



**February 14, 2024 Stakeholder Session
Town of Lincoln Development Charges Review**

Summary of Questions & Responses

Question 1: Why are splash pads included in the Development Charge Report? Should they be funded by the residents in the neighbourhood?

Response 1: In addition to funding from development charges, the Town applies for grants for recreational facilities. Should grant funding be obtained, the Town would deduct that funding from the total cost of the project and apply the development charge funding to the remainder of the cost that is to be funded from development charges.

Question 2: How does servicing relate to development charges?

Response 2: The proposed by-law includes those services that are needed to support growth. The growth component of the services would be funded from development charges.

Question 3: For services along the QEW, such as the recent accident that closed the highway, who would be responsible?

Response 3: The Provincial government is responsible for costs associated with the QEW. The Town is responsible for facilities such as fire halls, equipment and vehicles.

Question 4: For Prudhommes would the cost of growth already have been paid?

Response 4: Development charges are collected at the building permit stage, so funds have not yet been collected for the development. There are upgrades to the water and sanitary sewers services required for future growth and those costs have been included in the Development Charge Report.

Question 5: Are farm buildings still exempt from the payment of development charges?

Response 5: The existing by-law exempts non-residential farm buildings for farming activities from the payment of development charges. Examples include growing areas of greenhouses, farm implement buildings, barns for animals. This is proposed to be continued in the new by-law.

Question 6: Are development charges applicable to farm helphouses and how is a farm helphouse defined? The definition needs to be revised to ensure that both farm helphouses in a farm building and a detached farmhelp house are exempt from development charges.

Response 6: The existing by-law provides for an exemption from the payment of development charges for a farm helphouse. A farm helphouse is defined as a dwelling unit for seasonal or full-time farm help located within a farm building, ancillary to a farm and located on the same lot therewith. Therefore, all farm helphouses are exempt from the payment of development

charges, both stand alone structures and units within a farm building. The only time development charges would be applicable is where the lands do not contain an existing dwelling, since a development charge is payable for the first house on the property. This is proposed to be continued in the new by-law. The definition can be made clearer to ensure that it is clearly understood that both farm helphouses in a farm building and a detached farm helphouse are exempt from the payment of DCs.

Question 7: What category applies to a hotel?

Response 7: The commercial rate applies to a hotel. However, if the development were a mixed-use development that contained both a hotel and separate residential units such as apartments, the residential units would pay the applicable residential rate and the balance of the floor area of the hotel would pay the commercial rate.

Question 8: Why are the development charges so high? Will this impact growth?

Response 8: Costs for infrastructure and projects have risen dramatically over the past several years. The costs for the projects in the by-law have been updated to reflect the costs of completion those projects, which results in an increase in the development charges.

Question 9: Would it be possible to provide the phase in rates for the proposed DCs?

Response 9: The attached phase in rates is draft and are subject to annual indexing from time to time. The indexing is not included in the attached draft rates since they are determined yearly based on the construction price index.

Question 10: Would the by-law affect the construction of churches or private schools?

Response 10: Private schools are subject to the payment of development charges. For a church, the sanctuary and ancillary areas are exempt from the payment of development charges. For a church it is the areas of the church that are exempt from the payment of property taxes that are exempt from the payment of development charges. Other areas of the church such as classrooms, daycare centres get assessed as commercial and the size of those spaces would be subject to the payment of development charges. The existing 2018 By-law has the same provisions for the payment of development charges. The draft by-law is proposing to include the same provisions as the 2018 By-law.

Prepared by Matt Bruder & Kathleen Dale

March 5, 2024