



Town of Lincoln

Development Charges Committee Presentation

April 2, 2024

Agenda



- Recap of Timelines
- Recap of Legislation Impacting the D.C. Study
- Developer Engagement Summary
- Recap of D.C. Calculations and Policies:
- Survey of Comparator Municipalities
- Next Steps

Recap – Study Process & Timelines



1

February to November 2023

Calculations, meetings with Town Staff, and Policy Review

2

December 22, 2023

Release of Background Study and Draft By-law

3

February 9, 2024

Release of Addendum to the D.C. Background Study

4

February 14, 2024

Stakeholder Meeting

5

February 20, 2024

Public Meeting of Council

6

April 2, 2024

Committee receives the D.C. Study and Staff Report

7

April 15, 2024

Council Consideration of the By-law

Recap on the D.C. Legislation Changes



Many of the changes to the D.C.A. were implemented as part of the Town's D.C. Update Study in 2022. These changes were provided through the following Bills:

- Bill 108: More Homes, More Choice Act, 2019
 - Provided timing of payment provisions (for Rental Housing, Institutional development, and non-profit housing), D.C. rate freeze for site plan and zoning by-law amendments, and allows for interest to be applied
- Bill 138: Plan to Build Ontario Together Act, 2019
 - Removed instalment payments for commercial and industrial
- Bill 197: COVID-19 Economic Recovery Act, 2020
 - Provides a list of D.C. eligible services, classes of services, and removal of the 10% mandatory deduction and 10-year planning horizon
- Bill 213: Better for People, Smart for Business Act, 2020
 - Mandatory exemption for universities
- Bill 23: More Homes Built Faster Act, 2022
 - Exemptions, Reductions, Administrative Changes
- Bill 134: Affordable Homes and Good Jobs Act, 2023
 - Amendments to Affordable Housing Criteria from Bill 23

Recap – Addendum Report



- On February 9, 2024, the Town released an addendum report to the D.C. Background Study. The purpose of the report was to:
 - Revise the Water capital listing to update the Main Street – Watermain Upgrades project to increase the gross capital cost based on recent estimates; and
 - Revise the Wastewater capital listing to remove the Jordan Village Improvements project.
- Based on the changes above:
 - The water D.C.s increased from \$5,953 to \$5,968 per single detached home (along with similar increases to the other residential and non-residential categories); and
 - The wastewater D.C.s decreased from \$4,902 to \$4,457 per single detached home (along with similar decreases to the other residential and non-residential categories).

Developer Engagement Summary



- The Town held a meeting with the development community on February 14, 2024 to provide an overview of the D.C. process, policies, and calculated rates.
- On February 28, 2024, the Town met with the Niagara Homebuilders Association to answer additional questions. A summary of the questions received, along with the Town's responses are contained within the staff report .

Current Residential Development Charges

As of January 1, 2024



Service	Residential (\$ per Unit)				
	Single & Semi Detached	Multiples	Apartments 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Special Care/Special Dwelling Units
Town Wide Services:					
Services Related to a Highway	12,791	10,337	8,613	5,253	4,309
Fire Protection Services	2,108	1,703	1,421	865	710
Parks and Recreation Services	10,418	8,418	7,015	4,279	3,507
Library Services	727	587	489	298	245
Growth Studies	2,233	1,805	1,503	918	752
Total Town-Wide Services	28,277	22,850	19,041	11,613	9,523
Urban Services:					
Stormwater Drainage and Control Services	2,412	1,950	1,626	990	811
Wastewater Services	3,644	2,945	2,454	1,497	1,227
Water Services	1,621	1,311	1,091	665	546
Total Urban Services	7,677	6,206	5,171	3,152	2,584
Total Town-Wide + Urban	35,954	29,056	24,212	14,765	12,107
Campden Area Specific:					
Stormwater Drainage	19,728	15,940	13,283	8,103	6,642
Total Campden Area Specific	19,728	15,940	13,283	8,103	6,642

Current Non-Residential Development Charges

As of January 1, 2024



Service	Non-Residential (\$ per sq.ft. of Gross Floor Area)			Non-Residential (\$ per sq.m. of Gross Floor Area)		
	Commercial	Industrial	Institutional	Commercial	Industrial	Institutional
Town Wide Services:						
Services Related to a Highway	9.21	3.86	6.59	99.06	41.51	70.95
Fire Protection Services	1.55	0.64	1.09	16.57	6.90	11.67
Parks and Recreation Services	1.12	0.46	0.80	12.07	4.90	8.62
Library Services	0.07	0.05	0.06	0.80	0.53	0.66
Growth Studies	1.48	0.63	1.06	15.92	6.77	11.40
Total Town-Wide Services	13.43	5.64	9.60	144.42	60.61	103.30
Urban Services:						
Stormwater Drainage and Control Services	4.29	1.77	3.02	46.29	19.10	32.48
Wastewater Services	2.77	1.13	1.95	29.84	12.19	20.95
Water Services	1.21	0.50	0.87	13.13	5.44	9.41
Total Urban Services	8.27	3.40	5.84	89.26	36.73	62.84
Total Town-Wide + Urban	21.70	9.04	15.44	233.68	97.34	166.14
Campden Area Specific:						
Stormwater Drainage	-	-	-	-	-	-
Total Campden Area Specific	-	-	-	-	-	-

Existing 2018 D.C. By-law Discretionary Exemptions



- Place of worship or for the purposes of a cemetery or burial ground;
- Non-residential farm buildings for farming activities;
- Farm help houses;
- Garden Suite;
- Parking structures, including underground parking garages;
- Elevators and elevator machine rooms;
- Temporary Uses; and
- Canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles.

The above exemptions are proposed to be continued

Calculated Residential Development Charges – as per February 9 Addendum



Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units
Town-wide Services					
Services Related to a Highway	17,428	14,422	12,333	7,991	6,680
Fire Protection Services	3,643	3,015	2,578	1,670	1,396
Parks and Recreation Services	9,645	7,981	6,825	4,423	3,697
Library Services	914	756	647	419	350
Total Town-wide Services	31,630	26,174	22,383	14,503	12,123
Urban Services					
Stormwater Drainage and Control Services	2,083	1,724	1,474	955	798
Wastewater Services	4,457	3,688	3,154	2,044	1,708
Water Services	5,968	4,939	4,223	2,737	2,287
Total Urban Services	12,508	10,351	8,851	5,736	4,793
Total Town-Wide + Urban	44,138	36,525	31,234	20,239	16,916

Campden Area-Specific					
Stormwater Drainage	18,776	15,538	13,287	8,609	7,196
Total Campden Area-Specific	18,776	15,538	13,287	8,609	7,196

*Note: The above D.C. rates are subject to the mandatory phase-in from Bill 23

Calculated Non-Residential Development Charges



Service	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				NON-RESIDENTIAL (per sq.m of Gross Floor Area)			
	Primary	Commercial	Industrial	Institutional	Primary	Commercial	Industrial	Institutional
Town-wide Services								
Services Related to a Highway	2.19	13.13	5.47	9.73	23.57	141.33	58.88	104.73
Fire Protection Services	0.46	2.74	1.14	2.03	4.95	29.49	12.27	21.85
Parks and Recreation Services	0.53	3.17	1.32	2.35	5.70	34.12	14.21	25.30
Library Services	0.05	0.33	0.14	0.24	0.54	3.55	1.51	2.58
Total Town-wide Services	3.23	19.37	8.07	14.35	34.77	208.50	86.86	154.46
Urban Services								
Stormwater Drainage and Control Services	-	1.59	0.66	1.18	-	17.11	7.10	12.70
Wastewater Services	-	3.39	1.41	2.51	-	36.49	15.18	27.02
Water Services	-	4.54	1.89	3.36	-	48.87	20.34	36.17
Total Urban Services	-	9.52	3.96	7.05	-	102.47	42.63	75.89
Total Town-Wide + Urban	3.23	28.89	12.03	21.40	34.77	310.97	129.49	230.35
Campden Area-Specific								
Stormwater Drainage	-	-	-	-	-	-	-	-
Total Campden Area-Specific	-	-	-	-	-	-	-	-

*Note: The above D.C. rates are subject to the mandatory phase-in from Bill 23

Rate Comparison – Residential (single detached)



Service	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)
Town-Wide Services:			
Services Related to a Highway	12,791	17,428	17,428
Fire Protection Services	2,108	3,643	3,643
Parks and Recreation Services	10,418	9,645	9,645
Library Services	727	914	914
Growth Studies	2,233	-	-
Total Town-Wide Services	28,277	31,630	31,630
Urban Services:			
Stormwater Drainage and Control Services	2,412	2,083	2,083
Wastewater Services	3,644	4,902	4,457
Water Services	1,621	5,953	5,968
Total Urban Services	7,677	12,938	12,508
Campden Area Specific:			
Stormwater Drainage	19,728	18,776	18,776
Total Campden Area-Specific	19,728	18,776	18,776
Total Town-wide + Urban	35,954	44,568	44,138

*Note: The calculated Town-Wide + Urban D.C. rate would equal to \$35,310 due to the mandatory phase-in

Rate Comparison – Non-Residential (per sq.m)



Service	Primary (per sq.m)			Commercial (per sq.m)			Industrial (per sq.m)			Institutional (per sq.m)		
	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)
Town-Wide Services:												
Services Related to a Highway	-	23.57	23.57	99.06	141.33	141.33	41.51	58.88	58.88	70.95	104.73	104.73
Fire Protection Services	-	4.95	4.95	16.57	29.49	29.49	6.90	12.27	12.27	11.67	21.85	21.85
Parks and Recreation Services	-	5.70	5.70	12.07	34.12	34.12	4.90	14.21	14.21	8.62	25.30	25.30
Library Services	-	0.54	0.54	0.80	3.55	3.55	0.53	1.51	1.51	0.66	2.58	2.58
Growth Studies	-	-	-	15.92	-	-	6.77	-	-	11.40	-	-
Total Town-Wide Services	-	34.77	34.77	144.42	208.50	208.50	60.61	86.86	86.86	103.30	154.46	154.46
Urban Specific Services:												
Stormwater Drainage and Control Services	-	-	-	46.29	17.11	17.11	19.10	7.10	7.10	32.48	12.70	12.70
Wastewater Services	-	-	-	29.84	40.15	36.49	12.19	16.68	15.18	20.95	29.71	27.02
Water Services	-	-	-	13.13	48.76	48.87	5.44	20.24	20.34	9.41	36.06	36.17
Total Urban Services	-	-	-	89.26	106.02	102.47	36.73	44.02	42.63	62.84	78.47	75.89
Campden Area Specific:												
Stormwater Drainage	-	-	-	-	-	-	-	-	-	-	-	-
Total Campden Area-Specific	-	-	-	-	-	-	-	-	-	-	-	-
Total Town-wide + Urban	-	34.77	34.77	233.68	314.52	310.97	97.34	130.89	129.49	166.14	232.93	230.35

*Note: The calculated Town-Wide + Urban D.C. rates would equal to \$27.82 for primary, \$248.78 for commercial, \$103.59 for industrial, and \$184.28 for institutional due to the mandatory phase-in

Rate Comparison – Non-Residential (per sq.ft.)



Service	Primary (per sq.ft.)			Commercial (per sq.ft.)			Industrial (per sq.ft.)			Institutional (per sq.ft.)		
	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)	Current	Calculated (December 22, 2023 Report)	Calculated (February 9, 2024 Addendum)
Town-Wide Services:												
Services Related to a Highway	-	2.19	2.19	9.21	13.13	13.13	3.86	5.47	5.47	6.59	9.73	9.73
Fire Protection Services	-	0.46	0.46	1.55	2.74	2.74	0.64	1.14	1.14	1.09	2.03	2.03
Parks and Recreation Services	-	0.53	0.53	1.12	3.17	3.17	0.46	1.32	1.32	0.80	2.35	2.35
Library Services	-	0.05	0.05	0.07	0.33	0.33	0.05	0.14	0.14	0.06	0.24	0.24
Growth Studies	-	-	-	1.48	-	-	0.63	-	-	1.06	-	-
Total Town-Wide Services	-	3.23	3.23	13.43	19.37	19.37	5.64	8.07	8.07	9.60	14.35	14.35
Urban Specific Services:												
Stormwater Drainage and Control Services	-	-	-	4.29	1.59	1.59	1.77	0.66	0.66	3.02	1.18	1.18
Wastewater Services	-	-	-	2.77	3.73	3.39	1.13	1.55	1.41	1.95	2.76	2.51
Water Services	-	-	-	1.21	4.53	4.54	0.50	1.88	1.89	0.87	3.35	3.36
Total Urban Services	-	-	-	8.27	9.85	9.52	3.40	4.09	3.96	5.84	7.29	7.05
Campden Area Specific:												
Stormwater Drainage	-	-	-	-	-	-	-	-	-	-	-	-
Total Campden Area-Specific	-	-	-	-	-	-	-	-	-	-	-	-
Total Town-wide + Urban	-	3.23	3.23	21.70	29.22	28.89	9.04	12.17	12.03	15.44	21.64	21.40

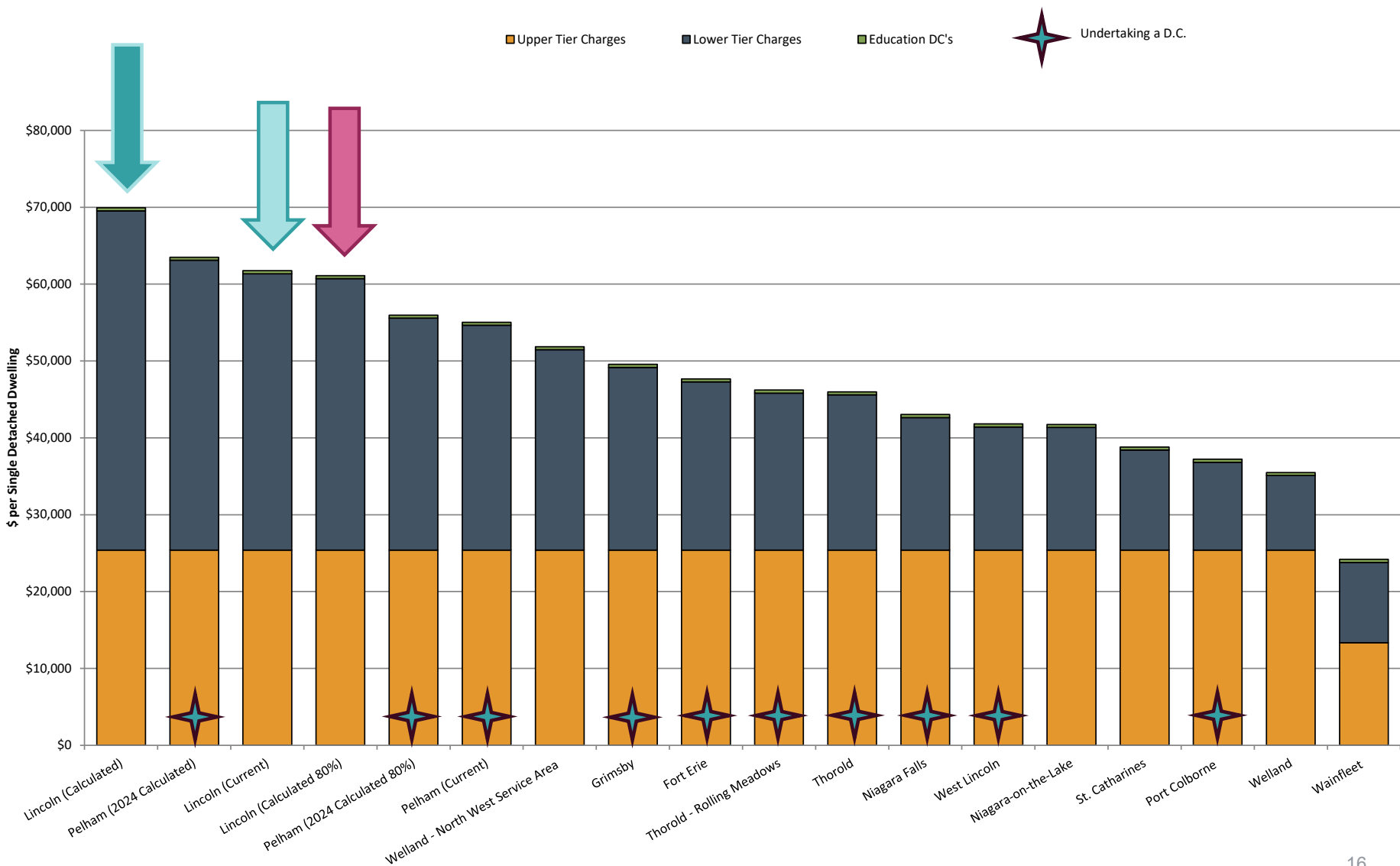
*Note: The calculated Town-Wide + Urban D.C. rates would equal to \$2.58 for primary, \$23.11 for commercial, \$9.62 for industrial, and \$17.12 for institutional due to the mandatory phase-in



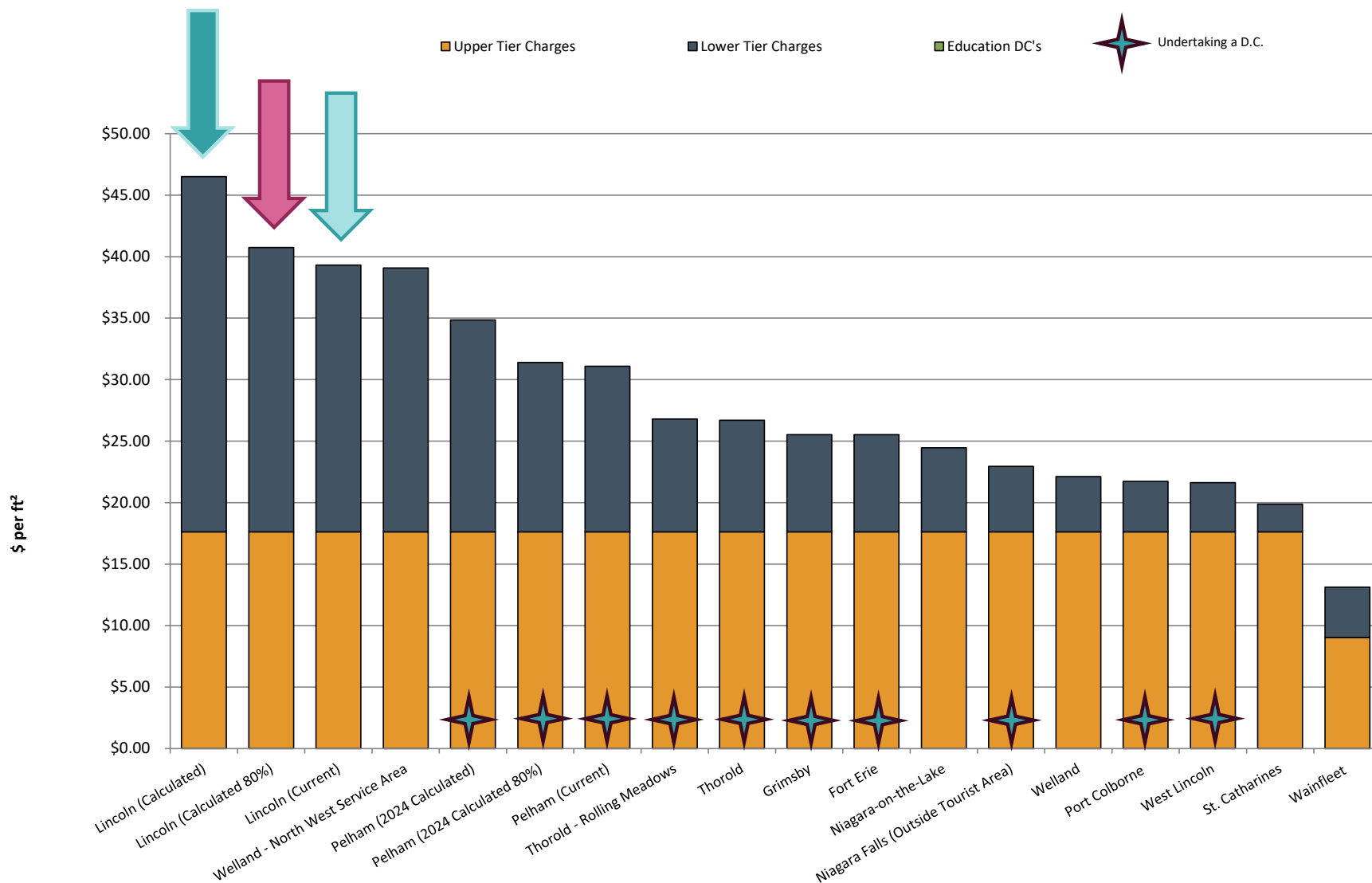
Survey of Comparator Municipalities

Town of Lincoln

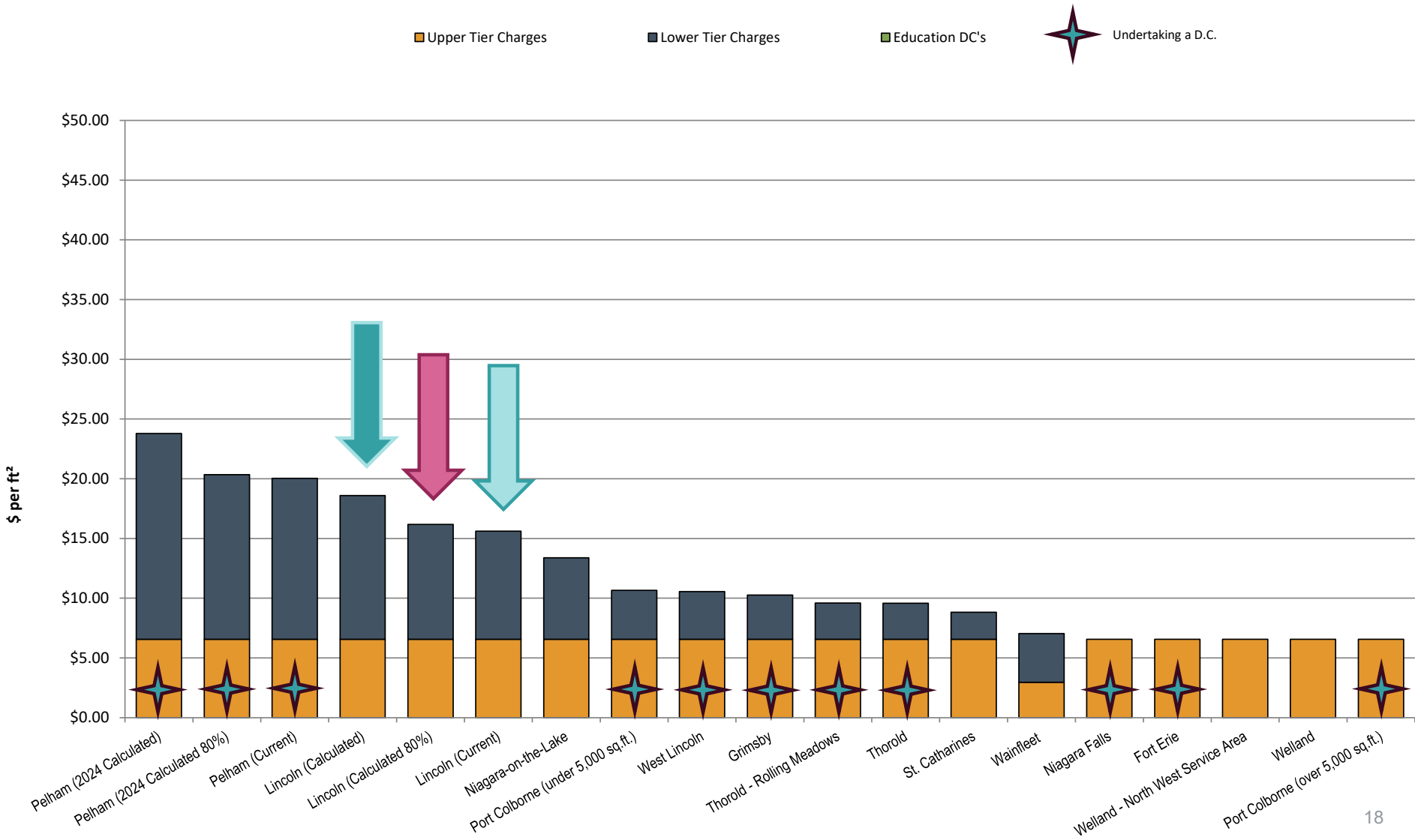
Survey of D.C. Rates – Residential



Survey of D.C. Rates – Commercial (per sq.ft.)



Survey of D.C. Rates – Industrial (per sq.ft.)





Next Steps

Town of Lincoln

Next Steps



February to November 2023

Calculations, meetings with Town Staff, and Policy Review



December 22, 2023

Release of Background Study and Draft By-law



February 9, 2024

Release of Addendum to the D.C. Background Study



February 14, 2024

Stakeholder Meeting



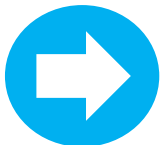
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April 2, 2024

Committee receives the D.C. Study and Staff Report



April 15, 2024

Council Consideration of the By-law