



TOWNSHIP OF BLANDFORD-BLENHEIM

To: Members of Council

From: Denise Krug, Director of Finance / Treasurer

Reviewed by: Josh Brick, Chief Administrative Officer

Date: March 25, 2026

Council Meeting Date: April 1, 2026

Report Title: 2025 Development Charges Annual Report

Report No.: Financial Services - 2026 - 03

Recommendation:

That Report TR-26-05 be received as information; and further,

That the reports are posted on the website for public information.

Executive Summary:

This Annual Development Charges (DC) Report provides an overview of development-related growth and the financial performance of the Township's DC program over the reporting period. It outlines DC collections, reserve fund balances, and expenditures, ensuring transparency and accountability.

The report confirms that development activity continues to contribute toward the funding of essential municipal infrastructure. DC reserves remain a critical tool in supporting responsible and sustainable growth, helping to reduce the financial burden on existing taxpayers while enabling the Township to meet increasing service demands.

Overall, the Township's DC framework remains aligned with legislative requirements and supports long-term financial planning, infrastructure delivery, and complete community development.

Background:

Under the provisions of the Development Charges Act, the Treasurer is required to provide Council with an annual statement, including the reporting of all financing sources for a capital project partially financed with Development Charges.

Analysis & Discussion:

The 2025 Opening balance for Development charges was \$205,763.27.

The total amount of Development Charges collected in 2025 was \$52,539.00.

The total amount of interest earned in 2025 by all Development Charges was \$3,492.90.

The total amount transferred from Development Charges in 2025 was \$288,434.00, all funding towards capital projects.

The Treasurer has reviewed this report and confirms that the Township is in compliance with Section 59(1) of the Act, which defines when Development Charges can be imposed.

Strategic Priorities: The Township’s Development Charges program directly supports the Strategic Plan (2025–2028) by enabling responsible and strategic growth while maintaining a strong commitment to community well-being, transparency, and service excellence. The program also reinforces sound financial management practices, supports long-term sustainability, and ensures that municipal services and facilities can adapt to evolving community needs.

Financial Considerations: Growth related capital projects have been funded using development charge revenues based on actual expenditures incurred in 2025 for projects identified in the current Development Charges Background Study.

In some cases, growth-related capital projects are completed prior to having fully collected the necessary DCs to fund the project. In these situations, external debt is permitted under the Development Charges Act, (1997) to cash flow the capital costs of the project and is repaid by the future DC collections. This is the case for both the Princeton Drainage project as well as the Princeton Fire Hall. Future DCs collected will assist in funding debenture payments for both of these projects.

Respectfully submitted by:

Denise Krug

Treasurer / Director of Finance

Appendix:

- 2025 Annual DC Report
- 2025 Capital Project Funding including DCs

Follow up

In adopting this report, what follow up action is required?

By-law

Agreement(s)/document(s) to be signed by Mayor and/or Clerk

Social media/Website update or communication

Other communication – Specify:

Township of Blandford-Blenheim
DEVELOPMENT CHARGES RESERVE FUNDS
January - December 2025

	Public Works: Roads & Related 01-0109-0105	General Government 01-0109-0110	Fire Department 01-0109-0115	Parks and Recreation 01-0109-0155	Totals	
Opening Balance	\$114,325.98	\$5,834.73	\$235,937.70	(\$150,334.74)	\$205,763.67	
Development Charge Collections	\$22,267.00	\$848.00	\$20,106.00	\$9,318.00	\$52,539.00	
Interest Earned (3.15% = Prime less 1.75%)	\$1,517.01	\$210.51	\$1,765.38	\$0.00	\$3,492.90	
Less:						
Amounts Transferred to Capital or Other Funds						
Princeton Fire Hall			\$200,000.00			
Hardsurface Twp Rd 6B	\$26,437.00					
Princeton Municipal Drain & Street Upgrades	\$ 50,000.00					
Hardsurface Oxford-Waterloo Rd	\$ 11,997.00					
					\$288,434.00	Total 2025 DCs transferred
					\$288,434.00	Total 2025 DCs for capital
Balance at Year End	\$49,675.99	\$6,893.24	\$57,809.08	(\$141,016.74)	(\$26,638.43)	

Township of Blandford-Blenheim
2025 Capital Project Funding Including Development Charges

Project Description	2025 Project costs	Financing								
		Taxation	Grant Fed	Grant Prov	Debt	CCBF	DC	Other	County	Reserves
Princeton Fire Hall	\$2,177,836.30				**		\$200,000.00			\$1,977,836.30
Hardsurface Twp Rd 6B	\$251,302.43						\$26,437.00			\$224,865.43
Princeton Municipal Drain & Street Upgrades	\$5,164,658.72				\$1,000,000.00	\$1,000,000.00	\$ 50,000.00	\$271,958.00	\$2,224,938.33	\$617,762.39
Hardsurface Oxford-Waterloo Rd	\$105,338.46						\$ 11,997.00			\$93,341.46
Totals	\$7,699,135.91	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$1,000,000.00	\$288,434.00	\$271,958.00	\$2,224,938.33	\$2,913,805.58

**\$2.0M debenture to be issued when construction is complete