



City of
Peterborough

To: **Members of the General Committee**

From: **Richard Freymond, Commissioner, Finance and Corporate Support Services**

Meeting Date: **April 13, 2026**

Report: **Development Charge Reserve Funds 2025 Annual Report, Report FCSFS26-005**

Subject

A report to recommend that the Development Charge Reserve Funds – 2025 Annual Report for the year ended December 31, 2025, for the City of Peterborough and water services (formerly through the Peterborough Utilities Commission) be received.

Recommendations

That Council approve the recommendations outlined in Report FCSFS26-005, dated April 13, 2026, of the Commissioner of Finance and Corporate Support Services as follows:

- a) That the Development Charge Reserve Funds – 2025 Annual Report for the City of Peterborough, as presented in Report FCSFS26-005, be received for information; and
- b) That the Water Development Charges Report for the year ended December 31, 2025, appended to Report FCSFS26-005 as Appendix B, be received for information.

Executive Summary

- In 2025 the City earned \$6.5 million in Development Charge revenue. Including interest earned and transfers to capital projects, the balance in the DC Reserve Funds on December 31, 2025, was \$30.3 million.

- Nine of the 22 sub reserves have deficit (overdrawn) balances and are the results of expenditures being incurred in anticipation of development taking place.
- Although the balance in the Development Charge Reserve Funds (DCRFs), at December 31, 2025, was \$30.3 million, there are \$145.6 million in commitments that have been approved in the 2025 and prior years' capital budgets requiring future Development Charges, which includes \$124.9 million in existing debt principal and interest payments, issued and outstanding on growth related capital works already completed.
- The future of DCRFs is a concern. There will be insufficient funds in the DCRFs to cover the commitments as the projects are completed and the DCRFs will continue to rely heavily on the issuance of debt.
- **Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025**, received Royal Assent on June 5, 2025. Among other implications, it results in DC exemptions and deferral of DC revenues. Key provisions of Bill 17 came into force November 3, 2025, that allow development charges for non-rental residential development to be payable at occupancy rather than building permit issuance.
- The water development charges (formerly Peterborough Utilities Commission (PUC)) are levied directly and used to pay for the growth-related water capital works.

Background

Reserve Fund Report

This report is presented to comply with Section 43 of the **Development Charges Act, 1997** (the Act) and Regulation 82/98 (as amended), s.12 (1) which requires municipalities to present an annual report regarding Development Charge Reserve Funds (DCRF) activity.

The 2025 City-wide Development Charges were levied in accordance with various Development Charge By-laws that were approved in 2022, 2024 and 2025, all of which establish various Development Charge rates.

The Area Specific Development Charge (ASDC) background study was completed in 2022. The ASDC By-laws 22-053 to 22-060 were approved as recommended in Report CLSFS22-021.

The City-wide Development Charge background study was completed in 2024 resulting in the passage of By-law 24-081 which went into effect on January 1, 2025. The background study was amended in 2025 with By-law 24-081 repealed and replaced by

By-law 25-100, which went into effect on September 3, 2025, as recommended by Report CLSFS22-021.

The rates in effect at December 31, 2025 are set out in Schedule 1 attached to this report for reference.

Schedule 2 provides a summary of the activity in the DCRFs, for the various service categories, for the year ending December 31, 2025. Development Charges revenue for the year totaled \$6.4 million (2024 - \$8.6 million). The net interest credited to the Reserve Funds totaled \$1,065,288 (2024 - \$1,187,132). Debt principal and interest costs amounted to \$9.3 million (2024 - \$5.2 million) and an amount of \$345,807 (2024 - \$1.2 million) was transferred to capital. The balance in the Reserve Funds on December 31, 2025, amounted to \$30.3 million (2024 - \$32.3 million), which is a decrease of \$2.0 million over the previous year.

As shown on the schedule, nine (2024 – eight) of the sub reserves have deficit (overdrawn) balances prior to reflecting approved commitments: General Government, Police Service, Library Services, Public Works, City Wide Engineering – Wastewater Treatment Plant, Carnegie East, Carnegie West, Chemong West and Lily Lake amounting to a total of \$16.9 million (2024 - \$14.5 million) and are the results of expenditures being incurred in anticipation of development taking place. Interest is being charged on each of the overdrawn balances.

Schedule 3 provides a list of capital projects funded in whole or in part from the Development Charge Reserve Funds. During 2025, \$345,807 was transferred to capital projects. In addition, \$9,260,108 in principal and interest payments were made on debt issued to finance growth related capital works.

Detailed information on Schedule 4 shows the opening balance at the beginning of the year, expenditures to the end of 2025, as well as all sources of financing (including Development Charge revenue) for each of these projects.

Although the balance in the DCRFs, at December 31, 2025, was \$30.3 million, there is \$85.9 million (2024 - \$91.4 million) in existing debt issued and outstanding on growth related capital works already completed, which includes the \$48.8 million DC-supported principal outstanding for the Miskin Law Community Complex, the new Police Station Property and the Fire Station #2 relocation. The future interest charge on this debt amounts to \$33.8 million. Future DCs collected will service the debt payments in upcoming years.

In addition, there are \$20.6 million in commitments approved in the 2025 and prior years' capital budgets requiring future Development Charges, including \$7.9 million in commitments directly funded from the reserve and \$12.7 million in DC supported debt issuance, as set out in Schedule 5.

The twenty-two sub-reserves are managed discreetly. One reserve with a deficit balance does not borrow from another which has a surplus balance. For example, all cost commitments and associated financing costs for growth related recreation projects must be covered through the Recreation DCRF, even if there is a surplus balance in another sub-reserve (i.e.: Waste Management).

Future of DCRFs a concern

The approved commitments, referenced above, in addition to the associated financing costs total \$145.6 million and refers to those capital works approved in 2025 and prior years' budgets. Considering these commitments, all but six development charges reserves are in a deficit balance. The City is proactively managing the deficit by deferring the use of DC funding for DC-eligible growth-related capital projects in the 2025 and 2026 budget years, and on a go forward basis if required. As a result, the growth-related portion of these projects is being funded from tax-supported sources.

Recent Legislative Change

Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025, received Royal Assent on June 5, 2025. Provincial legislation in 2025 has introduced a series of significant amendments to the Development Charges Act, 1997 (DCA) aimed primarily at reducing development charges and modifying how and when they are applied. Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025) introduced DC exemptions for long-term care homes, streamlined procedures for certain by-law amendments that reduce or remove DC indexing, and revisions to the DC "freeze" rules so that developers pay the lower of the frozen DC rate or the rate in effect at the time of permit issuance. Bill 17 also proposed deferring payment of DCs for residential development from building permit issuance to building occupancy, while eliminating the ability for municipalities to charge interest on legislatively deferred payments. The legislation also provided new regulatory powers allowing the Province to standardize DC background studies and reporting, prescribe methodologies for "benefit to existing" allocations, define local services, and potentially restrict eligible capital costs recoverable through DCs.

Subsequent initiatives, including amendments associated with **Bill 60, Fighting Delays, Building Faster Act, 2025** which received Royal Assent on November 27, 2025 and related regulatory proposals (released in December 2025), further expanded the Bill 17 reforms and introduced new administrative requirements. Key measures include the formal implementation of DC payment at occupancy for non-rental residential development, a new framework governing the treatment of land acquisition costs (requiring them to be treated as a distinct class of service with separate reserve funds and generally limited to a 10-year planning horizon), and a requirement that municipalities adopt mandatory local service policies identifying works that must be funded directly by developers rather than through DCs. Other changes require additional background study requirements and oversight by mandating standardized timelines and expanded content for annual DC financial statements and allowing the

Minister to request background studies, by-laws, or local service policies from municipalities.

Reducing Development Charges in Growth Areas

Given the challenging economic climate for developers, staff have contemplated the reduction of development charges in the city's growth areas to stimulate residential development. Given the City has already incurred the outlay of cash required to build the infrastructure to enable the growth to occur and done so under the premise that the monies would be collected from the development community at a future time, reducing the development charges requires the taxpayer to fund the reserve shortfalls. Where investment has already occurred, the Area Specific Development Charges (ASDC) reserve funds are all in a deficit cash position, all with additional future commitments against the reserves.

Federal-Provincial Announcement

On March 30, 2026, the federal and Ontario governments announced a joint \$8.8-billion infrastructure funding agreement designed to help municipalities accelerate housing construction by offsetting reduced development charges. Each level of government will contribute \$4.4 billion over 10 years, allowing municipalities to lower development charges by 50% for the next three years without absorbing the financial loss. Municipalities will be required to identify priority infrastructure projects—such as water, wastewater, and transportation upgrades—that directly support new housing supply to receive funding. It is unclear if the funding will be provided through application-based infrastructure programs or an allocation. Federal and provincial officials emphasized that high development fees have been a barrier to building and that this program is intended to reduce costs for builders while ensuring municipalities can still deliver the infrastructure needed to enable growth.

Water Development Charges (formerly Peterborough Utilities Commission) Annual Report

The Water Development Charges 2025 Annual Report is attached as Appendix B to this report.

Water development charges of \$189,975 (2024 - \$55,144) were collected and the reserves earned interest of \$2,800 for a total fund value of \$192,775. In 2025, there were no capital expenditures incurred that were eligible for development charge funding (2024 - \$92,155). The cash received during the year was transferred to reserves leaving a balance of \$192,775 in the water development charge reserves.

It is recommended Council receive the Water DC Report for information.

Through Council Report MOWAT25-001 - Requirements for Water System and Zoo Transfer to City of Peterborough, dated February 18, 2025, Council approved the recommendations to dissolve the PUC and transfer PUC assets to the City of Peterborough. Going forward the water development charges reserves annual reporting

will be incorporated into the City of Peterborough's Annual Development Charges Reserve Funds Annual Report.

Strategic Plan

Strategic Pillar: Governance and Fiscal Sustainability

Strategic Priority: Support a culture of continuous improvement, safety, and innovation to enhance cost-effective delivery of City programs and services.

Development Charge revenue provides much needed non-property tax revenue to finance growth-related capital works.

Budget and Financial Implications

There are no budget and financial implications to receiving the annual Development Charge Report.

The Peterborough Utilities Commission Development Charges were levied directly and used to pay for the growth-related capital works. The City levies its own separate Development Charges.

Attachments

Appendix A

Schedule 1 - Development Charge Rates in Effect – December 31, 2025

Schedule 2 - Development Charge Reserve Funds Statement of Continuity

Schedule 3 - Development Charge Reserve Fund Amounts Transferred to Capital Fund

Schedule 4 - Analysis of 2025 Capital Projects Financed in Whole, or in Part, From Development Charges

Schedule 5 - Future Draws Against Development Charge Reserve Funds

Appendix B – Water Development Charges for the Year Ended December 31, 2025

Submitted by,

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Commissioner, Finance and Corporate Support Services

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Appendix A

Appendix A

Schedule 1 City of Peterborough Development Charge Rates - September 03 - December 31, 2025				
C1	Planning Area	Residential Charge Per Unit		
		Residential A	Residential B	Residential C
		Total Charge	Total Charge	Total Charge
C1	C2	C3	C4	C5
1	City-Wide Dev. Area	\$68,604	\$49,650	\$42,555
2	Growth Areas			
3	Jackson	\$73,726	\$53,990	\$45,505
4	Carnegie East	\$82,934	\$61,794	\$50,813
5	Carnegie West	\$78,669	\$58,178	\$48,354
6	Lily Lake	\$76,733	\$56,539	\$47,240
7	Chemong East	\$81,449	\$60,535	\$49,957
8	Chemong West	\$84,091	\$62,774	\$51,480
9	Liftlock	\$82,562	\$61,480	\$50,599
10	Coldsprings	\$80,561	\$59,783	\$49,445
11	Average	\$78,814	\$58,303	\$48,439
Non-Residential Development Charge				
All Areas of the City		Non-Residential Charge (\$/sq.m.)		
Chemong West		\$315.61		
Coldsprings		\$302.33		
Total City-Wide Uniform Charge		\$257.29		

Appendix A

Schedule 2

City of Peterborough
Development Charge Reserve Funds
Statement of Continuity
For The Year Ended December 31, 2025

Description C1	Total C2	General Government C3	Emergency Medical Service C4	Police Service C5	Long Term Care C6	Transit C7	Indoor Recreation C8	Library Service C9	Fire Service C10	Park Dev and Facilities C11	Parking C12	Public Works C13	City Wide Engineering Roads C14	City Wide Engineering WWTP C15	Waste Management C16
1 Balance - January 1, 2025	32,348,110	(153,764)		297,612		2,395,637	5,167,335	(664,990)	993,413	2,254,919	2,347,557	(1,852,469)	30,354,610	(4,503,117)	177,644
2 <u>Revenue for the year 2025</u>															
3 Development Charges	6,462,655	45,803	5,263	71,231	12,337	365,140	1,203,448	164,632	133,081	444,921		105,708	3,491,965	394,147	24,978
4 Debiture Proceeds															
5 Received/Receivable															
6 Interest Eamed	1,065,288	(6,061)	38	4,496	109	88,059	146,554	(30,487)	36,903	84,206	49,287	(76,182)	1,150,075	(183,703)	5,186
7	7,527,943	39,742	5,301	75,727	12,446	453,198	1,350,003	134,145	169,985	529,127	49,287	29,526	4,642,040	210,444	30,164
8 <u>Transfers for the year 2025</u>															
8 Transferred to the Capital Fund	(345,807)					(141,120)			(1,176)	(203)			(198,116)		
9 Transferred from the Capital Fund															
10 Tsf to Operating															
11 Current Year Debt Principal and Interest	(9,260,108)			(748,239)		(105,430)	(3,093,030)	(265,825)	(212,910)	(265,944)		(204,972)	(2,135,997)	(410,028)	(137,089)
12 Amounts allocated (To) From Other Services							2,396,845				(2,396,845)				
13 Subtotal net transfers	(9,605,915)			(748,239)		(246,550)	(696,185)	(265,825)	(214,086)	(266,147)	(2,396,845)	(204,972)	(2,334,113)	(410,028)	(137,089)
14 Balance - December 31, 2025	30,270,138	(114,022)	5,301	(374,900)	12,446	2,602,285	5,821,153	(796,670)	949,311	2,517,899		(2,027,915)	32,662,537	(4,702,701)	70,719
15 Less Issued Debt Principal	(85,909,657)			(9,569,340)		(780,749)	(37,636,316)	(1,603,451)	(1,604,148)	(2,285,364)		(1,427,017)	(17,645,934)		(1,032,888)
16 Less Issued Debt Interest	(39,011,557)			(4,726,124)		(173,854)	(25,827,573)	(208,451)	(326,736)	(606,373)		(202,946)	(3,990,613)		(210,380)
17 Less Issued Debt Principal and Interest	(124,921,214)			(14,295,464)		(954,603)	(63,463,889)	(1,811,902)	(1,930,884)	(2,891,736)		(1,629,963)	(21,636,547)		(1,243,269)
18 Less Future Capital Works	(7,924,368)	(56,710)		(12,405)		(660,776)	(115,304)	(323,700)	(20,721)	(488,651)		(233,554)	(1,765,609)		
19 Less Unissued Debt Principal	(12,731,000)			(13,000,000)									269,000		
20 Subtotal future commitments	(145,576,582)	(56,710)		(27,307,869)		(1,615,379)	(63,579,193)	(2,135,602)	(1,951,605)	(3,380,388)		(1,863,517)	(23,133,156)		(1,243,269)
21 Current Balance less Future Capital Works	(115,306,445)	(170,732)	5,301	(27,682,768)	12,446	986,906	(57,758,040)	(2,932,272)	(1,002,294)	(862,489)		(3,891,432)	9,529,381	(4,702,701)	(1,172,549)

Appendix A

Schedule 2

City of Peterborough
Development Charge Reserve Funds
Statement of Continuity
For The Year Ended December 31, 2025

Description C1	Jackson Growth Area C2	Carnegie East Growth Area C3	Carnegie West Growth Area C4	Chemong East Growth Area C5	Chemong West Growth Area C6	Liftlock Growth Area C7	Coldspring Growth Area C8	Lily Lake Growth Area C9	City Wide Growth Area C10	Total Growth Areas ⁽¹⁾ C11
1 Balance - January 1, 2025	367,559	(2,780,424)	(391,710)	2,202,469	(3,674,737)	26,126	29,091	(472,875)	228,223	(4,466,278)
2 Revenue for the year 2025										
3 Development Charges										
4 Debenture Proceeds										
5 Received/Receivable										
6 Interest Earned	10,619	(113,229)	(17,906)	83,134	(151,661)	1,026	1,143	(24,960)	8,642	(203,192)
7	10,619	(113,229)	(17,906)	83,134	(151,661)	1,026	1,143	(24,960)	8,642	(203,192)
Transfers for the year 2025										
8 Transferred to the Capital Fund	(5,191)									(5,191)
9 Transferred from the Capital Fund										
10 Tsf to Operating										
11 Current Year Debt Principal and Interest	(223,280)	(244,060)	(153,416)	(206,118)	(445,194)			(388,866)	(19,710)	(1,680,644)
12 Amounts allocated (To) From Other Services										
13 Subtotal net transfers	(228,471)	(244,060)	(153,416)	(206,118)	(445,194)			(388,866)	(19,710)	(1,685,835)
14 Balance - December 31, 2025	149,707	(3,137,713)	(563,032)	2,079,485	(4,271,593)	27,152	30,234	(886,701)	217,155	(6,355,306)
15 Less Issued Debt Principal	(1,523,595)	(1,931,518)	(1,214,782)	(1,486,721)	(3,293,954)			(2,708,880)	(165,000)	(12,324,450)
16 Less Issued Debt Interest	(241,943)	(555,752)	(347,298)	(329,859)	(806,311)			(441,657)	(15,687)	(2,738,507)
17 Less Issued Debt Principal and Interest	(1,765,538)	(2,487,270)	(1,562,080)	(1,816,580)	(4,100,265)			(3,150,538)	(180,687)	(15,062,958)
18 Less Future Capital Works	(514,020)	(75,000)	(400,000)	(50,000)	(592,918)	(135,000)	(230,000)	(2,250,000)		(4,246,938)
19 Less Unissued Debt Principal										
20 Subtotal future commitments	(2,279,558)	(2,562,270)	(1,962,080)	(1,866,580)	(4,693,183)	(135,000)	(230,000)	(5,400,538)	(180,687)	(19,309,896)
21 Current Balance less Future Capital Works	(2,129,851)	(5,699,983)	(2,525,112)	212,905	(8,964,776)	(107,848)	(199,766)	(6,287,239)	36,468	(25,665,202)

Appendix A

Schedule 3

City of Peterborough
 Development Charge Reserve Funds
 Amounts Transferred to Capital Fund
 For The Year Ended December 31, 2025

	Amount
<u>Transit</u>	
Transit Terminal Upgrades	106,590
Transit Stops and Shelters ICIP	34,530
	<u>141,120</u>
<u>Fire</u>	
Fire Station Relocation/Construction	1,176
Personal Protective Equipment	
	<u>1,176</u>
<u>City Wide Engineering - Roads and Related</u>	
Development Charges Studies	5,302
Trent Severn/City Transportation Study	55,993
Extension Crawford Dr to Harper Road	7,955
Brealey - Lansdowne to Sherbrooke	0
Nassau Mills over Otonabee	0
Nassau Mills Over Trent Severn	0
Chemong West/Towerhill Sanitary Sewer	0
Rotary Trail Crossing - Hunter St East	108,939
Watershed Planning Study	4,309
Transportation Master Plan	0
Cycling Network Study	9,378
TMP Special Study Area A Class EA	6,241
	<u>198,116</u>
<u>Park Development & Facilities</u>	
Parkland Development Assistance	203
	<u>203</u>
<u>Growth Areas</u>	
Jackson Growth Area	5,191
Carnegie East Growth Area	0
Carnegie West Growth Area	0
Chemong East Growth Area	0
Chemong West Growth Area	0
Coldsprings Growth Area	0
Lily Lake Growth Area	0
Liftlock Growth Area	0
City Wide Growth Area	0
	<u>5,191</u>
Total Net Transfers	<u><u>345,807</u></u>

Appendix A
Schedule 4
City of Peterborough
Analysis of 2025 Capital Projects
Financed in Whole Or In Part From Development Charges

(1) Service/Description	(2) (Unexpended) Unfinanced at Jan. 1, 2025	(3) 2025 Expenditures	(4) Total Applications	(5) Capital Levy	(6) Federal/ Provincial Grants	(7) Total Revenues		(8) Long Term Debt	(9) Other Revenue	(10) Total Revenue	(11) (Unexpended) Unfinanced at Dec. 31, 2025
						Financing From DC Reserve Funds					
Police											
New Peterborough Police Station	182,352	844,781	844,781								1,027,133
Transit											
Transit Terminal Upgrades	(137,200)	703,253	703,253			(106,590)			(137,200)	(243,790)	322,263
Transit Stops and Shelters ICIP		300,924	300,924		-105,013	(34,530)			(241,319)	(380,862)	(79,938)
Fire											
Fire Station Relocation/Construction	7,058,902	425,315	425,315			(1,176)				(1,176)	7,483,040
Personal Protective Equipment	(6,247)	262,663	262,663					(30,869)		(30,869)	225,547
City Wide Engineering											
Development Charges Studies	(4,839)	12,432	12,432			(5,302)				(5,302)	2,291
Trent Severn/City Transportation Study	(33,394)	89,387	89,387			(55,993)				(55,993)	
Extension Crawford Dr to Harper Road		271,641	271,641			(7,955)				(7,955)	263,686
Brealey - Lansdowne to Sherbrooke	6,420,000	5,061,487	5,061,487		-4,080,000			(1,197,202)		(5,277,202)	6,204,285
Nassau Mills over Otonabee	(16,849)										(16,849)
Chemong West/Towerhill Sanitary Sewer	171,994	-175,296	(175,296)								(3,302)
Rotary Trail Crossing - Hunter St East	(18,486)	242,734	242,734			(108,939)		(126,152)		(235,091)	(10,843)
Watershed Planning Study		9,136	9,136			(4,309)		(4,826)		(9,136)	
Cycling Network Study	23,236			(13,858)		(9,378)				(23,236)	
TMP Special Study Area A Class EA	72,781	81,128	81,128			(6,241)				(6,241)	147,668
Park Development & Facilities											
Parkland Development Assistance	29,589	509	509			(203)				(203)	29,894
Affordable Housing											
Incentives for Affordable Housing	(267,272)	1,373,646	1,373,646	(1,040,068)						(1,040,068)	66,307
Growth Areas											
Jackson Growth Area	2,596	2,596	2,596			(5,191)				(5,191)	
Carnegie East Growth Area											
Carnegie West Growth Area											
Chemong East Growth Area											
Chemong West Growth Area											
Coldsprings Growth Area											
Lily Lake Growth Area											
Lifflock Growth Area											
City Wide Growth Area											
Total	13,477,163	9,506,334	9,506,334	(1,053,926)	(4,185,013)	(345,807)		(2,171,531)		(7,756,277)	15,227,220

Appendix A

Schedule 5

City of Peterborough

Future Capital Works To Be Drawn Against Development Charge Reserve Funds

As of December 31, 2025

	Total Possible Further Commitments
<u>General Government</u>	
Development Charges Studies	47,412
Official Plan Review	6,328
OHL/Major Event Facility Study	2,970
	<u>56,710</u>
<u>Police</u>	
New Peterborough Police Station	13,012,405
	<u>13,012,405</u>
<u>Transit</u>	
Transit Terminal Upgrades	420,010
Transit Stops and Shelters ICIP	125,150
Specialized Transit Vehicles	87,704
Citywide Transport Operational Review	27,912
	<u>660,776</u>
<u>Indoor Recreation</u>	
Miskin Community Centre	115,304
	<u>115,304</u>
<u>Library</u>	
Miskin Community Centre	323,700
	<u>323,700</u>
<u>Fire</u>	
Fire Station Relocation/Construction	10,628
Personal Protective Equipment	10,093
	<u>20,721</u>
<u>City Wide Engineering - Roads and Related</u>	
Chemong - Parkhill to Parkway ROW	274,701
Extension Crawford Dr to Harper Road	204,643
Lily Lake Area Develop Network Improvmts	-2,017,000
Towerhill Fairbairn St. Intersection	1,111,000
Water Urbanize -Nassau Mills to Woodland	637,000
TV Road over Whitlaw Creek	787,000
TMP Special Study Area A Class EA	37,694
Trent Severn/City Transportation Study	52,536
Chemong West/Towerhill Sanitary Sewer	72,741
Nassau Mills Over Trent Severn	72,997
Nassau Mills over Otonabee	50,548
Watershed Planning Study	36,316

Appendix A

Schedule 5

City of Peterborough

Future Capital Works To Be Drawn Against Development Charge Reserve Funds

As of December 31, 2025

	Total Possible Further Commitments
Citywide Transport Operational Review	49,732
Rotary Trail Crossing - Hunter St East	75,520
Trails and Cycling Network Improvements	17,629
Development Charges Studies	33,552
	<u>1,496,608</u>
<u>Park Development & Facilities</u>	
Parkland Development Assistance	265,671
Park Facilities Development	122,980
Del Crary Park Upgrades	100,000
	<u>488,651</u>
<u>Public Works</u>	
Snow Storage Facility ECA Improvements	233,554
	<u>233,554</u>
<u>Growth Areas</u>	
Lily Lake Growth Area	2,250,000
Jackson Growth Area	514,020
Coldsprings Growth Area	230,000
Chemong West Growth Area	592,918
Liftlock Growth Area	135,000
Carnegie East Growth Area	75,000
Carnegie West Growth Area	400,000
Chemong East Growth Area	50,000
	<u>4,246,938</u>
Total Future Capital Works	<u><u>20,655,368</u></u>