of growth-related City programs and services.

Background

The Development Charges Act, 1997 (DCA), provides the legislative framework for the collection and use of Development Charges in addition to the requirements under *section 43* for the annual Treasurer's Statement. The purpose of this report is to update Council on the year-end position of Development Charges.

The 2023 Development Charges Reserve Fund Statements presented in this report satisfy the reporting obligations required under the *DCA* and Ontario Regulation 82/98. The statements included are in compliance with the provisions under *section 59.1*; prohibiting additional charges related to development related costs that are not allowed under the Act or other Acts. The report and statements enclosed will be available to the public via the Development Charges webpage. Refer to Appendix 1, 2023 Development Charges Reserve Fund Statement, and Appendix 2, 2023 Development Charges Capital Projects Funding Statement, for the detailed legislated reporting.

Report

Development Charges Reserve Funds in 2023

With the upload of Transit, the City now has nine Development Charges service categories each of which has an associated reserve fund. Over 2023, collections from DCs were \$625,956 and a total of \$756,226 of DC reserve funds were used to finance eligible growth-related capital projects with incurred expenses in the year. The total closing balance of all nine Development Charge reserve funds on December 31, 2023, was \$4.61 million. Enclosed in Appendices 1 and 2 are the statements of activity for the 12 months ended December 31, 2023.

Collections

The DCs are payable upon issuance of the first building permit for each dwelling unit, building, or structure according to Schedule B of By-law 2021-140. Table 1 on the next page provides the amount of DCs collected by service category. Collections from DCs are not consistent year over year as they are associated with the timing of approvals for development activity, which can span multiple years particularly when considering multiple unit developments.

Table 1: Development Charges Collected	
Service Category	2023 (\$)
Services Related to a Highway	54,184
Municipal Works Fleet and Facilities	81
Transit Services (Region)	-
Fire Protection Services	46,072
Parks and Recreation Services	396,345
Library Services	44,320
Growth Studies	54,998
Stormwater Services	15,499
Wastewater Services	11,566
Water Services	2,890
Total	625,956

The allocation of Development Charges collected was \$524,782 related to residential DCs and \$101,174 related to non-residential DCs.

Development Charges collected for 2023 and any interest income generated are held and accounted for in the separate reserve funds. Total 2023 interest earned on the cumulative balance of the DC reserve funds was \$253,119. The interest income generated in the reserve fund assists in covering inflation in construction costs.

Transit Service Category Update

As of January 1, 2023, the Region has taken over the collection of development charges for the services of transit within the Regional Development Charges (RDCs). While the City has ceased collection of Development Charges for this service category as of December 31, 2022, permits that are subject to transition periods under By-law 2021-140 continue to be tracked, as these permits will be subject to DC rates in effect before 2023 which include transit services. In 2023, permits subject to 2022 DC rates were identified, and amounts related to transit refunded. Going forward, for permits subject to the transition periods, the portion of DCs collected with respect to transit will be remitted to the Region.

Capital Projects funded by Development Charges

Amounts transferred to growth-related capital projects in 2023 were \$756,226 and are summarized in Appendix 1. Appendix 2 details the 26 active growth-related capital projects with incurred eligible expenses in the year of 2023 that received funding from the Development Charges reserves in 2023. In addition to DCs, other approved funding sources providing partial funding to the projects are identified on the statement and include internal funding (capital out of revenue, debt financing, tax levy support, and infrastructure levy funding) and additional sources of funding from grants and the Niagara Region (Canada Community Building Fund (CCBF), Investing in Canada Infrastructure Program (ICIP), Green Municipal Fund (GMF), Active Transportation Fund, Federal Gas Tax Fund).

The DCs collected in accordance with the DC By-law are deposited in the DC reserve funds and subsequently applied to active projects as eligible growth-related costs are incurred, matching funding with expenditures. All capital projects and expenditures funded by Development Charges are within the parameters of the 2021 Development Charges Background Study. Council has approved the development charge funding as part of the annual budget process. In 2023, there were no scope or project changes of material value. Any changes will be monitored and reported through the Treasurer's Statement.

Services Related to a Highway

Transfers from the DC reserve to capital projects for Services Related to a Highway totaled \$51,849. The funds were applied across eight projects including sidewalks and Active Transportation. The opening reserve balance and DCs collected of \$54,184 in 2023 supported the funding for the respective capital projects.

Fire Protection Services

Transfers from the DC reserve to capital projects for Fire Protection Services totaled \$322,729. The funds were applied across two projects for replacement and expansion of Fire Station 2 and 3. The opening reserve balance and DCs collected of \$46,072 in 2023 partially supported the funding for these capital projects, however, the reserve ends the year with a negative balance after capital commitments. It is important to note that there are timing differences based on the rate of collection of DCs and when the project expenditures are committed in the actual capital budget. DCs will continue to be collected over the life of the by-law to match project expenditures and reserve balances are projected to be positive through the funds generated by growth. The tax supported DC Exemptions Reserve established in 2022 further supports the reserve funds, with a current balance of \$1,582,053 funded from the opening balance, 2023 Approved Operating Budget, and 2023 year-end operating surplus allocation in the amount of \$1 million approved by Council via [Report FMS-050-2024](#).

Parks and Recreation Services

Parks and Recreation Services had \$282,517 of DC funds transferred to 12 projects including playgrounds, a splashpad, washrooms, basketball, tennis, and pickleball courts. The opening reserve balance and DCs collected of \$396,345 in 2023 supported the funding for the respective capital projects.

Growth Studies

Transfers from the DC reserve to capital projects for Growth Studies totaled \$39,532. The funds were applied towards one project in 2023 for a storm system master servicing study. The opening reserve balance and DCs collected of \$54,998 in 2023 supported the funding for this capital project.

Wastewater Services

Wastewater Services had \$59,456 of DC funds transferred to two projects related to annual sewer separation. The opening reserve balance and DCs collected of \$11,566 in 2023 partially supported the funding for this capital project, however, the reserve ends the year with a negative balance after capital commitments. As previously noted, there

are timing differences based on the rate of collection of DCs and when the project expenditures are committed in the actual capital budget. DCs will continue to be collected over the life of the by-law to match project expenditures and reserve balances are projected to be positive through the funds generated by growth.

Water Services

Water Services had \$144 of DC funds transferred to one project related to water main through the road improvement program. The opening reserve balance and DCs collected of \$2,890 in 2023 supported the funding for this capital project.

Outstanding Capital Commitments

During 2023, the total DC reserve balances increased due to DC collections and interest earned. Transfers to capital projects were completed and the total DC reserves balance at December 31, 2023, was \$4,614,576. In addition to transfers to capital projects, which are summarized in Appendix 2, it is also necessary to consider outstanding capital commitments as these will need to be funded in the future from the reserves. Table 2 summarizes commitments to capital projects that were identified in the 2023 Capital Budget. After accounting for commitments to capital projects that were identified in the 2023 Capital Budget, the uncommitted balance of DC reserves was in a deficit of \$157,138 at year-end 2023.

Development Charge Category	Balance at December 31, 2023 (\$)	Capital Commitments (1) (\$)	Available Balance at December 31, 2023 (\$)
Services Related to a Highway	2,558,701	813,716	1,744,985
Municipal Works Fleet and Facilities	137	-	137
Transit Services	-	-	-
Fire Protection Services	(259,477)	185,000	(444,477)
Parks and Recreation Services	2,232,354	717,498	1,514,856
Library Services	68,057	3,055,500	(2,987,443)
Growth Studies	35,480	-	35,480
Stormwater Services	19,132	-	19,132
Wastewater Services	(43,672)	-	(43,672)
Water Services	3,864	-	3,864
Total	4,614,576	4,771,714	(157,138)

(1) Capital Commitments are based on the 2023 Capital Budget

After considering the capital commitments, the total DC reserve balance is fully committed and in a negative position. This is expected as the reintroduction of DCs was recent for the City and time is needed to build up the reserves. The DCs related to forecasted development, which would include actual collections and exemptions to be funded, are expected to match project expenditures over the life of the by-law.

Capital Commitments for 2023

In accordance with Bill 23, there is a requirement to allocate 60% of the reserve funds for Water, Wastewater and Services Related to a Highway to capital projects in 2023. While funds should be allocated, the funds are not required to be spent until eligible expenses have been incurred. The funding allocated to capital projects is summarized in Table 3 by service category.

Development Charge Category	Balance at December 31, 2023	Capital Commitments (1)	Available Balance at December 31, 2023	Allocation (%)
Services Related to a Highway	2,558,701	1,183,288	1,375,413	86%
Wastewater Services	(43,672)	182,643	(226,315)	-81%
Water Services	3,864	151,356	(147,492)	-103%

(1) Capital commitments include 2021, 2022, and 2023 commitments less capital projects funded to date

The reserve funds for Water and Wastewater are fully allocated and, currently overcommitted. As noted previously, this is expected as DCs were reintroduced recently, and time is required to build up the reserves. Additionally, the commitments represented are total commitments, not amounts that are required to be funded all at once. There are timing differences between the collection of DCs and when actual expenses for projects are incurred and funded and DCs related to forecasted development are expected to match project expenditures over the life of the by-law. The reserve funds for Services Related to a Highway meet and exceed the required allocation as prescribed.

Development Charge Exemptions

The DCA provides for exemptions from DCs under two classifications; mandatory exemptions are required by legislation and discretionary exemptions are established by the municipality at the time of by-law creation. The discretionary exemptions are expanded further in the City's DC By-Law 2021-140. Table 4 on the next page provides the total DC exemptions, transitions and forgone revenue that must be funded to ensure adequate reserve funds are available in the City DC Reserves to pay for the necessary infrastructure to facilitate development.

Table 4: Development Charges Exemptions	
2021	
Forgone Revenue 2021	\$917,311
3.18 Transition period - Approvals of Site Plan / Zoning Amendment received between 2020-2021 with permits issued in 2021	\$23,927
3.19 Transition period - Application of Site Plan / Zoning Amendment received between 2017 - 2019 with permits issued in 2021	\$695,122
2022	
3.18 Transition period - Approvals of Site Plan / Zoning Amendment received between 2020 - 2021 with permits issued in 2022	\$583,565
3.19 Transition period - Application of Site Plan / Zoning Amendment received between 2017 - 2019 with permits issued in 2022	\$1,998,557
Mandatory and Discretionary Exemptions 2022	\$1,153,577
2023	
3.18 Transition period - Approvals of Site Plan / Zoning Amendment received between 2020 - 2021 with permits issued in 2023	\$1,131,332
Mandatory and Discretionary Exemptions 2023	\$986,258
Total for DC Exemptions for 2021, 2022, and 2023	\$7,489,649

Mandatory and discretionary exemptions according to the DC Act and the City's By-law 2021-140 would have expected to collect \$2,117,590 in Development Charges Revenue for the year of 2023. These exemptions include enlargement of industrial developments (50% or less), enlargement of existing dwellings and intensification of existing houses (creating additional dwelling units). The discretionary exemptions become obligatory when included in the By-Law and remain in place for the duration of the current City By-Law and can be revisited at the expiration of the By-Law (2027).

Transitions

The City included two transition periods, which are in effect exemptions, in the By-law which totaled \$4,432,503 in DCs uncollected for permits issued in 2021, 2022, and 2023. These include the transition period for approvals under section 3.18 and 3.19, relating to the application for a site plan or zoning by-law amendment based on the year the eligible application was submitted and when the building permit was issued. The transition clause of 3.19 for eligible applications has ended as the cut off for issued permits was January 1, 2023.

Bill 23 and Bill 134 Exemptions

Bill 23, the More Homes Built Faster Act, 2022, implemented changes to the Development Charges Act that included additional exemptions, reductions and the transition of DC fees collected as of 2023. At its meeting of May 1, 2023, [Report FMS-045-2023](#) was presented to council outlining the impacts of Bill 23 legislation on municipal development charges.

Bill 134, the Affordable Homes and Good Jobs Act, 2023, received royal assent in Ontario on December 4, 2023. As part of Bill 134, amendments to the Development Charges Act update the definitions of 'affordable residential unit' that were introduced through Bill 23 on November 28, 2022. The proposed changes impact which units might qualify for provincially mandated exemption from development charges, the community benefits charge (CBC) and parkland dedication fees.

Bill 134 amends the Development Charges Act, to change definitions for affordable residential units (rental and ownership) and to introduce "income based" rents and purchase prices. The amendments link affordability to the incomes of low- and moderate-income households as opposed to market rents and prices. While the definitions for exemptions have been defined in the DC Act, the application of these exemptions has not been prescribed through regulation.

The amended definitions (and the overarching development charge exemptions for affordable and attainable units first introduced by Bill 23) are not yet in force and will come into force on a day to be named by proclamation of the Lieutenant Governor of Ontario. The overall impact of the changes from Bill 23 (and updated definitions through Bill 134) will increase the burden of costs associated with development and pass them onto the taxpayers in the City.

The City continues to stay engaged in advocacy work with municipal organizations to keep municipalities whole. Through annual provincial and federal pre-budget submissions, the City supported the calls from Ontario's Big City Mayors (OBCM), Association of Municipalities of Ontario (AMO) and Federation of Canadian Municipalities (FCM) to the Federal and Provincial governments regarding a municipal fiscal review, development of a modernized growth framework, and update of the partnership between provincial and municipal governments.

Funding Requirements for Exemptions

DC exemptions, transitions, and forgone revenue of \$7.50 million covering permits issued in 2021, 2022, and 2023 were totaled in accordance with the DCA exemptions, the City's exemptions, and transition clauses from the By-Law. These exemptions will continue to be recognized and realized for a number of years into the future based on the remaining transition period of 3.18, discretionary exemptions included in the By-law, mandatory exemptions from the DCA, updates to Bill 23 and any amendments to legislation that may come forward.

As a result, the related Development Charge costs that have been exempted will instead need to be covered through other funding sources, such as the tax levy and water and wastewater budgets to make up the shortfall as capital projects proceed in the future. Exemptions will likely continue to be funded on an as needed basis for project funding by service until such time as the City has fully funded all exemptions.

By funding these exemptions, the City can continue to provide enough funding for each service category reserve to meet the costs of the new and expanded infrastructure

projects identified in the DC Background Study and the Capital Budget to support the increased need for services connected to growth moving forward.

Exemption Reserve Strategy

The approved DC Exemption Reserve Strategy was presented to Council through [Report FMS-B014-2023](#) in Q2 of 2023. This strategy focuses on building the DC Exemption Reserve to accommodate capital commitments across the DC service areas and to fund exemptions from past and future DC exemptions. Through the funding strategy, the City will move towards a sustainable exemption funding level by 2031 and allow for flexibility to make changes should actual development and exemption activity be either higher or lower than expected.

The DC Exemption Reserve supports eligible grant applications and provides funding to offset impacts from annual exemptions mandatory under the DC Act and the City's by-law in addition to exemptions and discounts as prescribed by Bill 23 currently in effect and to be in effect after further legislation parameters are set. The DC Exemption Reserve opening balance at January 1, 2023 was \$32,053 and increased in 2023 by \$550,000 from the 2023 Approved Operating Budget and \$1,000,000 from the 2023 Operating Surplus, for a closing balance of \$1,582,053.

Financial Implications

This report is legislative in nature. It does identify financial impacts related to funding for exemptions during 2021, 2022, and 2023 that will be addressed in future Operating Budgets and through the Development Charges Exemption Funding Strategy.

The continuation of the Development Charges By-law is a significant step towards fiscal responsibility and financial sustainability. It represents a shift from placing all growth-related infrastructure burden on the taxpayer to a more balanced approach where growth pays for growth. Development charge allocation will assist with capital budget forecasting and financing, strategic decision making, and investment back into the community.

Environmental Sustainability Implications

This report is legislative in nature. Development Charges do provide a funding source for new and expanded services to support the future needs and impacts of growth in the City's infrastructure, all of which should assist with improving environmental sustainability.

Operational Implications

This report is legislative in nature. The requirement to fund exemptions provided during 2021, 2022, and 2023 is addressed through the Development Charges Exemption Funding Strategy and will need to be considered in the future Operating Budgets.

Conclusion

Development Charges are a key component of the City's long-term financial plan. With the continued collection of DCs, this annual statement depicts the City's commitment to provide a funding source to build growth-related capital infrastructure that is fiscally sustainable to achieve the reliable delivery of growth-related City programs and services while minimize the impact on the average taxpayer.

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Appendices

1. 2023 Development Charges Reserve Fund Statement
2. 2023 Development Charges Capital Projects Funding Statement
3. Supplemental Information to 2023 Development Charges Reserve Fund Statement

Appendix 1

City of St. Catharines 2023 Development Charges Reserve Fund Statement Statement of Activity- January 1, 2023 to December 31, 2023

Development Charge Category	Balance at January 1, 2023	Historical DC Funding	Development Charges Collections	Interest Earned	Transfer from DC Exemption Reserve	Transfer to Capital Projects	Available Balance at December 31, 2023
Services Related to a Highway	2,427,707		54,184	128,658		51,849	2,558,701
Municipal Works Fleet & Facilities	50		81	5			137
Transit Services	0		-	-			0
Fire Protection Services	15,240		46,072	1,940		322,729	(259,477)
Parks and Recreation Services	2,001,819		396,345	116,708		282,517	2,232,354
Library Services	21,302		44,320	2,435			68,057
Growth Studies	17,737		54,998	2,276		39,532	35,480
Stormwater Services	3,144		15,499	489			19,132
Wastewater Services	3,736		11,566	482		59,456	(43,672)
Water Services	992		2,890	125		144	3,864
Total	4,491,727	-	625,956	253,119	-	756,226	4,614,576

Appendix 2

City of St. Catharines

2023 Development Charges Capital Projects Funding Statement

Statement of Activity- January 1, 2023 to December 31, 2023

Capital Project	Project #	Development Charge Reserve Fund	Internal Funding Sources (1)	Canada Community Building Fund (CCBF)	Investing in Canada Infrastructure Program (ICIP)	Green Municipal Fund (GMF)	Active Transportation Funding	Federal Gas Tax	Regional Funding	DC Exemption Reserve	Total 2023 Funding
Services Related to Highways											
New Sidewalk Installation Program (2023)	P22-041	4,322	238,575	20,788	-	-	-	-	-	-	263,685
Pelham Rd. (bike lanes)	P21-061	14,627	-	-	-	-	-	-	-	-	14,627
City Wide Trail improvements	P22-068	45	-	1,042	-	-	-	-	-	-	1,088
TES - Road Improvement Program - Moffatt St Secondary Access - EA/Preliminary Design	P19-066	8,583	32,000	-	-	-	-	-	-	-	40,583
Active Transportation st Davids at HWY 406 /Grantham Trail	P20-068	4,487	-	-	-	-	50,000	37,663	-	-	92,150
Pelham Rd. (bike lanes)	P21-061	12,281	-	-	-	-	-	-	-	-	12,281
Active Transportation Priorities	P21-157	7,503	-	-	-	-	50,000	-	-	-	57,503
Sub-Total		51,849	270,575	21,830	-	-	100,000	37,663	-	-	481,917
Fire Protection Services											
Station 2 Replacement & Expansion	P22-173	313,730	-	-	-	-	-	-	-	-	313,730
Station 3 Replacement & Expansion	P23-136	8,998	-	-	-	-	-	-	-	-	8,998
Sub-Total		322,729	-	-	-	-	-	-	-	-	322,728
Parks and Recreation Services											
Community Park Multi-Use Courts - Parks Renewal Plan	P23-163	1,486	54,000	-	-	-	-	-	-	-	55,486
Bartlett Park - Playground & Multi-Use Court - Parks Renewal Plan	P23-162	1,684	65,000	-	-	-	-	-	-	-	66,684
Alex Mackenzie Basketball Court & Playground - Parks Renewal Plan	P23-161	1,316	54,000	-	-	-	-	-	-	-	55,316
Port Dalhousie Multi-Use Court - Parks Renewal Plan	P23-160	1,112	42,000	-	-	-	-	-	-	-	43,112
Burgoyne Woods Playground - Parks Renewal Plan	P22-162	339	24,034	-	-	-	-	-	-	-	24,373
Valleyview Park Basketball Court, Multi-Use Court & Playground - Parks Renewal Plan	P22-165	29,561	23,000	-	-	-	-	-	-	-	52,561
Louis Avenue Park Basketball Court - Parks Renewal Plan	P22-166	5,551	4,607	-	-	-	-	-	-	-	10,158
St. Patrick's Park Multi-Use Court - Parks Renewal Plan	P22-167	11,986	14,000	-	-	-	-	-	-	-	25,986
Self-Cleaning/Contained Washroom	P21-153	8,000	-	-	-	-	-	-	-	-	8,000
Bogart St. Park Basketball/Tennis/Pickleball Court & Playground - Park Renewal Plan	P21-04	22,631	30,958	-	269,853	-	-	-	-	-	323,442
Splashpad/ Washroom	P21-156	23,312	-	-	-	-	-	-	-	-	23,312
Sunset Beach Washroom	P20-153	175,539	45,000	-	-	-	-	-	-	-	220,539
Sub-Total		282,517	356,599	-	269,853	-	-	-	-	-	908,969
Growth Studies											
Storm System Master Servicing Study	ST21-12	39,532	-	-	-	-	-	-	45,000	-	84,532
Wastewater Services											
Provision for Annual Sewer Separation	P18-062	59,456	135,400	362,148	-	-	-	-	35,787	-	592,792
Sub-Total		59,456	135,400	362,148	-	-	-	-	35,787	-	592,792
Water Services											
Road Improvement Program - Ridley Rd	P20-065	144	27,000	-	-	-	-	-	-	-	27,144
Total		756,226	789,574	383,978	269,853	-	100,000	37,663	80,787	-	2,418,081

(1) Internal Funding Sources include capital out of revenue, non-dc debt financing, tax levy support, and the infrastructure levy reserve.

Appendix 3

Supplemental Information to 2023 Development Charges Reserve Fund Statement

1. Description of the Service for which each fund was established under By-Law 2021-140:

Service Category	Description of Service
Services Related to a Highway	The fund is used for growth-related projects for roads and roads related structures.
Fire Protection Services	The fund is used for growth-related projects for fire facilities, vehicles and small equipment and gear.
Parks and Recreation Services	The fund is used for growth-related projects for parkland development, parkland amenities, trails, parks and recreation vehicles and equipment and recreation facilities.
Library Services	The fund is used for growth related projects for library facilities, vehicles and collection materials.
Transit Services	The fund is used to finance the cost of growth-related projects for transit facilities and vehicles.
Stormwater Services	The fund is used for growth related projects for channels, drainage and ponds.
Wastewater Services	The fund is used for growth-related projects for wastewater distribution systems.
Water Services	The fund is used for growth-related projects for water collection systems.
Public Works	The fund is used for growth-related projects for public works facilities, vehicles and equipment.
Growth Studies	The fund is used for growth-related projects for growth studies relating to services related to a highway, water services, wastewater services, stormwater services, fire protection services, parks and recreation services, library services and transit services.

2. For Credits (Ex. Pre-payments, front-ended projects) in relation to the service or category for which the fund was established:

No credits have been received, used or are outstanding for the previous year.

3. The amount of any money borrowed from the DC reserve during the previous year and the purpose for which it was borrowed:

No money was borrowed.

4. The amount of interest accrued during the previous year on money borrowed from the fund by the municipality:

No interest was accrued as no money was borrowed.

5. The amount and source of any money used by the municipality to repay, in the previous year, money borrowed from the fund, or interest on such money:

No source of money to repay as no money was borrowed.

6. A schedule that identifies credits recognized under section 17 and, for each credit organized, sets out the value of the credit, the service against which the credit is applied and the funds used to finance the credit:

No schedule as there are no credits to recognize per section 17.

7. Statement respecting additional levies under Section 59.1(1) & (2) of the Development Charges Act, 1997, as amended.

In accordance with Section 59.1(1) & (2), the City of St. Catharines has not imposed any additional payments nor required the construction of a service not authorized under the Development Charges Act, 1997, as amended.