# Finance Memorandum

**To:** Council Information Package

**Date:** May 8, 2026

**Subject:** 2025 Statement of Development Charge Reserve Funds

**Origin:** Finance Department, Capital and Development Finance Branch

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## Purpose

The purpose of this memorandum is to provide Council with information regarding the balances held by the Town in the Development Charge (DC) Reserve Funds as of December 31, 2025, in accordance with the reporting requirements of the *Development Charges Act, 1997* (DCA).

## Background

Section 43 of the DCA requires the Treasurer to provide Council with a financial statement relating to the Town's DC by-laws and reserve funds before June 30th each year. The requirements for the Treasurer's Statement were refined through recent changes to Development Charge legislation in 2025, and this report is compliant with all relevant sections of the revised DCA.

This statement identifies the opening and closing balances of each reserve fund and summarizes all transactions occurring during the preceding year. These statements will be sent to the Minister of Municipal Affairs and Housing prior to July 15, 2026, as required.

This report will also affirm that the Town is in compliance with subsection 59.1(1) of the DCA, which states that "[a] municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by this Act or another Act."

DC collections are held in obligatory reserve funds and may only be used in accordance with the provisions of the DCA. The combined year-end balance of the Town-wide DC reserve funds as of December 31, 2025, is $6.1 million.

# Analysis

### The Town received $2.34 million in net DCs in 2025 and incurred planned growth-related expenditures

The Statement of DC Reserve Funds for the year 2025 is shown in Table 1. This table summarizes the activity in all Town-wide DC reserves by service component for the year, in accordance with the DCA and the Town's DC by-laws.

**Table 1 Statement of Development Charge Reserve Funds 2025**

| Development Charge | Opening Jan 1, 2025 | DC Revenue | DC Credits & Repayments(1) | Net Proceeds | DC Deferrals(2) | Cash Collected in Year | Transfer to Capital Projects | Interest Earnings | Closing Dec 31, 2025 |
|---|---|---|---|---|---|---|---|---|---|
| Roads & Related | 15,217,530 | 949,286 | (1,918) | 947,368 | (111,750) | 835,618 | (1,086,920) | 895,202 | 15,973,180 |
| General Government | (1,410,879) | 190,345 | - | 190,345 | (54,750) | 135,595 | (38,110) | (80,738) | (1,339,382) |
| Public Works | (755,074) | 193,407 | - | 193,407 | (24,000) | 169,407 | (51,669) | (41,263) | (654,599) |
| Fire Services | 1,433,548 | 389,226 | (188,871) | 200,355 | (75,750) | 124,605 | (46,308) | 87,440 | 1,675,035 |
| Library Services | (207,840) | 314,385 | - | 314,385 | - | 314,385 | (4,994,660) | (150,918) | (5,039,033) |
| Outdoor Recreation | 333,568 | 735,362 | (654,234) | 81,128 | - | 81,128 | (3,543,734) | (82,569) | (3,211,607) |
| Indoor Recreation | 8,072,098 | 1,701,677 | (1,491,832) | 209,845 | - | 209,845 | (19,734,964) | (99,824) | (11,552,844) |
| Water Services | 1,456,043 | 218,484 | (18,547) | 199,937 | (28,500) | 171,437 | (15,020) | 90,996 | 1,731,957 |
| Wastewater Services | 8,029,171 | 461,793 | (460,940) | 853 | - | 853 | - | 476,235 | 8,506,259 |
| **Total DC Reserve Funds** | **32,168,164** | **5,153,965** | **(2,816,342)** | **2,337,623** | **(294,750)** | **2,042,873** | **(29,511,383)** | **1,094,562** | **6,088,967** |

Totals may not add due to rounding

(1) DC Credits and repayments relating to infrastructure financed or constructed by developers or credited as per the Town's DC by-law. Also, includes water and wastewater exemptions for unserviced properties.

(2) DCs deferred under the Town's deferral policy or as required by legislation and are recognized as revenue at the time of building permit issuance. Deferred DCs remain recorded as receivable until such time as the amounts owing are collected.

In 2025, the Town recognized $5,153,965 in development charge collections from development activity. DC credits and repayments to developers for works completed on behalf of the Town totalled $2,816,342, resulting in net collections of $2,337,623 allocated to the respective DC reserve funds.

The payment of development charges in the amount of $294,750 was deferred in accordance with the Town's policies. These amounts have been recognized and recorded as receivables, to be collected in future periods. As a result, DC cash collections for 2025 totaled $2,042,873.

Development charges support the delivery of infrastructure required to accommodate growth in accordance with the Town's long-term capital planning. In 2025, $29,511,383 was transferred from DC reserves to fund Council-approved growth-related capital projects managed by the Town. Of the total transferred to capital projects, $27.1 million

was allocated to the construction of the Health and Active Living Plaza (Project CP-22-023). Funding details for all growth-related projects in 2025 are provided in Table 2.

**Table 2 Detail of Capital Program Funding 2025**

| Project Number | Project Description | 2025 Development Charge Funding | Tax/Water Supported Reserves | Development Related Fees (CCCs) | Grants / Donation | Other Funding | Total Project Funding |
|---|---|---|---|---|---|---|---|
| **Roads** | | | | | | | |
| CI-20-040 | Highway 48 Sidewalk | 133,646.90 | 58,471.51 | | | | 192,118.41 |
| CI-20-041 | Downtown Mount Albert - Centre Street Revitalization | 214,174.14 | 370,918.66 | | 877,639.21 | | 1,462,732.01 |
| CI-20-043 | New Sidewalk Designs 2020 | 1,719.13 | 1,627.84 | | | | 3,346.97 |
| CI-22-008 | Downtown Holland Landing - Yonge Street Revitalization | 34,586.63 | 672,737.71 | | 2,652,686.50 | 720,908.75 | 4,080,919.59 |
| CI-22-016 | Highway 11/Yonge St - Multi Use Path and Lighting Design | 474.63 | 139.60 | | | | 614.23 |
| CI-24-008 | Yonge Street Road Widening & Old Yonge Street Rehabilitation | 66,483.62 | 66,483.62 | | | | 132,967.24 |
| CP-22-002 | Nokiidaa Trail - Parking Lot Expansion | 230,192.97 | | | | | 230,192.97 |
| * CP-22-023 | Health and Active Living Plaza Building and Park Construction | 405,642.30 | | | | | 405,642.30 |
| | | **$ 1,086,920.32** | **$ 1,170,378.94** | **$ -** | **$ 3,530,325.71** | **$ 720,908.75** | **$ 6,508,533.72** |
| **Growth Studies** | | | | | | | |
| CP-22-021 | Staff Space Needs Assessment | 223.40 | 223.40 | | | | 446.80 |
| DS-20-017 | Official Plan Review | 27,728.81 | 30,809.78 | 3,080.98 | | | 61,619.57 |
| ** DS-22-002 | Thinking Green Development Standards Review and Sustainable Community Energy Plan | (6,033.73) | | (670.41) | | | (6,704.14) |
| DS-24-001 | Zoning Bylaw Review | 16,191.21 | 16,191.21 | | | | 32,382.42 |
| | | **$ 38,109.69** | **$ 47,224.39** | **$ 2,410.57** | **$ -** | **$ -** | **$ 87,744.65** |
| **Public Works** | | | | | | | |
| WW-25-006 | 1/2 Ton Water Pick-up Truck (Growth) | 4,991.33 | | | | | 4,991.33 |
| EP-25-010 | Digital Message Board Trailers (Growth) | 46,677.32 | | | | | 46,677.32 |
| | | **$ 51,668.65** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 51,668.65** |
| **Fire Services** | | | | | | | |
| FS-25-008 | New Public Education Vehicle | 46,307.91 | | | | | 46,307.91 |
| | | **$ 46,307.91** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 46,307.91** |
| **Library** | | | | | | | |
| * CP-16-085 | Health and Active Living Plaza Architectural Services | 4,431.45 | | | | | 4,431.45 |
| * CP-22-023 | Health and Active Living Plaza Building and Park Construction | 4,250,590.49 | | 472,438.07 | | | 4,723,028.56 |
| LI-24-002 | Library Materials - Growth | 619,008.73 | | | | | 619,008.73 |
| LI-24-004 | RFID Queensville | 39,138.75 | | | | | 39,138.75 |
| LI-24-005 | Queensville Makerspace | 31,913.69 | | | | | 31,913.69 |
| LI-24-006 | Queensville Branch IT | 44,895.11 | | | | | 44,895.11 |
| LI-25-004 | Library Materials - Growth | 4,681.31 | | | | | 4,681.31 |
| | | **$ 4,994,659.53** | **$ -** | **$ 472,438.07** | **$ -** | **$ -** | **$ 5,467,097.60** |
| **Outdoor Recreation** | | | | | | | |
| * CP-18-018 | Colony Trail Construction | 229,372.09 | 242,122 | 24,252.23 | | | 495,745.86 |
| ** CP-19-035 | Active Transportation/Trail Master Plan | (12,363.84) | | (1,373.76) | | | (13,737.60) |
| CP-20-023 | Civic Centre Precinct Concept Design | 21,751.20 | | | | | 21,751.20 |
| CP-22-001 | Radial Line Trail Extension to Green Lane and Safety Fencing | 218,711.84 | 73,197.33 | | | | 291,909.17 |
| CP-23-022 | Soldiers Bay Park - Construction | 40,854.62 | 14,674.79 | | | | 55,529.41 |
| * CP-22-023 | Health and Active Living Plaza Building and Park Construction | 1,828,365.08 | | | | | 1,828,365.08 |
| CP-24-003 | Simcoe Trail Construction - Phase 2 | 808,046.18 | | | | | 808,046.18 |
| PR-25-003 | Beach Volleyball Courts | 193,011.66 | | | | | 193,011.66 |
| PR-25-004 | Sharon Hills Park Pickleball Courts | 215,985.07 | | | | | 215,985.07 |
| | | **$ 3,543,733.90** | **$ 329,993.66** | **$ 22,878.47** | **$ -** | **$ -** | **$ 3,896,606.03** |
| **Indoor Recreation** | | | | | | | |
| * CP-16-085 | Health and Active Living Plaza Architectural Services | 13,446.03 | | | | | 13,446.03 |
| * CP-22-023 | Health and Active Living Plaza Building and Park Construction | 19,721,517.54 | | 472,438.07 | | | 20,193,955.61 |
| | | **$ 19,734,963.57** | **$ -** | **$ 472,438.07** | **$ -** | **$ -** | **$ 20,207,401.64** |
| **Water** | | | | | | | |
| WW-24-005 | Growth Service Vehicle | $ 15,019.74 | | | | | 15,019.74 |
| | | **15,019.74** | **-** | **-** | **-** | **-** | **15,019.74** |
| | **Total Capital Programs** | **$ 29,511,383.31** | **$ 1,547,596.99** | **$ 970,165.18** | **$ 3,530,325.71** | **$ 720,908.75** | **$ 36,280,379.94** |

*Project funded from multiple DC reserves

**Expenses reallocated, DC funding returned to reserve

The Town did not issue any debt in 2025 to fund any growth-related capital projects and remains debt-free.

New Regulations to the DCA require the annual DC statement to detail the total estimated capital costs of each project listed in the DC background study that received funding from development charges within the year. This detail is shown in Appendix 1.

**There are outstanding DC credit obligations of $35.1 million at year-end**

The Town enters into DC credit agreements with developers when growth-related, DC-eligible infrastructure is constructed on the Town's behalf. Developers are reimbursed for their investment by receiving DC credits when a building permit is issued for their development and DCs would otherwise be payable.

The total amount of outstanding DC credit obligations for such agreements at the beginning of 2025 was $37,964,069. These agreements provided the Town with parks, trails, sewer servicing infrastructure, and contributions towards the construction of the Health and Active Living Plaza. There were no new DC credit agreements executed in 2025. During the year, adjustments in the amount of $60,268 were made to existing agreements to reflect updated construction costs. DC credits and payments totalling $2,816,342 were issued during the year related to existing agreements. DC credits are applied at building permit issuance to offset DCs payable for eligible service components. Payments are made to reimburse eligible costs not fully recovered through credits per the Town's DC Credit Policy and are made annually based on DC receipts until fully recovered.

As at year-end, total DC credit obligations of $35,087,459 remain outstanding, and will be addressed through the continued application of credits and, where applicable, annual reimbursement payments, in accordance with the DC credit policy. Table 3 outlines the 2025 credit obligations by developer with the associated DC service category. Table 4 provides details of adjustments made to existing obligations in 2025.

## Table 3 Summary of Development Charge Credit Obligations 2025

| Credit Holders | Opening Jan 1, 2025 | Existing Credit Agreement Adjustment | DC Credits / Payments Per Agreement(1) | Closing Dec 31, 2025 |
|---|---|---|---|---|
| Harvest Hills | 809,128 | | (3,302) | 805,826 |
| LRT | 735,002 | (257,666) | | 477,336 |
| Oxford | 2,372,705 | 137,522 | | 2,510,227 |
| Queensville Properties | 19,597,113 | (24,903) | (2,730,162) | 16,842,048 |
| Sharon Village Landowners Group | 738,894 | | | 738,894 |
| Sharon West Landowners Group * | (15,240) | | | (15,240) |
| South Sharon Group | 593,516 | | (1,918) | 591,598 |
| Valleybrook | 3,908,366 | | | 3,908,366 |
| West Holland Landing Group (WHL) | 6,534,791 | | (78,680) | 6,456,111 |
| Yonge-Green Lane Developments | 1,567,900 | | | 1,567,900 |
| Holland Green | 320,340 | 84,779 | | 405,119 |
| Sharonvit | 267,398 | | | 267,398 |
| Minto | 141,570 | | (1,489) | 140,081 |
| Valmaderra | 392,588 | | (791) | 391,797 |
| **Total** | **37,964,069** | **(60,268)** | **(2,816,342)** | **35,087,459** |

* Adjustment to be made once final costs are determined

**1) DC Credits/Payments issued by service category:**

| Credit Holders | Project | Amount |
|---|---|---|
| Harvest Hills | Outdoor Recreation | 3,098 |
| | Sewer | 37 |
| | Water | 167 |
| Queensville Properties | Indoor Recreation | 1,491,832 |
| | Fire | 188,871 |
| | Outdoor Recreation | 648,856 |
| | Sewer | 400,603 |
| South Sharon Group | Road | 1,918 |
| West Holland Landing Group (WHL) | Sewer | 60,300 |
| | Water | 18,380 |
| Minto | Outdoor Recreation | 1,489 |
| Valmaderra | Outdoor Recreation | 791 |
| **Total** | | **2,816,342** |

Further details on credits issued with reference to the relevant sections of the DC Background Study is found in Appendix 2.

**Table 4 Adjustments to Development Credit Obligations in 2025**

| Credit Holders | DC Credit Obligation Detail | Amount |
|---|---|---|
| LRT | Ridgeview Park Actual Costs Updated | (257,666) |
| Oxford | Mount Albert Village Trail Costs Updated | 22,908 |
| | Mount Albert Subdivision Park Costs Updated | 114,613 |
| Queensville | Phase 2 Valleyview Park Costs Updated | 41,218 |
| Properties | Phase 2 Trail Costs Updated | (66,121) |
| Holland Green | Phase 1 Park Costs Updated | 84,779 |
| **Total** | | **(60,268)** |

## DC Act Updates

The Town continues to administer its DC by-law in accordance with the DCA, including legislative amendments introduced by the Province in 2025.

In June 2025, the Province introduced Bill 17 – Protecting Ontario by Building Faster and Smarter Act, 2025, which amended provisions of the DCA related to the timing of DC payment. The amendments require municipalities to defer the payment of DCs for non-rental residential development from the building permit stage to the occupancy permit stage. Previously, DCs were generally payable at building permit issuance. This change shifts the timing of development charge cash collections, resulting in delayed cash inflows to the Town which will impact the ability to fund growth-related capital projects. It also creates additional administrative requirements, including tracking permits through to occupancy, monitoring outstanding receivables, and managing extended collection timelines.

Rental housing developments continue to be subject to the statutory DC deferral provisions introduced through earlier legislative amendments, which require DCs to be paid in equal annual installments over a prescribed period following occupancy. Deferred DC payments remain interest-free, as required by the DCA. These provisions may result in timing differences between when development occurs and when DC collections are received, which can affect the timing of cash flows available to fund important growth-related infrastructure.

In November 2025, the Province enacted Bill 60 – Fighting Delays, Building Faster Act, 2025, which introduced additional amendments to the DCA. These amendments clarified transition provisions for DC by-laws, expanded regulatory authority related to the calculation and administration of development charges, and reinforced requirements for municipalities to establish and maintain Local Service Policies to clearly distinguish between DC-funded infrastructure and developer-delivered works.

The Town will continue to monitor legislative changes and ensure that its DC by-law, policies, and financial practices remain aligned with the requirements of the DCA.

**Town-wide Development Charges Deferral Policies**

In addition to the legislative amendments, the Town approved two DC deferral policies in 2025 to support development.

The DC Deferral Policy for Non-Residential Expansions permits the deferral of Town-wide DCs for eligible expansions to existing non-residential developments for up to three years from the date of building permit issuance. This was enacted to support existing businesses wishing to expand their operations within the Town.

The DC Deferral Policy for Development on Lands without Municipal Servicing formalizes the deferral of the water and wastewater components of DCs where municipal servicing is not yet available. The applicable DCs are due when municipal servicing becomes available and the development connects to the system.

These Town-wide deferral policies help encourage land development and support predictable and consistent application of development charge timing while aligning with the Town's growth management objectives and legislative requirements.

## Conclusion

This memo provides Council with a summary of the 2025 year-end balances in the Town's DC Reserve Funds, including the financial activities undertaken during the year. It also fulfills the accountability and reporting requirements established under the DCA.

**Appendix 1: 2025 DC Capital Expenditures with DC Background Study Reference**

| Capital Project | DC Funding 2025 Spend | Committed/Approved Future Funds | | | 2024 DC Background Study Reference Dated April 23, 2024 | | |
|---|---|---|---|---|---|---|---|
| | | DC Reserve | Discretionary Reserve/Other | Total | Appendix | Schedule | Line Item |
| CI-17-048 Design New Sidewalk-Queensville Sideroad | - | 26,270.00 | 56,207.00 | 82,477.00 | C1 | 1 | 132 |
| CI-20-040 Highway 48 Sidewalk | 133,646.90 | 319,198.00 | 103,352.00 | 422,550.00 | C1 | 1 | 126,133 |
| CI-20-041 Downtown Mount Albert - Centre Street Revitalization | 214,174.14 | 631,111.00 | 1,955,717.00 | 2,586,828.00 | C1 | 1 | 24,128,131 |
| CI-20-043 New Sidewalk Designs 2020 | 1,719.13 | - | 11,248,366.00 | 11,248,366.00 | C1 | 1 | 134 |
| CI-22-008 Downtown Holland Landing - Yonge Street Revitalization | 34,586.63 | - | - | - | C1 | 1 | 135 |
| CI-22-016 Highway 11/Yonge St - Multi Use Path and Lighting Design | 474.63 | 3,837,289.49 | 652,761.74 | 4,490,051.23 | C1 | 1 | 40,85-89,115-119,136 |
| CI-24-008 Yonge Street Road Widening & Old Yonge Street Rehabilitation | 66,483.62 | 58,516.00 | 58,516.00 | 117,032.00 | C1 | 1 | 137 |
| CP-16-085 Health and Active Living Plaza Architectural Services | 17,877.48 | - | - | - | B2/B3 | 2 | 1/2 |
| CP-18-018 Colony Trail Construction | 229,372.09 | - | - | - | B4 | 2 | 8,11 |
| CP-19-035 Active Transportation/Trail Master Plan | (12,363.84)** | - | - | - | B5 | 2 | 13 * |
| CP-20-023 Civic Centre Precinct Concept Design | 21,751.20 | 99,781.00 | 11,087.00 | 110,868.00 | B4 | 2 | 4 |
| CP-22-001 Radial Line Trail Extension to Green Lane and Safety Fencing | 218,711.84 | - | - | - | B4 | 2 | 8,11 |
| CP-22-002 Nokiidaa Trail - Parking Lot Expansion | 230,192.97 | - | - | - | B4 | 2 | 14 |
| CP-22-021 Staff Space Needs Assessment | 223.40 | - | - | - | B1 | 1 | 2 * |
| CP-22-023 Health and Active Living Plaza Building and Park Construction | 26,206,115.41 | 12,131,766.00 | - | 12,131,766.00 | B2/B3/B4/C1 | 2/2/2/1 | 1,2,3/1,2,3,4/3/1 |
| CP-22-034 Oriole Wilderness Park Design | - | 59,648.00 | - | 59,648.00 | B5 | 2 | 12 * |
| CP-23-021 Oriole Wilderness Park - Construction | - | 520,000.00 | - | 520,000.00 | B5 | 2 | 12 * |
| CP-23-022 Soldiers Bay Park - Construction | 40,854.62 | 650,417.00 | 233,627.00 | 884,044.00 | B5 | 2 | 12 * |
| CP-24-003 Simcoe Trail Construction - Phase 2 | 808,046.18 | - | - | - | B4 | 2 | 15 |
| DS-20-017 Official Plan Review | 27,728.81 | 96,590.00 | 118,055.00 | 214,645.00 | B1 | 2 | 2 * |
| DS-22-002 Thinking Green Development Standards Review | (6,033.73) ** | 127,619.00 | 18,624.00 | 146,243.00 | B1 | 2 | 2 |
| DS-24-001 Zoning Bylaw Review | 16,191.21 | 33,809.00 | 33,809.00 | 67,618.00 | B1 | 2 | 2 |
| DS-25-002 By-law EV Pickup Truck | - | 95,000.00 | - | 95,000.00 | B5 | 2 | 14 |
| EP-25-009 Flail Grass Boulevard Mower (Growth) | - | 40,000.00 | - | 40,000.00 | B5 | 2 | 30 |
| EP-25-010 Digital Message Board Trailers (Growth) | 46,677.32 | - | - | - | B5 | 2 | 11 |
| FS-25-008 New Public Education Vehicle | 46,307.91 | - | - | - | B2 | 2 | 6 |
| LI-24-002 Library Materials - Growth | 619,008.73 | 89,974.00 | - | 89,974.00 | B1 | 2 | 5 |
| LI-24-004 RFID Queensville | 39,138.75 | - | - | - | B1 | 2 | 5 |
| LI-24-005 Queensville Makerspace | 31,913.69 | 16,654.00 | - | 16,654.00 | B1 | 2 | 8 |
| LI-24-006 Queensville Branch IT | 44,895.11 | 20,397.00 | - | 20,397.00 | B1 | 2 | 7 |
| LI-25-004 Library Materials - Growth | 4,681.31 | 319.00 | - | 319.00 | B1 | 2 | 4 |
| PR-25-003 Beach Volleyball Courts | 193,011.66 | - | - | - | B4 | 2 | 15 |
| PR-25-004 Sharon Hills Park Pickleball Courts | 215,985.07 | - | - | - | B4 | 2 | 15 |
| WW-21-002 2021 Water Wastewater Master Plan Update | - | 91,530.00 | - | 91,530.00 | C2/C3 | 1/1 | 36/44 |
| WW-24-005 Growth Service Vehicle | 15,019.74 | - | - | - | B5 | 1 | 23 |
| WW-25-001 Preliminary Design - Woodbine Avenue Employment Lands Servicing | - | 300,000.00 | - | 300,000.00 | C3 | 1 | 40,49 |
| WW-25-006 1/2 Ton Water Pick-up Truck (Growth) | 4,991.33 | 90,009.00 | - | 90,009.00 | B5 | 2 | 24 |
| **Total** | **$ 29,511,383.31** | **$ 19,335,897.49** | **$ 14,490,121.74** | **$ 33,826,019.23** | | | |

* Represented in previous Development Charge Amendment Background Study, dated February 1, 2022

**Expense reallocated, DC funding returned to reserve

**Appendix 2: 2025 DC Credits Issued with DC Background Study Reference**

| Credit Holders | Opening Jan 1, 2025 | New Credit Agreement / Adjustment | DC Credits / Payment Per Agreement | Closing Dec 31, 2025 | DC Background Study Reference | | |
|---|---|---|---|---|---|---|---|
| | | | | | Appendix | Schedule | Line Item |
| Harvest Hills | 809,128 | | (3,302) | 805,826 | B4/C1/C2/C3 | 2/1/1/1 | 17/143/39/48 |
| LRT | 735,002 | (257,666) | | 477,336 | B4 | 2 | 17 |
| Oxford | 2,372,705 | 137,522 | | 2,510,227 | B4/C3 | 2/1 | 17/48 |
| Queensville Properties | 19,597,113 | (24,903) | (2,730,162) | 16,842,048 | B1/B3/B4/C1 | 2/2/2/1 | 1,2,3/1,2,3,4/1,3,17/1 |
| Sharon Village Landowners Group | 738,894 | | | 738,894 | C1 | 1 | 143 |
| Sharon West Landowners Group | (15,240) | | | (15,240) | C2 | 1 | 39 |
| South Sharon Group | 593,516 | | (1,918) | 591,598 | C1 | 1 | 143 |
| Valleybrook | 3,908,366 | | | 3,908,366 | B4/C3 | 2/1 | 17/48 |
| West Holland Landing Group | 6,534,791 | | (78,680) | 6,456,111 | C3/C2 | 1/1 | 48/39 |
| Yonge-Green Lane Developments | 1,567,900 | | | 1,567,900 | C2 | 1 | 39 |
| Holland Green | 320,340 | 84,779 | | 405,119 | B4 | 2 | 17 |
| Sharonvit | 267,398 | - | | 267,398 | B4 | 2 | 17 |
| Minto | 141,570 | | (1,489) | 140,081 | B4 | 2 | 17 |
| Valmaderra | 392,588 | | (791) | 391,797 | B4 | 2 | 17 |
| | **37,964,069** | **(60,268)** | **(2,816,342)** | **35,087,459** | | | |