

Addendum No. 1 to:

**Town of Lincoln
Development Charge
Background Study**

September 7, 2018



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 **Planning for growth**

List of Acronyms and Abbreviations

D.C.	Development Charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	Square foot
sq.m.	Square metre

Addendum Report to the May 17, 2018 Development Charges Background Study

1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Town has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

May 17, 2018 – Release of the D.C. Background Study Update and draft by-law

May 24, 2018 – Notice of Public Meeting

June 18, 2018 – Scheduled date of Public Meeting

October 1, 2018 – Anticipated passage of Development Charges By-law

The purpose of this addendum report is to provide for changes to the May 17, 2018 D.C. Background Study based on discussions with Town staff. These refinements are in relation to:

- An update to the growth forecast to include revised population figures;
 - The update to the growth forecast impacts the 10-year, 20-year, and urban-buildout (2041) figures;
 - The residential vs. non-residential splits based on population to employment have shifted to increase the residential percentage; and
 - This impact has led to an increase in all the service standard ceilings, which includes:
 - Fire Protection Services;
 - Services Related to a Highway;
 - Parking Services;
 - Outdoor Recreation Services; and
 - Indoor Recreation Services.
- A reduction in the post period benefit for one (1) of the projects related to Fire Services;
- An update to the Services Related to a Highway project listing which includes:
 - The removal of one (1) project from the Roads capital list;
 - A reduction in the post period benefit for one (1) of the facilities; and
 - An increase in the gross cost for one (1) of the vehicles.

- A reduction in the post period benefit for one (1) of the projects related to Parking Services;
- A reduction in the post period benefit to three (3) of the projects related to Outdoor Recreation Services;
- A reduction in the post period benefit for one (1) of the projects related to Indoor Recreation Services;
- An update to the Administration Studies project listing which includes:
 - A reduction in the post period benefit for one (1) of the studies;
 - An increase in the existing benefit allocation for two (2) of the studies;
 - A reduction in the gross cost for one (1) of the studies;
 - A 10% mandatory deduction correction to one of the studies; and
 - A description change to one (1) of the studies.
- An increase to the post period benefit for one (1) of the projects related to Stormwater Drainage;
- An increase to the post period benefit for two (2) of the projects related to Wastewater Services;
- An increase to the post period benefit for one (1) of the projects related to Water Services; and
- A modification to the draft D.C. by-law relating to definitions, exemptions, and other grammatical revisions.

These refinements will form part of the D.C. background study provided prior to by-law adoption.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements to the D.C. study have been undertaken as a result of the discussions with staff and comments from stakeholders. The refinements identified below have impacted the calculated development charges and therefore the corresponding tables and pages have been updated and included in the amended pages section to this addendum.

2.1 Updates to the Growth Forecast

Upon further review of the background study by Town staff, it was determined that the Region's MCR forecast was slightly less than the Town's own forecast. Through discussions with both the Town and the Region, it was suggested that adjustments were required to the growth forecast for Lincoln. These changes, which have been added as part of this background study, are as follows:

- Based on direction from the Town and Region, 230 housing units were added over the forecast horizon. The additional 230 housing units were added within the first 10-year period. This addition has also revised the 20-year and urban build-out (2041) forecasts. This resulted in the following increases to the population:

Gross Population	May 17, 2018 Background Study	Addendum Revision
10-Year	3,164	3,714
20-Year	6,345	6,895
Urban Build-out (2041)	6,552	7,104

- As a result of the increase in population, the population to employment and area allocations have shifted towards residential:

Population/ Employment Allocation	May 17, 2018 Background Study		Addendum Revision	
	Residential	Non-Residential	Residential	Non-Residential
10-Year	71%	29%	75%	25%
20-Year	72%	28%	74%	26%
Urban Build-out (2041)	69%	31%	71%	29%

Area Allocation	May 17, 2018 Background Study		Addendum Revision	
	Residential	Non-Residential	Residential	Non-Residential
Urban Build-out (2041)	49%	51%	51%	49%

This change has revised the residential/non-residential split for the following services:

- **10-Year Services:**
 - Parking Services; and
 - Administration Studies.
- **20-Year Services:**
 - Fire Protection Services; and
 - Services Related to a Highway.
- **Urban Build-out (2041) Services:**
 - Stormwater Drainage (based on Area);
 - Wastewater Services; and
 - Water Services.

2.2 Updates to Fire Protection Services

Based on the updates to the growth forecast, the service standard ceilings have increased for all of the components relating to Fire Services. The increased population also provided for a need to include more of the costs associated to the post period. These changes, which have been added as part of this background study, are as follows:

- Revision – Service standard ceiling for Fire Services
 - The D.C. eligible amount for fire facilities have increased from \$1,882,863 to \$2,070,775;
 - The D.C. eligible amount for fire vehicles have increased from \$1,784,854 to \$1,962,984; and
 - The D.C. eligible amount for fire equipment have increased from \$289,030 to \$309,077.
- Revision – Project 2: Replace and Expand Fire Station (Campden)
 - The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$440,000 to \$40,000.

2.3 Updates to Services Related to a Highway

Based on the updates to the growth forecast, the service standard ceilings have increased for all of the components relating to Services Related to a Highway. The increased population also provided for a need to include more of the costs associated to the post period. In addition to this revision, it was identified that one of the projects was eligible to be a local service project and is therefore being removed. These changes, which have been added as part of this background study, are as follows:

- Revision – Service standard ceiling for components of the Services Related to a Highway
 - The D.C. eligible amount for roads have increased from \$143,950,912 to \$158,317,375;
 - The D.C. eligible amount for public works facilities have increased from \$1,404,321 to \$1,544,474; and
 - The D.C. eligible amount for public works vehicles have increased from \$1,809,522 to \$1,990,114.

Services Related to a Highway - Roads

- Remove – Project 29: North Service Road Sidewalk & Streetscaping (Urban Boundary to Victoria Avenue) (Town Share)
 - This project was removed due to discussions with Town staff as it is a local service project.

Services Related to a Highway – Public Works Facilities and Vehicles

- Revision – Project 1: New Public Works Office Space (Town Hall)
 - The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$359,600 to \$107,880.
- Revision – Project 6: Street Sweeper Replacement
 - This project had the incorrect gross cost and is being updated to reflect the Town's capital budget. The gross cost is increasing from \$247,300 to \$300,000.

2.4 Updates to Parking Services

Based on the updates from the growth forecast, the service standard ceilings have increased for all of the components relating to Parking Services. The increased population also provided for a need to include more of the costs associated to the post period. It is also noted that the background study did not include the write-up of parking services in Chapter 5 – this will be corrected. These changes, which have been added as part of this background study, are as follows:

- New/Added – Write-up of Parking Services to Chapter 5 of the report
 - The background study did not include the write-up for parking services in Chapter 5. This will be added as part of the addendum process as section 5.2.5.
- Revision – Service standard ceiling for Parking Spaces
 - The D.C. eligible amount for parking spaces have increased from \$124,108 to \$147,458.
- Revision – Project 1: Public Parking Lot, Beamsville (155 spaces)
 - The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$383,775 to \$359,650.

2.5 Updates to Outdoor Recreation Services

Based on the updates to the growth forecast, the service standard ceilings have increased for all of the components relating to Outdoor Recreation Services. The increased population also provided for a need to include more of the costs associated to the post period. These changes, which have been added as part of this background study, are as follows:

- Revision – Service standard ceiling
 - The D.C. eligible amount for parkland development have increased from \$3,804,899 to \$4,520,749.
 - The D.C. eligible amount for park vehicles have increased from \$168,236 to \$199,887.
- Revision – Project 6: Ashby Park
 - The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$375,000 to \$125,000.
- Revision – Project 8: Meadowood Park
 - The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$375,000 to \$125,000.
- Revision – Project 11: St. Vodoymr
 - The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$382,500 to \$135,150.

2.6 Updates to Indoor Recreation Services

Based on the updates to the growth forecast, the service standard ceilings have increased for all of the components relating to Indoor Recreation Services. The increased population also provided for a need to include more of the costs associated to the post period. These changes, which have been added as part of this background study, are as follows:

- Revision – Service standard ceiling
 - The D.C. eligible amount for recreation facilities have increased from \$3,555,421 to \$4,224,335.
- Revision – Project 2: New Office Space

- The post period amount was reduced as a result of the additional growth being included in the forecast. The post period amount is decreasing from \$751,825 to \$30,500.

2.7 Updates to Library Services

Based on the updates to the growth forecast, the service standard ceilings have increased for all of the components relating to Library Services. These changes, which have been added as part of this background study, are as follows:

- Revision – Service standard ceiling
 - The D.C. eligible amount for library facilities have increased from \$648,590 to \$770,615.
 - The D.C. eligible amount for library collection materials have increased from \$170,524 to \$202,606.

2.8 Updates to Administration Studies

Upon further review of the background study by Town staff, it was determined that two (2) of the projects required either a revision due to a change in scope. These changes, which have been added as part of this background study, are as follows:

- Revision – Project 10: Beamsville I/I Study Phase 2
 - Changed the project description to “Town-wide I/I study;
 - Increased the benefit to existing amount from \$50,000 to \$100,000; and
 - Removed the 10% mandatory deduction.
- Revision – Project 12: Roads Needs Study
 - Decreased the gross cost of the project from \$87,900 to \$50,000; and
 - Increased the benefit to existing amount from \$0 to \$45,000.

2.9 Updates to Stormwater Drainage

Upon further review of the background study by Town staff, it was determined that projects related to the Prudhommes area required a post period benefit, as the growth forecast assumes that 50% of the forecast population within the Prudhommes serviced area is included. These changes, which have been added as part of this background study, are as follows:

- Revision – Project 6: North Service Road (Urban Boundary to Victoria Avenue) (Town Share)

- The post period amount was increased based on the identified growth included in the forecast. The post period amount is increasing from \$0 to \$527,850.

2.10 Updates to Wastewater Services

Upon further review of the background study by Town staff, it was determined that projects related to the Prudhommes area required a post period benefit, as the growth forecast assumes that 50% of the forecast population within the Prudhommes serviced area is included. These changes, which have been added as part of this background study, are as follows:

- Revision – Project 2: North S Rd (Beacon to Jordan Rd)
 - The post period amount was increased based on the identified growth included in the forecast. The post period amount is increasing from \$0 to \$408,000.
- Revision – Project 3: Prudhommes Lakefront Gravity Sewer & Upgrades
 - The post period amount was increased based on the identified growth included in the forecast. The post period amount is increasing from \$0 to \$888,900.

2.11 Updates to Water Services

Upon further review of the background study by Town staff, it was determined that projects related to the Prudhommes area required a post period benefit, as the growth forecast assumes that 50% of the forecast population within the Prudhommes serviced area is included. These changes, which have been added as part of this background study, are as follows:

- Revision – Project 1: Prudhommes Watermain Construction Upgrade
 - The post period amount was increased based on the identified growth included in the forecast. The post period amount is increasing from \$0 to \$3,090,100.

2.12 Draft D.C. By-law Refinements

Based on the discussions with Town staff, the draft by-law will have various grammatical corrections, as well as the following revisions from what was included in the May 17, 2018 D.C. background study:

Effective date:

- The effective date of the by-law will be March 1, 2019.

Definitions:

The following definitions have been added/updated in the D.C. by-law:

- Agricultural Produce Stand;
- Agricultural Research;
- Agricultural use;
- Building Permit;
- Craft Brewery;
- Craft Distillery;
- Dwelling room;
- Existing;
- Farm Produce Outlet;
- Granny flat;
- Marijuana Processing Facilities;
- Mixed-use building;
- Parking Structure;
- Special care/special dwelling unit/room; and
- Townhouse dwelling.

Exemptions:

The following items have been added to the exemptions section of the by-law:

- Granny flats;
- Parking structures;
- Elevators;
- Temporary Uses;
- Lands and buildings used for affordable housing projects; and
- Canopies.

2.13 Overall Change in the D.C. Calculation

The above changes have been incorporated into the calculations and by-law. The summary below outlines the current charges vs. the charges as calculated in the 2018 D.C. report dated May 17, 2018 and the charges calculated in this addendum report.

Residential (Single Detached) Comparison

Service	Current	Calculated May 17, 2018	Amended Calculations
Municipal Wide Services:			
Services Related to a Highway	6,610	9,077	8,366
Parking Spaces	47	71	77
Fire Protection Services	705	1,324	1,379
Outdoor Recreation Services	553	2,982	3,052
Indoor Recreation Services	1,781	3,122	3,152
Library Services	338	536	457
Administration	633	1,753	1,507
Total Municipal Wide Services	10,667	18,865	17,990
Area Specific Services:			
Stormwater Drainage	2,593	1,761	1,578
Wastewater Services	1,153	2,917	2,383
Water Services	1,286	1,653	652
Total Area Specific Services	5,032	6,331	4,613
Grand Total - Urban Area	15,699	25,196	22,603
Campden Area Specific Services:			
Stormwater Drainage	10,722	12,903	12,903
Grand Total - Campden Area Specific	21,389	31,768	30,893

Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated May 17, 2018			Amended Calculations		
		Commercial	Industrial	Institutional	Commercial	Industrial	Institutional
Municipal Wide Services:							
Services Related to a Highway	4.30	6.66	2.79	4.77	6.03	2.52	4.31
Parking Spaces	0.03	0.05	0.02	0.04	0.05	0.02	0.04
Fire Protection Services	0.46	0.97	0.41	0.69	1.00	0.42	0.71
Outdoor Recreation Services	0.05	0.27	0.11	0.19	0.32	0.14	0.23
Indoor Recreation Services	0.16	0.28	0.12	0.20	0.34	0.13	0.23
Library Services	0.03	0.05	0.03	0.04	0.05	0.03	0.04
Administration	0.42	1.23	0.52	0.88	1.01	0.43	0.72
Total Municipal Wide Services	5.45	9.51	4.00	6.81	8.80	3.69	6.28
Area Specific Services:							
Stormwater Drainage	1.56	3.14	1.29	2.22	2.81	1.16	1.98
Wastewater Services	0.70	2.24	0.92	1.59	1.81	0.75	1.28
Water Services	0.77	1.27	0.52	0.90	0.49	0.20	0.35
Total Area Specific Services	3.03	6.65	2.73	4.71	5.11	2.11	3.61
Grand Total - Urban Area	8.48	16.16	6.73	11.52	13.91	5.80	9.89
Campden Area Specific Services:							
Stormwater Drainage	-	-	-	-	-	-	-
Grand Total - Campden Area Specific	5.45	9.51	4.00	6.81	8.80	3.69	6.28

2.14 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

- Table of Contents – Updated to reflect revised page numbers;

- Pages (ii) to (v) – Updated the references to the D.C. calculations, growth forecast, and the summary of costs to be recovered over the life of the by-law and Table ES-1;
 - Added Page (vi) to reflect non-residential development charges.
- Page 1-2 – revised the by-law passage date;
- Page 2-1 – update the current D.C. charges to reflect the June 1st indexing;
- Pages 3-1, 3-3, 3-4, and 3-6 – Update the write-up and tables to reflect the additional population;
- Page 4-14 – Update to the write-up for grammatical edits.
- Renumbered pages:
 - Pages 5-15 to 5-17 – renumbered to 5-1 to 5-3
 - Updated the write-up and capital table to reflect the changes to the Administration (Studies) costs;
 - Pages 5-18 to 5-19 – renumbered to 5-4 and 5-5
 - Updated the write-up and capital table to reflect the changes to the Outdoor Recreation costs;
 - Pages 5-20 to 5-21 – renumbered to 5-6 and 5-7
 - Updated the write-up and capital table to reflect the changes to the Outdoor Recreation costs;
 - Pages 5-22 to 5-24 – renumbered to 5-8 and 5-10
 - Updated the write-up to reflect the changes to the Library service standard ceiling;
 - Page 5-25 to 5-26 – Added these pages as 5-11 and 5-12 to include the Parking services write-up along with the capital costs;
 - Pages 5-25 to 5-29 – renumbered to pages 5-13 through to 5-17.
 - Updated the write-up and capital table to reflect the changes to the Services Related to a Highway costs.
 - Pages 5-30 to 5-31 – renumbered to 5-18 and 5-19.
 - Updated the write-up and capital table to reflect the changes to the Fire Protection Services costs.
 - Pages 5-32 to 5-33 – renumbered to 5-20 and 5-21.
 - Updated write-up and capital table to reflect the changes to Water Services.
 - Pages 5-34 to 5-35 – renumbered to 5-22 and 5-23.
 - Updated write-up and capital table to reflect the changes to Wastewater Services.
 - Pages 5-36 to 5-37 – renumbered to 5-24 and 5-25.

- Updated write-up and capital table to reflect the changes to Stormwater Drainage.
 - Pages 5-38 to 5-39 – renumbered to 5-26 and 5-27.
- Pages 6-1 to 6-7 – Updated the D.C. calculation tables to reflect the updated capital costs;
- Pages 7-3 to 7-8 – Updated cost allocation write-up, exemptions and phase-in provision;
- Appendix A – Updated the growth forecast tables based on the additional growth;
- Appendix B – Updated the service standard summary and all service standard tables to reflect the changes to the service standard ceilings;
- Page C-3 – Updated table C-1 (Operating and Capital Expenditure Impact table) to reflect the revised impacts on operating and capital expenditures;
- Appendix F – updated the Asset Management write-up and figures to reflect the changes to the lifecycle costs based on the capital revisions; and
- Appendix G – updated the draft D.C. by-law to include all refinements set out in this addendum report.

3. Process for Adoption of the Development Charges By-law

The changes herein form the basis for the by-law being presented to Council. If Council is satisfied with the above changes to the background study, and based on the public submissions made at the public meeting, the Background Study (May 17, 2018), this addendum report (September 7, 2018) and the amended by-law will be considered for approval by Council (October 1, 2018).

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- 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of The Smart Growth for Our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- Area-rating: Council must consider the use of area-specific charges.
 - Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2018-2027), 20-year (2018-2037), and urban build-out (2041) forecast periods.

Measure	10 Year 2018-2027	20 Year 2018-2037	Urban Build Out 2018-Urban Buildout (2041)
(Net) Population Increase	3,486	6,083	6,288
Residential Unit Increase	1,553	2,942	3,069
Non-Residential Gross Floor Area Increase (ft ²)	694,500	1,332,800	1,778,800

Source: Watson & Associates Economists Ltd. Forecast 2018

5. On May 26, 2014, the Town of Lincoln passed By-law 2014-37 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on May 26, 2019. The Town is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for June 18, 2018 with adoption of the by-law set for October 1, 2018.
6. The Town's D.C.s currently in effect are \$15,285 for single detached dwelling units for full services. Non-residential charges are \$8.27 per square foot for full services. Additionally, area-specific charges for Campden (stormwater) are also

imposed in the amount of \$10,440 for a single detached dwelling. This report has undertaken a recalculation of these charge based on future identified needs (presented in Schedules ES-1 and ES-2 for residential and non-residential, respectively). Charges have been provided on a Town-wide basis for all services except water, wastewater, and stormwater which are provided on an urban-wide basis. As well, the stormwater charge for the area of Campden has been continued to be an area-specific calculation. Of particular note, the Town has requested that the non-residential charge be converted to an Industrial, Commercial, and Institutional charge so that it would be consistent with the Region of Niagara's non-residential D.C.s. The corresponding single-detached unit charge for full services is \$22,603. The corresponding non-residential charges (based on a per square foot of building area) for full services are as follows: industrial charge is \$5.80, commercial is \$13.91, and institutional at \$9.89. These rates are submitted to Council for its consideration.

7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 102,999,171
Less:	
Benefit to existing development	\$ 33,597,666
Post planning period benefit	\$ 21,231,845
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 845,083
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 47,324,577

Hence, \$55.67 million (or an annual amount of \$11.13 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$21.23 million will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$10 million over the next five years, of which \$47.32 million (46%) is recoverable from D.C.s. Of this net amount, \$35.19 million is recoverable from residential development and \$12.14 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

8. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an urban build-out (2041) forecast:

- Wastewater Services;
- Water Services; and
- Stormwater Drainage.

The following services are calculated based on a 20-year forecast (2018 – 2037):

- Services Related to a Highway; and
- Fire Protection Services.

All other services are calculated based on a 10-year forecast (2018 – 2027).

These include:

- Outdoor Recreation Services;
- Indoor Recreation Services;
- Parking Services;
- Library Services; and
- Administration.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).

**Table ES-1
Schedule of Residential Development Charges**

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units
Municipal Wide Services:					
Services Related to a Highway	8,366	5,634	3,437	6,760	2,817
Municipal parking spaces	77	52	32	62	26
Fire Protection Services	1,379	929	566	1,114	464
Outdoor Recreation Services	3,052	2,055	1,254	2,466	1,028
Indoor Recreation Services	3,152	2,123	1,295	2,547	1,061
Library Services	457	308	188	369	154
Administration	1,507	1,015	619	1,218	507
Total Municipal Wide Services	17,990	12,116	7,391	14,536	6,057
Urban Services					
Stormwater Drainage	1,578	1,063	648	1,275	531
Wastewater Services	2,383	1,605	979	1,926	802
Water Services	652	439	268	527	220
Total Urban Services	4,613	3,107	1,895	3,728	1,553
GRAND TOTAL MUNICIPAL WIDE	17,990	12,116	7,391	14,536	6,057
GRAND TOTAL MUNICIPAL + URBAN	22,603	15,223	9,286	18,264	7,610
GRAND TOTAL MUNICIPAL + CAMPDEN	30,893	20,805	12,691	24,963	10,401

Table ES-2
Schedule of Non-Residential Development Charges

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
Municipal Wide Services:						
Services Related to a Highway	6.03	2.52	4.31	64.91	27.13	46.39
Municipal parking spaces	0.05	0.02	0.04	0.54	0.22	0.43
Fire Protection Services	1.00	0.42	0.71	10.76	4.52	7.64
Outdoor Recreation Services	0.32	0.14	0.23	3.44	1.51	2.48
Indoor Recreation Services	0.34	0.13	0.23	3.66	1.40	2.48
Library Services	0.05	0.03	0.04	0.54	0.32	0.43
Administration	1.01	0.43	0.72	10.87	4.63	7.75
Total Municipal Wide Services	8.80	3.69	6.28	94.72	39.73	67.60
Urban Services						
Stormwater Drainage	2.81	1.16	1.98	30.25	12.49	21.31
Wastewater Services	1.81	0.75	1.28	19.48	8.07	13.78
Water Services	0.49	0.20	0.35	5.27	2.15	3.77
Total Urban Services	5.11	2.11	3.61	55.00	22.71	38.86
GRAND TOTAL MUNICIPAL WIDE	8.80	3.69	6.28	94.72	39.73	67.60
GRAND TOTAL MUNICIPAL + URBAN	13.91	5.80	9.89	149.72	62.44	106.46
GRAND TOTAL MUNICIPAL + CAMPDEN	8.80	3.69	6.28	94.72	39.73	67.60

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on May 17, 2018.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates for the Town of Lincoln

1. Data collection, staff review, engineering work, D.C. calculations and policy work	October 2017 to April 2018
2. Background study and proposed by-law available to public	May 17, 2018
3. Public meeting advertisement placed in newspaper(s)	May 24, 2018
4. Public meeting of Council	June 18, 2018
5. Council considers adoption of background study and passage of by-law	October 1, 2018
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

2. Current Town of Lincoln Policy

2.1 Schedule of Charges

On May 26, 2014, the Town of Lincoln passed By-law 2014-37 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on May 26, 2019.

This by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at June 1, 2018.

**Table 2-1
Town of Lincoln
Current Development Charges**

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Services Related to a Highway	6,610	4,798	4,296	2,900	4.30
Parking Spaces	47	34	30	20	0.03
Fire Protection Services	705	512	459	309	0.46
Outdoor Recreation Services	553	402	359	243	0.05
Indoor Recreation Services	1,781	1,293	1,157	782	0.16
Library Services	338	246	220	148	0.03
Administration	633	460	411	277	0.42
Subtotal (Municipal-Wide)	10,667	7,745	6,932	4,679	5.45
Stormwater Drainage	2,593	1,882	1,685	1,139	1.56
Wastewater Services	1,153	838	750	507	0.70
Water Services	1,286	935	837	566	0.77
Subtotal (Area Specific - Urban)	5,032	3,655	3,272	2,212	3.03
Total (Municipal & Urban Specific)	15,699	11,400	10,204	6,891	8.48
<u>Area Specific (Campden)</u>					
Stormwater Drainage	10,722	7,787	6,971	4,707	-
Total (Municipal & Campden)	21,389	15,532	13,903	9,386	5.45

2.2 Services Covered

The following services are covered under By-law 2014-37:

- Services Related to a Highway;
- Parking Spaces;
- Fire Protection Services;
- Outdoor Recreation Services;
- Indoor Recreation Services;
- Administration (studies);
- Stormwater Drainage;
- Wastewater Services; and
- Water Services.

3. Anticipated Development in the Town of Lincoln

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a development charge as per the Development Charges Act, 1997. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the Development Charges Act that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Lincoln will be required to provide services, over a 10-year, 20-year and buildout (2041) time horizon.

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived from the draft Niagara Region Municipal Comprehensive Review (MCR) Strategic Growth Option, 2017 prepared by Hemson Consulting Ltd. In compiling the growth forecast, the following information sources were also consulted to help assess residential and non-residential development potential for the Town over the forecast period; including:

- Draft Niagara Region MCR, 2017 prepared by Hemson Consulting Ltd.;
- Discussions with Town and Region municipal staff regarding growth forecast;
- A review of historical development activity; and
- Discussions with Town staff regarding the anticipated residential and non-residential development trends for the Town of Lincoln.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts are provided in Appendix A. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Figure 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Schedule 1, the Town's population is anticipated to reach approximately 27,730 by 2028, 30,330 by 2038 and 31,370 at buildout (2041). This represents an increase of 3,480 persons, 6,080 persons and 7,130 persons, respectively, over the 10-year and long-term forecast periods. Further, the population forecast summarized in Schedule 1 excludes the net Census undercount, which is estimated at approximately 3%. The Census undercount represents the net number of persons missed during Census enumeration. In calculating the D.C. for Town of Lincoln, the net Census undercount has been excluded from the growth forecast. Accordingly, all references provided herein to the population forecast exclude the net Census undercount.

1. Unit Mix (Appendix A – Schedules 1 through 6)

- The unit mix for the Town was derived from historical development activity (as per Schedule 7) and discussions with Town and Region planning staff regarding anticipated development trends for the Town.
- Based on the above, the long-term (2018-2038) household growth forecast is comprised of a housing unit mix of approximately 27% low density (single detached and semi-detached), 42% medium density (multiples except apartments) and 31% high density (bachelor, 1 bedroom and 2+ bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- *Schedule 2* summarizes the anticipated amount, type and location of residential development for Town of Lincoln by development location. The percentage of forecast housing growth between 2018 and buildout (2041) by area within the Town is summarized below.

○ Campden Urban Area	3%
○ Other Urban Areas	88%
○ Rural	9%

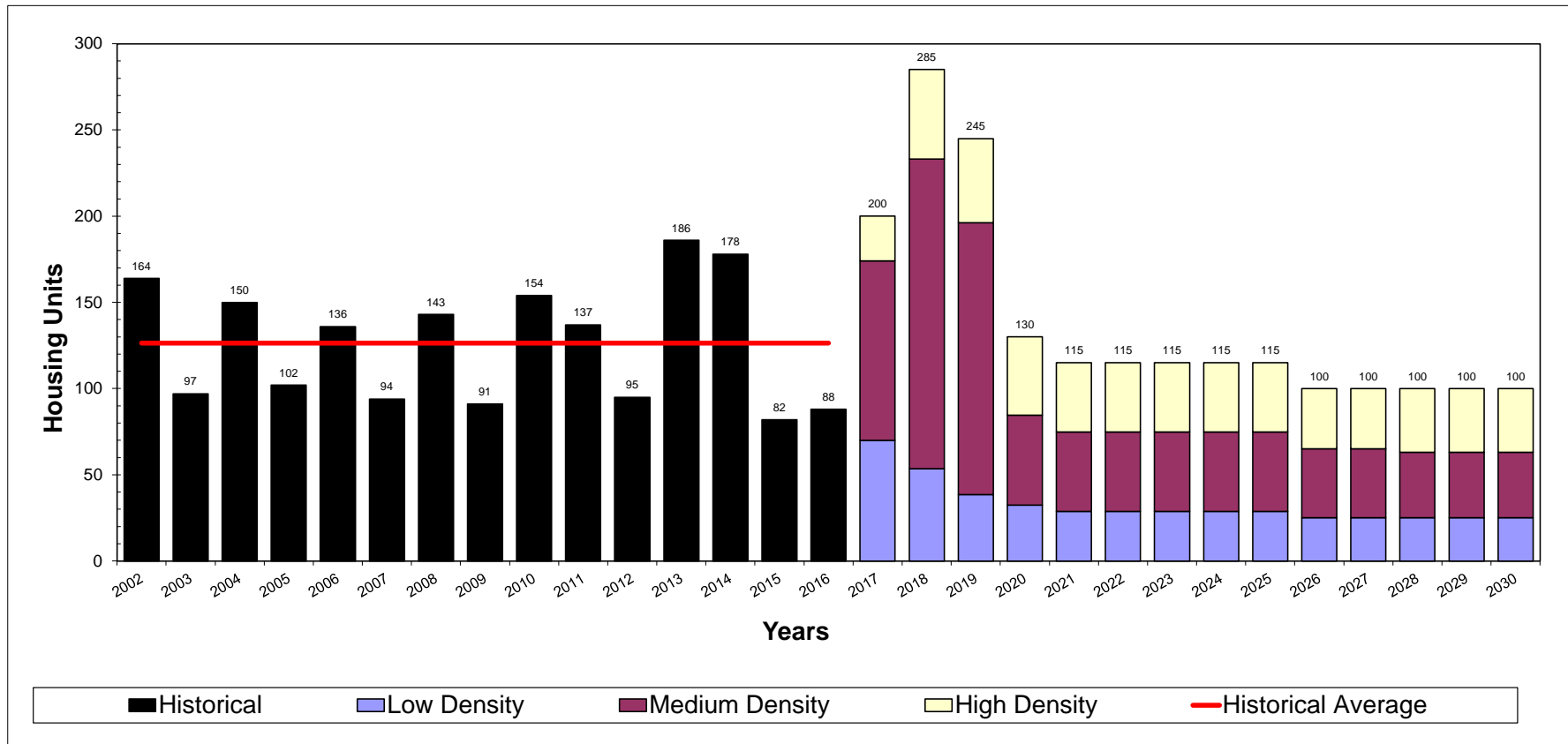
Table 3-1
Town of Lincoln
Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (PPU): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		
Historical	<i>Mid 2006</i>	22,290	21,722	777	20,945	6,220	840	530	90	7,680	2.828
	<i>Mid 2011</i>	23,080	22,490	782	21,708	6,675	915	480	75	8,145	2.761
	<i>Mid 2016</i>	24,410	23,787	837	22,950	6,985	1,160	505	60	8,710	2.731
Forecast	<i>Early 2018</i>	24,870	24,244	848	23,396	7,094	1,229	519	60	8,902	2.723
	<i>Early 2028</i>	28,450	27,728	956	26,772	7,544	1,935	916	60	10,455	2.652
	<i>Early 2038</i>	31,120	30,327	1,047	29,280	7,893	2,458	1,433	60	11,844	2.561
	<i>Buildout (2041)</i>	32,186	31,370	1,084	30,286	8,090	2,623	1,492	60	12,265	2.558
Forecast	Mid 2006 - Mid 2011	790	768	5	763	455	75	-50	-15	465	
	Mid 2011 - Mid 2016	1,330	1,297	55	1,242	310	245	25	-15	565	
	Mid 2016 - Early 2018	460	457	11	446	109	69	14	0	192	
	Early 2018 - Early 2028	3,580	3,484	108	3,376	450	706	397	0	1,553	
	Early 2018 - Early 2038	6,250	6,083	199	5,884	799	1,229	914	0	2,942	
	Early 2018 - Buildout (2041)	7,316	7,126	236	6,890	996	1,394	973	0	3,363	

Source: 2018-2041 derived from the draft Niagara Region, 2017 prepared by Hemson Consulting and discussions with Town and Region Municipal Staff.

1. Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.
2. Includes townhouses and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Figure 3-2
Town of Lincoln
Annual Housing Forecast¹**



Source: Historical housing activity (2002-2016) based on Statistics Canada building permits. 2017 is an estimated based on building permits issued from January to July 2017.

¹ 1. Growth Forecast represents calendar year.

2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (section 6.1(3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Town is currently exploring transit options and will be revisited in the next D.C. study. Therefore, the above calculations and reporting requirements are not required.

5. D.C. Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, Town projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the "softer" services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Administration Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. The Town has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Planning and Development Study;
- Development Charges Studies;
- Official Plan Update;
- Zoning By-law Updates;
- Water Modeling Study;
- Roads Needs Study;
- Storm Drainage Policies;
- Community Improvement Plans;
- Transportation Master Plan; and
- Other Growth-Related Studies.

The cost of these studies is \$3,347,600. A deduction in the amount of \$688,711 has been made to account for the benefit to existing development. As well, a further deduction in the amount of \$43,086 was made to recognize the positive reserve fund balance. Therefore, the net growth-related capital cost, after the mandatory 10% deduction on studies related to soft services, is \$2,511,762 and this amount has been included in the D.C. calculations.

These costs have been allocated 75% residential and 25% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

Town of Lincoln
Service Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 75%	Non-Residential Share 25%
	2018-2027												
1	Planning and Development Study	2020	218,000	-		218,000	109,000		109,000	10,900	98,100	73,575	24,525
2	Development Charges Study	2018	45,000	-		45,000	-		45,000	4,500	40,500	30,375	10,125
3	Development Charges Study	2022	45,000	-		45,000	-		45,000	4,500	40,500	30,375	10,125
4	Official Plan Update	2021	131,900	-		131,900	32,975		98,925	9,893	89,033	66,774	22,258
5	Vineland/Jordan I/I Sanitary Study	2021	120,000	-		120,000	-		120,000	-	120,000	90,000	30,000
6	Zoning By-law Update	2019	109,900	-		109,900	27,475		82,425	8,243	74,183	55,637	18,546
7	Zoning By-law Update	2023	83,000	-		83,000	20,750		62,250	6,225	56,025	42,019	14,006
8	Bartlett Rd #26 Bridge Design Study	2020	38,500	-		38,500	-		38,500	-	38,500	28,875	9,625
9	Water Modeling Study	2019	71,500	-		71,500	35,750		35,750	-	35,750	26,813	8,938
10	Town-Wide I/I Study Phase 2	2019-2024	200,000	-		200,000	100,000		100,000	-	100,000	75,000	25,000
11	Bartlett Creek Study	2019-2020	82,400	-		82,400	-		82,400	8,240	74,160	55,620	18,540
12	Roads Needs Study	2018-2022	50,000	-		50,000	45,000		5,000	-	5,000	3,750	1,250
13	Engineering Design Standards	2019	49,500	-		49,500	-		49,500	4,950	44,550	33,413	11,138
14	Storm Drainage Policies	2019-2020	49,500	-		49,500	-		49,500	-	49,500	37,125	12,375
15	Prudhommes Community Improvement Plan	2018	70,000	-		70,000	35,000		35,000	3,500	31,500	23,625	7,875
16	Agricultural Area Community Improvement Plan	2018	109,900	-		109,900	54,950		54,950	5,495	49,455	37,091	12,364
17	Sanitary Sewer Modelling Update Study	2020	120,000	-		120,000	-		120,000	-	120,000	90,000	30,000
18	Industrial Community Improvement Plan	2018	66,000	-		66,000	-		66,000	6,600	59,400	44,550	14,850
19	Prudhommes Secondary Plan	2018	192,400	-		192,400	-		192,400	19,240	173,160	129,870	43,290
20	Gateway Design	2019	66,000	-		66,000	-		66,000	6,600	59,400	44,550	14,850
21	Streetscape Study - Intensification Corridor	2019	131,900	-		131,900	-		131,900	-	131,900	98,925	32,975
22	Master Drainage Plan Update	2020-2021	219,900	-		219,900	-		219,900	-	219,900	164,925	54,975
23	Transportation Master Plan	2018-2019	219,900	-		219,900	-		219,900	-	219,900	164,925	54,975
24	Food Industry Planning Study	2019	50,000	-		50,000	25,000		25,000	2,500	22,500	16,875	5,625
25	Parks, Recreation, and Culture Master Plan	2018	219,900	-		219,900	54,975		164,925	16,493	148,433	111,324	37,108
26	Employment Lands Study	2018	70,000	-		70,000	-		70,000	7,000	63,000	47,250	15,750
27	Transit Study	2017-2019	100,000	-		100,000	50,000		50,000	-	50,000	37,500	12,500
28	Storm Water Management Facility Service Program	2019	120,000	-		120,000	36,000		84,000	-	84,000	63,000	21,000
29	Beamsville High School Lands Secondary Plan	2019-2021	122,500	-		122,500	-		122,500	12,250	110,250	82,688	27,563
30	Financial Sustainability Plan	2018	25,000	-		25,000	-		25,000	2,500	22,500	16,875	5,625
31	Stormwater Fee Study	2019-2020	75,000	-		75,000	18,750		56,250	-	56,250	42,188	14,063
32	Provision for Growth Studies	2018-2023	75,000	-		75,000	-		75,000	7,500	67,500	50,625	16,875
33	Reserve Fund Adjustment		-	-		-	43,086		(43,086)	-	(43,086)	(32,314)	(10,771)
	Total		3,347,600	-	-	3,347,600	688,711	-	2,658,889	147,128	2,511,762	1,883,821	627,940

5.2.2 Outdoor Recreation Services

The Town currently has 222 acres of parkland within its jurisdiction. The parkland consists of various neighbourhood parks, community parks, and trails. The Town has sustained the current level of service over the historical 10-year period (2008-2017), with an average of 9.5 acres of parkland and 2.6 park vehicles items per 1,000 population. Including parkland and park vehicles (e.g. trailers, pickup trucks, etc.), the level of service provided is approximately \$1,354 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$4,720,637.

The Town has identified the need for additional parkland development, additional park-related equipment, and other park-related works. The gross capital cost of these projects is \$15,561,800, with \$3,995,300 benefiting existing development and \$4,534,750 being attributed to growth outside the 10-year forecast. Further, a deduction in the amount of \$2,311,741 has been made to reflect the balance in the D.C. reserve fund. Therefore, the net growth capital cost after the mandatory 10% deduction is \$4,016,834 and has been included in the D.C.

As the predominant users of outdoor recreation tend to be residents of the Town, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

Town of Lincoln
Service Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2018-2027										95%	5%	
1	Angelina Prokich Park	2018	1,254,600	-		1,254,600	-		1,254,600	125,460	1,129,140	1,072,683	56,457
2	Serena Park	2019-2021	3,060,000	-		3,060,000	-		3,060,000	306,000	2,754,000	2,616,300	137,700
3	Charles Daley Park	2024	2,500,000	217,500		2,282,500	1,675,000		607,500	60,750	546,750	519,413	27,338
4	Prudhommes Park	2021-2022	2,550,000	2,550,000		-	-		-	-	-	-	-
5	Skateboard Park	2019	765,000	765,000		-	-		-	-	-	-	-
6	Ashby Park	2019-2020	500,000	125,000		375,000	125,000		250,000	25,000	225,000	213,750	11,250
7	Hilary Bald Park	2023	1,020,000	255,000		765,000	765,000		-	-	-	-	-
8	Meadowood Park	2020-2021	500,000	125,000		375,000	125,000		250,000	25,000	225,000	213,750	11,250
9	Beamsville Lions Park	2019-2023	1,326,000	331,500		994,500	994,500		-	-	-	-	-
10	Naturalization Park Development	2019-2024	122,400	30,600		91,800	91,800		-	-	-	-	-
11	St. Vodoymr	2021-2022	510,000	135,150		374,850	127,500		247,350	24,735	222,615	211,484	11,131
12	Konkle Creek Multi-use Trail	2020-2021	153,000	-		153,000	37,500		115,500	11,550	103,950	98,753	5,198
13	Bartlett Creek Multi-use Trail	2018-2020	550,800	-		550,800	54,000		496,800	49,680	447,120	424,764	22,356
14	Provision for Additional Equipment	2018-2025	750,000	-		750,000	-		750,000	75,000	675,000	641,250	33,750
15	Reserve Fund Adjustment	Reserve	-	-		-	2,311,741		(2,311,741)	-	(2,311,741)	(2,196,154)	(115,587)
	Total		15,561,800	4,534,750	-	11,027,050	6,307,041	-	4,720,009	703,175	4,016,834	3,815,993	200,842

5.2.3 Indoor Recreation Services

With respect to indoor recreation services, the Town currently operates out of 119,296 sq.ft. of recreation space. The average historical level of service for the previous ten years has been approximately 4.16 sq.ft. of space per capita or an investment of \$1,212 per capita. Based on this service standard, the Town would be eligible to collect \$4,224,335 from D.C.s for indoor recreation.

The Town has identified the need for additional recreation-related space. In addition, the Town has included the recovery of debentures related to the Fleming Centre land and construction (recreation portion). The gross capital cost of these works is \$23,617,691, with an additional \$1,551,575 being recovered to recognize the current reserve fund balance deficit, totalling \$25,169,266. Of the identified amount, \$11,433,980 has been identified to benefit growth outside the 10-year forecast period. A further deduction in the amount \$9,512,500 has been made to reflect the benefit to existing development. Therefore, after the 10% mandatory deduction, the net growth capital cost of \$4,149,585 has been included in the D.C.

As the predominant users of indoor recreation tend to be residents of the Town, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

5.2.4 Library Services

The Town currently operates its library services out of a total of 15,100 sq.ft. in library space. Over the past 10 years, the Town has sustained a current level of service with an average of 0.55 sq.ft. of facility space and provides approximately \$221 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$770,615.

The Town has identified a need to construct a book locker based on the forecasted growth over the next 10 years. In addition, the recovery of debentures related to the Fleming Centre land and construction (library portion) has also been included. The works noted provide a total gross cost of \$765,381. A deduction in the amount of \$310,554 has been made to account for the current reserve fund surplus. Therefore, the net growth capital cost after the mandatory 10% deduction is \$448,667.

The Town currently maintains 76,691 collection items related to its library services. Over the past 10 years, library materials have equalled to 3.4 collection materials per capita and provided a level of service of \$58 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$202,606.

To support the forecasted growth over the next 10 years, a provision for additional collection material was identified in the amount of \$170,000. After the 10% mandatory deduction, the net growth capital cost included in the D.C. is \$153,000.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use of the growth-related capital costs have been allocated 95% residential and 5% non-residential.

5.2.5 Parking Services

The Town currently maintains 164 parking spaces over 1.31 acres of land. Over the past 10 years, the Town has sustained a current level of service with an average of 7.2 spaces per 1,000 population and provides approximately \$42 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$147,458.

The Town has identified a need to construct 255 parking spaces over the next 10 years in the areas of Beamsville, Vineland and Jordan. The works noted provide a total gross cost of \$1,741,400. Of the identified amount, \$682,100 has been identified to benefit growth outside the 10-year forecast period. Further deductions in the amount \$870,700 has been made to reflect the benefit to existing development and \$41,312 to reflect the reserve fund surplus. Therefore, after the 10% mandatory deduction, the net growth capital cost of \$128,428 has been included in the D.C.

These costs have been allocated 75% residential and 25% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

5.3 Service Levels and 20-Year Capital Costs for Lincoln's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 20-year capital costs.

5.3.1 Services Related to a Highway

The Town owns and maintains 309km of urban and rural roads. The current level of service over the historical 10-year period (2008-2017) is an average of 12.9 km per 1,000 population. This provides an average level of investment of \$26,026 per capita, resulting in a D.C.-eligible recovery amount of \$158.3 million over the 20-year forecast period.

With respect to future needs, the forecasted road program is an extension from the previous D.C. study, as well as added components identified through discussions with Town staff, all of which totals \$60,474,188. Of this total, \$341,988 is related to debentures for Victoria Bridge. Based on the location and type of work to be undertaken, the existing benefit to the current population and employment of the Town has been identified in the amount of \$24,421,697. In addition, a post period amount of \$6,990,500 has been recognize for works that will benefit development outside the forecast period. A further reduction in the amount of \$6,333,204 has been made to recognize the reserve fund balance. This results in a D.C. eligible amount of \$22,728,787 to be recovered over the current forecast period (2018-2037).

The Town currently utilizes 24,544 sq.ft. of depots and domes space and 73 vehicles related to public works. The Town has sustained the current level of service over the historical 10-year period (2008-2017), with an average of 1,138 sq.ft. of public works facilities and 3.6 vehicles items per 1,000 population. Including facilities and vehicles (e.g. trailers, pickup trucks, etc.), the level of service provided is approximately \$581 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$3,534,588.

The Town has identified new operations space, additional vehicles and equipment based on the forecasted growth, amounting to \$10,660,200. Of this amount, \$657,880 is attributable to growth outside the forecast period, and \$6,486,964 benefitting existing development. Therefore, the net cost included in the D.C. is \$3,515,356.

These costs have been allocated 74% residential and 26% non-residential based on the incremental growth in population to employment for the 20-year forecast period.

Town of Lincoln

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2037	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
1	19th St. (Glen Elgin South Leg to King Street)	2029-2031	1,874,300	937,150		937,150	562,290		374,860	277,396	97,464
2	23rd St (Culp to Menno)	2018-2023	2,003,700	-		2,003,700	601,110		1,402,590	1,037,917	364,673
3	4th Ave (19th St. to Jordan Rd.)	2030	1,999,200	999,600		999,600	599,760		399,840	295,882	103,958
4	Aberdeen Rd. (King to Hillside)	2019-2020	535,900	-		535,900	267,950		267,950	198,283	69,667
5	Bartlett Rd. (King St. to Union Rd.)	2025-2030	9,300,000	2,325,000		6,975,000	4,650,000		2,325,000	1,720,500	604,500
6	Bartlett Rd. (Union Rd. to S. Service Rd)	2025-2028	3,600,000	900,000		2,700,000	1,800,000		900,000	666,000	234,000
7	Campden Rd (Fly Rd to North Urban Boundary)	2024-2027	549,800	-		549,800	137,450		412,350	305,139	107,211
8	Campden Rd (Fly Rd to South Urban Boundary)	2024-2027	999,600	-		999,600	249,900		749,700	554,778	194,922
9	Glendale (King to Rittenhouse)	2032	499,800	-		499,800	499,800		-	-	-
10	Green Lane (Ontario to Garden Gate) widen NS	2024-2026	1,178,100	-		1,178,100	-		1,178,100	871,794	306,306
11	Highland Park Dr. (Elizabeth to Glenwood)	2025-2027	1,178,100	-		1,178,100	589,050		589,050	435,897	153,153
12	Hillside Dr. (Ashby to Aberdeen)	2019-2020	949,600	-		949,600	284,880		664,720	491,893	172,827
13	Hillside Dr. (Mountain to Ashby)-top asph	2018	91,800	-		91,800	27,540		64,260	47,552	16,708
14	Culp Rd Road Reconstruction (Twenty Third to Victoria)	2018-2020	51,000	-		51,000	25,500		25,500	18,870	6,630
15	Lincoln Av Road Reconstruction (Oakwood to Greenlane)	2020-2022	2,692,800	-		2,692,800	1,346,400		1,346,400	996,336	350,064
16	Greenlane Road Reconstruction (Lincoln to Ontario)	2020-2024	2,472,500	-		2,472,500	1,236,250		1,236,250	914,825	321,425
17	Jordan Village Improvements Road Reconstruction	2019-2022	7,380,000	-		7,380,000	2,435,400		4,944,600	3,659,004	1,285,596
18	Elizabeth St Road Reconstruction/Utilities (Mountain to Highland Park Dr)	2019-2020	1,266,800	-		1,266,800	380,040		886,760	656,202	230,558
19	King St Sidewalks & Streetscape (Vineland) (Town's Share)	2021-2023	979,200	-		979,200	881,280		97,920	72,461	25,459
20	Ritterhouse Rd Road Reconstruction (King to Victoria)	2021-2022	1,924,200	-		1,924,200	962,100		962,100	711,954	250,146
21	Menno St Road Reconstruction (Twenty Third to Victoria)	2027-2030	1,124,600	281,150		843,450	562,300		281,150	208,051	73,099
22	Greenlane Reconstruction (Lincoln Ave to King St./Durham Rd.)	2020-2021	1,140,300	-		1,140,300	285,075		855,225	632,867	222,359
23	Lincoln Ave Upgrade (Greenlane to South Service Rd)	2024-2026	627,200	-		627,200	156,800		470,400	348,096	122,304
24	Durham Rd Upgrade to Industrial Standard (King St to South Service Rd)	2020-2021	798,300	-		798,300	199,575		598,725	443,057	155,669

Town of Lincoln

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2037	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
25	Union Rd Upgrade to Industrial Standard (Bartlett Rd to Ontario St)	2021-2023	1,096,500	-		1,096,500	877,200		219,300	162,282	57,018
26	Provision for road improvements as a result of agri-tourism	2018-2036	3,060,000	-		3,060,000	-		3,060,000	2,264,400	795,600
27	Hixon Street Road Reconstruction (Hillside to South Limits)	2029-2031	1,124,600	562,300		562,300	281,150		281,150	208,051	73,099
28	Red Maple Ave Road Reconstruction (Bridgeport Dr to Jordan Road)	2018-2021	1,599,400	-		1,599,400	527,802		1,071,598	792,983	278,615
29	Lincoln Avenue Road Reconstruction (King Street - South to Urban Limits)	2018-2021	1,899,200	-		1,899,200	949,600		949,600	702,704	246,896
30	23rd Street (Menno St to King St)	2028-2031	1,970,600	985,300		985,300	985,300		-	-	-
31	Enhanced Road Directional Signage	2019-2020	81,600	-		81,600	40,800		40,800	30,192	10,608
	Traffic Lights										
32	Greenlane @ Cedarbrook Dr.	2025	153,000	-		153,000	15,300		137,700	101,898	35,802
33	Bartlett Rd. @ John St.	2025	153,000	-		153,000	15,300		137,700	101,898	35,802
34	Greenlane @ Lincoln Ave.	2025	153,000	-		153,000	15,300		137,700	101,898	35,802
35	Greenlane @ Garden Gate Terrace	2025	153,000	-		153,000	15,300		137,700	101,898	35,802
	Sidewalks										
36	Glendale W/S - King to Rittenhouse	2029	22,000	-		22,000	11,000		11,000	8,140	2,860
37	Ontario St. E/S - SSR to Greenlane	2021	107,100	-		107,100	10,710		96,390	71,329	25,061
38	Mountain St Sidewalk Construction (Cassandra to Hillside)	2021	61,200	-		61,200	55,080		6,120	4,529	1,591
39	Victoria Ave Sidewalk Replacement (West Side Frederick to CNR Tracks)	2020	120,900	-		120,900	60,450		60,450	44,733	15,717
40	King St Sidewalk Construction North Side (Cherry Heights to Bartlett)	2023	47,300	-		47,300	4,730		42,570	31,502	11,068
41	Miller Av Sidewalk Construction West Side (Menno to North Limit)	2023	24,200	-		24,200	12,100		12,100	8,954	3,146
42	South Service Road (Go Bus Stop Parking Lot to Ontario)	2018	66,300	-		66,300	-		66,300	49,062	17,238
43	Edelheim Road Sidewalk Construction (Extension from existing to Hixon)	2027	17,300	-		17,300	-		17,300	12,802	4,498
44	King Street Construction South Side (Urban Limit to Nineteenth Street)	2020	38,800	-		38,800	-		38,800	28,712	10,088

Town of Lincoln
 Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2037	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
Bridges											
45	Bartlett Rd #26 Bridge Replacement (Primary Road)	2019-2022	504,900	-		504,900	126,225		378,675	280,220	98,456
46	Greenlane #25 Bridge Widening crossing pedesrians/cyclists/traffic	2021	357,000	-		357,000	35,700		321,300	237,762	83,538
47	Seventeenth St #07 Bridge Replacement	2023	714,000	-		714,000	642,600		71,400	52,836	18,564
48	Eleventh St #20109 Bridge Replacement	2025	357,000	-		357,000	321,300		35,700	26,418	9,282
49	Victoria Bridge Debt - Principal	2018-2021	326,849	-		326,849	-		326,849	241,868	84,981
50	Victoria Bridge Debt - Interest (Discounted)	2018-2021	15,139	-		15,139	-		15,139	11,203	3,936
Culverts											
51	Lincoln Ave #20023 Culvert Widening crossing pedesrians/cyclists/traffic	2021	81,600	-		81,600	8,160		73,440	54,346	19,094
52	Lincoln Ave #20022 Culvert Replacement	2024	132,600	-		132,600	119,340		13,260	9,812	3,448
53	John St #20072 Culvert Replacement	2024	142,800	-		142,800	128,520		14,280	10,567	3,713
54	John St #20032 Culvert Replacement	2026	107,100	-		107,100	96,390		10,710	7,925	2,785
55	John St #20073 Culvert Replacement	2026	132,600	-		132,600	119,340		13,260	9,812	3,448
56	Mountainview Rd #20016 Culvert Replacement	2026	153,000	-		153,000	137,700		15,300	11,322	3,978
57	Honsberger Ave #20204 Culvert Replacement	2027	76,500	-		76,500	68,850		7,650	5,661	1,989
Credits											
58	Grandview Heights		10,100	-		10,100	-		10,100	7,474	2,626
59	Lincoln Square		197,200	-		197,200	-		197,200	145,928	51,272
60	Reserve Fund Balance	reserve	-	-		-	6,333,204		(6,333,204)	(4,686,571)	(1,646,633)
Total			60,474,188	6,990,500	-	53,483,688	30,754,901	-	22,728,787	16,819,303	5,909,485

5.3.2 Fire Protection Services

The Town of Lincoln currently operates its fire services from 25,408 sq.ft. of facility space, providing for a per capita average level of service of 1.04 sq.ft. per capita or \$340 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the forecast period of \$2,070,775.

The fire department has a current inventory of 18 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$1,962,984, based on a standard of \$323 per capita.

The fire department provides 372 items of equipment and gear for the use of firefighters. This results in a calculated average level of service for the historical 10-year period of \$51 per capita, providing for a D.C.-eligible amount over the forecast period of \$309,077 for small equipment and gear.

Based on the information above, the combined service standard ceiling for Fire services is \$4,342,836 over the 20-year forecast period.

The Town has identified the need for expansions to three fire stations, a new fire safety training trailer, several additional vehicles and equipment, and the recovery of the reserve fund deficit. These projects total \$16,222,840. Deductions in the amounts of \$4,501,460 and \$7,393,685 have been made to reflect the benefit of these works to the existing population and the benefit to development outside the forecast period, respectively. Therefore, the net growth capital cost of \$4,327,695 has been included in the D.C.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 74% being allocated to residential development and 26% being allocated to non-residential development.

Town of Lincoln
 Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2037	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 74%	Non-Residential Share 26%
1	Fire Station 1 - Additional Space - Unfunded Portion	2018	100,000	-		100,000	25,000		75,000	55,500	19,500
2	Replace and Expand Fire Station (Campden)	2018	2,000,000	40,000		1,960,000	870,210		1,089,790	806,445	283,345
3	Replace and Expand Fire Station & EOC (Vineland/Prudhommes)	2020	6,266,000	4,386,200		1,879,800	1,220,800		659,000	487,660	171,340
4	Replace and Expand Fire Station (Beamsville South)	2024	4,672,000	2,336,000		2,336,000	2,336,000		-	-	-
5	New Fire Safety Training Trailer	2020	98,900	-		98,900	49,450		49,450	36,593	12,857
6	Additional Aerial Truck (Prudhommes)	2021	1,539,000	-		1,539,000	-		1,539,000	1,138,860	400,140
7	Additional Pumper (Beamsville South)	2022	714,500	521,585		192,915	-		192,915	142,757	50,158
8	Additional Squad (Vineland)	2025	109,900	109,900		-	-		-	-	-
9	Additional SCBA (4)	2018	27,700	-		27,700	-		27,700	20,498	7,202
10	Additional Station Air Compressor	2019	60,500	-		60,500	-		60,500	44,770	15,730
11	Additional Auto Extrication Equipment	2022	30,300	-		30,300	-		30,300	22,422	7,878
12	Additional Thermal Imaging Camera	2022	11,500	-		11,500	-		11,500	8,510	2,990
13	Reserve Fund Adjustment		592,540	-		592,540	-		592,540	438,480	154,061
	Total		16,222,840	7,393,685	-	8,829,155	4,501,460	-	4,327,695	3,202,495	1,125,201

5.4 Service Levels and Urban Build-out (2041) Capital Costs for Lincoln's D.C. Calculation

This section evaluates the development-related capital requirements for those services with urban build-out (2041) capital costs.

5.4.1 Water Services

The Town has identified the need undertake water-related capital works in the form of new watermains, upsizing existing watermains, and pumping station upgrades. In total, the gross capital cost included is \$8,185,500. Deductions in the amounts of \$1,950,154 and \$3,090,100 have been applied to recognize the portion of the works that will benefit the existing developments and the benefit to development outside the growth-forecast, respectively. A further deduction in the amount of \$949,881 has been applied to account for the positive reserve fund balance. Therefore, the net growth capital cost of \$2,195,365 has been included in the D.C.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban build-out (2041) forecast period, resulting in 71% being allocated to residential development and 29% being allocated to non-residential development.

5.4.2 Wastewater Services

With respect to future needs, the forecasted wastewater program is an extension from the previous D.C. study, as well as added components identified through discussions with Town staff. These works include various new trunk sewers, extensions, sewer upgrades and oversizing. The total gross capital costs included is \$16,164,900. Deductions in the amounts of \$6,585,983 and \$251,861 have been made to account for the benefit to existing development and the reserve fund balance, respectively. An additional deduction was made in the amount of \$1,296,900 to recognize the benefit to growth outside the forecast period. Therefore, the net growth capital cost of \$8,030,156 has been included in the D.C.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban build-out (2041) forecast period, resulting in 71% being allocated to residential development and 29% being allocated to non-residential development.

Town of Lincoln
Service: Wastewater - Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
	2018-Urban Buildout										
1	Green Lane (Sobeys to Urban Boundary)	2019-2020	233,200	-		233,200	25,132		208,068	147,728	60,340
2	North S Rd (Beacon to Jordan Rd)	*	816,000	408,000		408,000	87,948		320,052	227,237	92,815
3	Prudhommes Lakefront Gravity Sewer & Upgrades	2019-2022	1,777,800	888,900		888,900	-		888,900	631,119	257,781
4	South Service Rd (Ont St to w.urban boundary)	2020	702,200	-		702,200	210,660		491,540	348,993	142,547
5	Twenty First and Main	*	65,100	-		65,100	7,022		58,079	41,236	16,843
6	Twenty Third Street (Menno to Culp)	2022	688,400	-		688,400	74,207		614,193	436,077	178,116
7	Combine Sewage Overflow Tank - Beamsville	2021	1,530,000	-		1,530,000	1,269,856		260,144	184,702	75,442
8	Victoria Av (Menno to Culp)	2021	675,500	-		675,500	72,809		602,691	427,911	174,780
9	Christie Dr (SSR to south of SSR)	2021	489,600	-		489,600	244,800		244,800	173,808	70,992
10	Union Rd (Ontario to Bartlett)	2019	716,000	-		716,000	358,000		358,000	254,180	103,820
11	Hinan Dr (Bartlett to East of Bartlett Rd)	2026	306,000	-		306,000	153,000		153,000	108,630	44,370
12	Ontario St (John to south of Friesen)	2023	1,326,000	-		1,326,000	663,000		663,000	470,730	192,270
13	William St (Robbie Burns to Ontario)	2025	586,500	-		586,500	293,250		293,250	208,208	85,043
14	Queen St (Mountain to King)	2020	494,700	-		494,700	247,350		247,350	175,619	71,732
15	Hixon St (King to Cherrywood)	2024	780,300	-		780,300	390,150		390,150	277,007	113,144
16	Arejay Ave (Arejay to John)	2024	387,600	-		387,600	193,800		193,800	137,598	56,202
17	Town Wide I/I Reduction Work Program	2018-2028	4,590,000	-		4,590,000	2,295,000		2,295,000	1,629,450	665,550
18	Reserve Fund Adjustment	Reserve	-	-		-	251,861		(251,861)	(178,821)	(73,040)
	Total		16,164,900	1,296,900	-	14,868,000	6,837,844	-	8,030,156	5,701,411	2,328,745

5.4.3 Stormwater Drainage

The Public Works Department has undertaken an assessment of needs relative to storm drainage. This review provides for servicing needs in the areas of Beamsville, Jordan, Vineland, Jordan Station and Prudhommes. Based upon proposed development, additional works are identified to address future needs in addition to the works carried forward from the previous D.C. study. The total gross capital costs included is \$16,008,500. Deductions in the amounts of \$4,534,883 and \$316,891 have been made to account for the benefit to existing development and the reserve fund balance, respectively. An additional deduction was made in the amount of \$4,073,790 to recognize the benefit to growth outside the forecast period. Therefore, the net growth capital cost of \$7,399,827 has been included in the D.C.

These costs are shared between residential and non-residential based on the proportion of land area allocated over the urban-buildout (2041) period, resulting in 51% being allocated to residential development and 49% being allocated to non-residential development.

5.5 Area-Specific Calculation for the Campden Development Area

This section evaluates the development-related capital requirements for stormwater services within the Campden development area.

5.5.1 Stormwater Drainage - Campden

The Campden stormwater drainage project is a carryover from the 2014 D.C. study. The cost of the stormwater management facility has been revised to \$1,600,000 based on increases in land cost as well as increased construction values. This cost will service the residential development within Campden and is therefore being allocated 100% to residential.

6. D.C. Calculation

Tables 6-1 and 6-1a calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban build-out (2041) horizon (water, wastewater, and stormwater). Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development for Town-wide services over a 20-year planning horizon (Services Related to a Highway and Fire Protection Services). Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development for Town-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, all other multiples and nursing home bedroom units). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Town services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the "gross" (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-1, 6-1a, 6-2 and 6-3.

With respect to non-residential development, the total costs associated with non-residential development have been allocated to commercial development, industrial development, and institutional development based on the relative share of employment (for the forecast period) anticipated for each category. These costs have then been divided by the anticipated commercial, industrial, and institutional development, respectfully, over the planning period to calculate a cost per sq.ft. of gross floor area.

Table 6-4 summarizes the total D.C. that is applicable for Town-wide services and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.

**Table 6-1
Town of Lincoln
Development Charge Calculation
Urban build-out (2041) Services**

SERVICE	2018\$ D.C.-Eligible Cost		2018\$ D.C.- Eligible Cost	2018\$ D.C.-Eligible Cost			2018\$ D.C.-Eligible Cost		
	Residential	Non-Residential	SDU	Commercial	Industrial	Institutional	Commercial	Industrial	Institutional
	\$	\$	\$	\$	\$	\$	\$	\$	\$
1. <u>Stormwater Drainage</u>									
1.1 Channels, drainage and ponds	3,773,912	3,625,915	1578	\$2,182,225	\$769,134	\$674,557	2.81	1.16	1.98
	3,773,912	3,625,915	1,578	\$2,182,225	\$769,134	\$674,557	2.81	1.16	1.98
2. <u>Wastewater Services</u>									
2.1 Sewers	5,701,411	2,328,745	2383	\$1,401,535	\$493,976	\$433,234	1.81	0.75	1.28
	5,701,411	2,328,745	2,383	\$1,401,535	\$493,976	\$433,234	1.81	0.75	1.28
3. <u>Water Services</u>									
3.1 Distribution systems	1,558,709	636,656	652	\$383,166	\$135,048	\$118,442	0.49	0.20	0.35
	1,558,709	636,656	652	\$383,166	\$135,048	\$118,442	0.49	0.20	0.35
TOTAL	\$11,034,031	\$6,591,316	\$4,613	\$3,966,926	\$1,398,158	\$1,226,233	\$5.11	\$2.11	\$3.61
D.C.-Eligible Capital Cost	\$11,034,031	\$6,591,316		\$3,966,926	\$1,398,158	\$1,226,233			
Buildout Gross Population/GFA Growth (sq.ft.)	7,104	1,778,800		776,300	663,000	339,500			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,553.21	\$3.71		\$5.11	\$2.11	\$3.61			
By Residential Unit Type									
P.P.U.									
Single and Semi-Detached Dwelling			2.97	\$4,613					
Apartments - 2 Bedrooms +			2.00	\$3,106					
Apartments - Bachelor and 1 Bedroom			1.22	\$1,895					
Other Multiples			2.40	\$3,728					
Special Care/Special Dwelling Units			1.00	\$1,553					

**Table 6-1a
Town of Lincoln
Development Charge Calculation
Urban build-out (2041) Services**

SERVICE	2018\$ D.C.-Eligible Cost		2018\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Stormwater Drainage</u>				
1.1 Channels, drainage and ponds	1,600,000	0	12,903	0.00
	1,600,000	0	12,903	-
TOTAL	\$1,600,000	\$0	\$12,903	-
D.C.-Eligible Capital Cost	\$1,600,000	\$0		
Buildout Gross Population/GFA Growth (sq.ft.)	368	1,778,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,344.52	\$0.00		
<u>By Residential Unit Type</u>				
	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.97	\$12,903		
Apartments - 2 Bedrooms +	2.00	\$8,689		
Apartments - Bachelor and 1 Bedroom	1.22	\$5,300		
Other Multiples	2.40	\$10,427		
Special Care/Special Dwelling Units	1.00	\$4,345		

**Table 6-2
Town of Lincoln
Development Charge Calculation
Municipal-wide Services
2018-2037**

SERVICE	2018\$ D.C.-Eligible Cost		2018\$ D.C.-Eligible Cost	2018\$ D.C.-Eligible Cost			2018\$ D.C.-Eligible Cost		
	Residential	Non-Residential	SDU	Commercial	Industrial	Institutional	Commercial	Industrial	Institutional
4. <u>Services Related to a Highway</u>	\$	\$	\$	\$	\$	\$	\$	\$	\$
4.1 Roads	16,819,303	5,909,485	7,245	\$4,283,788	\$410,345	\$1,215,352	5.22	2.18	3.73
4.2 Public Works Facilities and Vehicles	2,601,364	913,993	1,121	\$662,554	\$63,466	\$187,973	0.81	0.34	0.58
	19,420,666	6,823,477	8,366	4,946,342.05	473,810.68	1,403,324.62	6.03	2.52	4.31
5. <u>Fire Protection Services</u>									
5.1 Fire facilities, vehicles, and equipment	3,202,495	1,125,201	1,379	\$815,659	\$78,132	\$231,410	1.00	0.42	0.71
	3,202,495	1,125,201	1,379	815,658.62	78,132.03	231,410.16	1.00	0.42	0.71
TOTAL	\$22,623,161	\$7,948,678	\$9,745	\$5,762,001	\$551,943	\$1,634,735	\$7.03	\$2.94	\$5.02
D.C.-Eligible Capital Cost	\$22,623,161	\$7,948,678		\$5,762,001	\$551,943	\$1,634,735			
20-Year Gross Population/GFA Growth (sq.ft.)	6,895	1,332,800		819,500	187,800	325,500			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,281.10	\$5.96		\$7.03	\$2.94	\$5.02			
<u>By Residential Unit Type</u>	<u>P.P.U.</u>								
Single and Semi-Detached Dwelling	2.97	\$9,745							
Apartments - 2 Bedrooms +	2.00	\$6,562							
Apartments - Bachelor and 1 Bedroom	1.22	\$4,003							
Other Multiples	2.40	\$7,875							
Special Care/Special Dwelling Units	1.00	\$3,281							

**Table 6-3
Town of Lincoln
Development Charge Calculation
Municipal-wide Services
2018-2027**

SERVICE	2018\$ D.C.-Eligible Cost		2018\$ D.C.-Eligible Cost	2018\$ D.C.-Eligible Cost			2018\$ D.C.-Eligible Cost		
	Residential	Non-Residential	SDU	Commercial	Industrial	Institutional	Commercial	Industrial	Institutional
	\$	\$	\$	\$	\$	\$	\$	\$	\$
6. <u>Other Transportation Services</u>									
6.1 Municipal parking spaces	96,321	32,107	77	\$24,559	\$827	\$6,721	0.05	0.02	0.04
	96,321	32,107	77	24,558.55	827.24	6,721.29	0.05	0.02	0.04
7. <u>Outdoor Recreation Services</u>									
7.1 Parkland development, amenities & trails	3,815,993	200,842	3,052	\$153,623	\$5,175	\$42,044	0.32	0.14	0.23
	3,815,993	200,842	3,052	153,622.89	5,174.67	42,044.16	0.32	0.14	0.23
8. <u>Indoor Recreation Services</u>									
8.1 Recreation facilities	3,942,106	207,479	3,152	\$158,700	\$5,346	\$43,434	0.34	0.13	0.23
	3,942,106	207,479	3,152	158,699.93	5,345.68	43,433.66	0.34	0.13	0.23
9. <u>Library Services</u>									
9.1 Library facilities	426,234	22,433	341	\$17,159	\$578	\$4,696	0.04	0.02	0.03
9.2 Library materials	145,350	7,650	116	\$5,851	\$197	\$1,601	0.01	0.01	0.01
	571,584	30,083	457	23,010.61	775.09	6,297.64	0.05	0.03	0.04
10. <u>Administration</u>									
10.1 Studies	1,883,821	627,940	1,507	\$480,309	\$16,179	\$131,453	1.01	0.43	0.72
TOTAL	\$10,309,825	\$1,098,452	\$8,245	\$840,200.67	\$28,301.50	\$229,949.66	\$1.77	\$0.75	\$1.26
D.C.-Eligible Capital Cost	\$10,309,825	\$1,098,452		\$840,200.67	\$28,301.50	\$229,949.66			
10-Year Gross Population/GFA Growth (sq.ft.)	3,714	694,500		474,700	37,800	182,000			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,775.94	\$1.58		\$1.77	\$0.75	\$1.26			
<u>By Residential Unit Type</u>	<u>P.P.U.</u>								
Single and Semi-Detached Dwelling	2.97	\$8,245							
Apartments - 2 Bedrooms +	2.00	\$5,552							
Apartments - Bachelor and 1 Bedroom	1.22	\$3,387							
Other Multiples	2.40	\$6,662							
Special Care/Special Dwelling Units	1.00	\$2,776							

Table 6-4
Town of Lincoln
Development Charge Calculation
Total All Services

	2018\$ D.C.-Eligible Cost		2018\$ D.C.-Eligible Cost	2018\$ D.C.-Eligible Cost			2018\$ D.C.-Eligible Cost		
	Residential	Non-Residential	SDU	Commercial	Industrial	Institutional	Commercial per ft ²	Industrial per ft ²	Institutional per ft ²
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Urban-wide Services Build-out	\$11,034,031	\$6,591,316	\$4,613	\$3,966,926	\$1,398,158	\$1,226,233	\$5.11	\$2.11	\$3.61
Municipal-wide Services 20 Year	\$22,623,161	\$7,948,678	\$9,745	\$5,762,001	\$551,943	\$1,634,735	\$7.03	\$2.94	\$5.02
Municipal-wide Services 10 Year	\$10,309,825	\$1,098,452	\$8,245	\$840,201	\$28,301	\$229,950	\$1.77	\$0.75	\$1.26
TOTAL	\$43,967,017	\$15,638,446	\$22,603	\$10,569,127	\$1,978,402	\$3,090,917	\$13.91	\$5.80	\$9.89
CAMPDEN AREA- SPECIFIC	\$1,600,000	\$0	\$12,903	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00

Table 6-5
Town of Lincoln
Gross Expenditure and Sources of Revenue Summary
For Costs to be Incurred Over the Life of the By-law

Service	Total Gross Cost	Sources of Financing							
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund		
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction		Residential	Non-Residential	
1. Stormwater Drainage									
1.1 Channels, drainage and ponds	9,747,475	0	2,808,624	0	0	527,850	3,269,610	3,141,390	
1.2 Campden Stormwater Drainage	1,066,667	0	0	0	0	0	1,066,667	0	
2. Wastewater Services									
2.1 Sewers	9,393,764	0	3,545,995	0	0	888,900	3,520,796	1,438,072	
3. Water Services									
3.1 Distribution systems	7,202,200	0	1,950,154	0	0	3,090,100	1,534,982	626,964	
4. Services Related to a Highway									
4.1 Roads	27,433,001	0	10,443,982	0	0	0	12,571,874	4,417,145	
4.2 Public Works Facilities and Vehicles	4,791,130	0	2,609,484	0	0	107,880	1,534,587	539,179	
5. Fire Protection Services									
5.1 Fire facilities, vehicles, and equipment	10,848,400	0	2,165,460	0	0	4,947,785	2,764,015	971,140	
6. Other Transportation Services									
6.1 Municipal parking spaces	788,250	0	394,125	0	9,430	299,825	63,653	21,218	
7. Outdoor Recreation Services									
7.1 Parkland development, amenities & trails	11,454,550	0	1,325,800	0	614,300	3,985,750	5,252,265	276,435	
8. Indoor Recreation Services									
8.1 Recreation facilities	16,781,556	0	7,762,500	0	73,200	7,383,755	1,483,996	78,105	
9. Library Services									
9.1 Library facilities	221,745	0	0	0	0	0	210,658	11,087	
9.2 Library materials	85,000	0	0	0	8,500	0	72,675	3,825	
10. Administration									
10.1 Studies	3,185,433	0	591,542	0	139,653	0	1,840,679	613,560	
Total Expenditures & Revenues	\$102,999,171	\$0	\$33,597,666	\$0	\$845,083	\$21,231,845	\$35,186,457	\$12,138,121	

- for Administration and Parking services, the costs have been based on a population vs. employment growth ratio (75%/25%) for residential and non-residential, respectively) over the 10-year forecast period;
- for Library services, Indoor Recreation, and Outdoor Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- for Services related to a Highway and Fire services, an 74% residential/26% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
- for Water and Wastewater services a 71%/29% attribution has been made based on the current urban population in housing units to employment by usual place of work over the urban build-out (2041) forecast;
- for Stormwater Drainage services a 51%/49% attribution has been made based on the allocation of the serviced area over the urban build-out (2041) forecast; and
- for the Campden Stormwater Drainage area, a 100% attribution to residential development has been made as residential units will be the only benefitting development in the area.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions
 - industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;
 - buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);

- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).
- b) Non-statutory exemptions
- lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act, R.S.O. 1990;
 - the development of non-residential farm buildings constructed for bona fide farming uses;
 - the development of a farm helphouse within a farm building;
 - Granny flats;
 - Parking structures;
 - Lands and buildings used for affordable housing projects; and
 - Canopies.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-law.

7.3.6 Timing of Collection

A D.C. that is applicable under Section 5 of the D.C.A. shall be calculated and payable;

- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of the first building permit prior to the commencement of development or redevelopment as the case may be; and
- Despite above, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2019 and each January 1st thereafter, in accordance with the Statistics

Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the Town, as follows:

- All Town-wide Services – the full residential and non-residential charge will be imposed on all lands within the Town;
- Water, Wastewater, and Stormwater – the full residential and non-residential charge will be imposed on the urban service areas of the Town; and
- Stormwater Campden Area-Specific – the full residential charge will be imposed on development in the Campden area.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in nine separate reserve funds: Services Related to a Highway, Fire Services, Outdoor Recreation Services, Indoor Recreation Services, Library Services, Administration, Water Services, Wastewater Services, and Stormwater Drainage. It is recommended that these reserve funds continue. Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council or on a specified date.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

¹ O.Reg 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. As of the end of December 2013 this catalogue has been discontinued and replaced by this web based table.

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2(9) of the Act now requires a municipality to implement area specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (note that at this time, no municipalities or services are prescribed by the Regulations)
2. Section 10(2)c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

Presently, the Town’s by-law does provide for area rating for water, wastewater, and stormwater services, including an area rating for the area of Campden with respect to stormwater. All other Town services are recovered based on a uniform, Town-wide basis. There have been several reasons why they have not been imposed including:

1. All Town services, with the exception of water, wastewater, and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4(4) of O. Reg. 82/98 provides that “...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area specific approach. For example, if all services were now built (and funded) within area A (which is 75% built out) and this was funded with some revenues from areas B

and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B & C. The development charges would be lower in Area A (as all services are now funded) and higher in B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.

3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on an urban area basis for water, wastewater, and stormwater, an area-specific for stormwater for Campden, and on a uniform Town-wide basis for all other services.

7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Continue the D.C. approach to calculate the charges on an urban area basis for water, wastewater, and stormwater and on a uniform Town-wide basis for all other services”;

“Continue the D.C. approach to calculate the charges on an area-specific basis for stormwater in the area of Campden”;

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated May 17, 2018, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated May 17, 2018, as amended (if applicable);”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law as set out in Appendix G.”

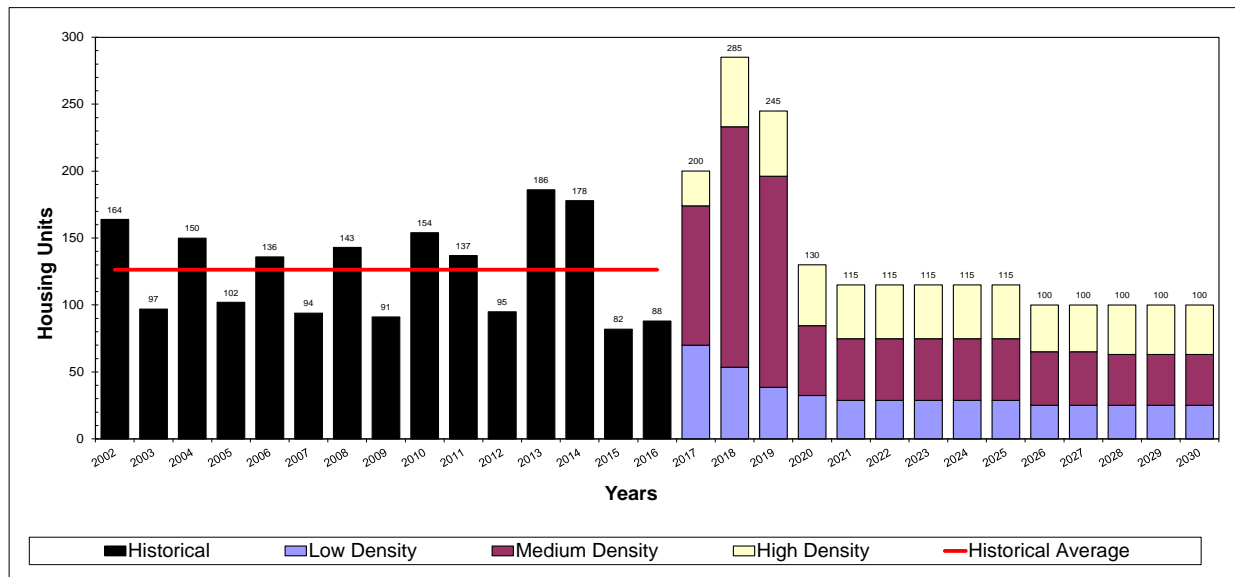
Schedule 1 Town of Lincoln Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (PPU): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		
Historical	Mid 2006	22,290	21,722	777	20,945	6,220	840	530	90	7,680	2.828
	Mid 2011	23,080	22,490	782	21,708	6,675	915	480	75	8,145	2.761
	Mid 2016	24,410	23,787	837	22,950	6,985	1,160	505	60	8,710	2.731
Forecast	Early 2018	24,870	24,244	848	23,396	7,094	1,229	519	60	8,902	2.723
	Early 2028	28,450	27,728	956	26,772	7,544	1,935	916	60	10,455	2.652
	Early 2038	31,120	30,327	1,047	29,280	7,893	2,458	1,433	60	11,844	2.561
	Buildout (2041)	32,186	31,370	1,084	30,286	8,090	2,623	1,492	60	12,265	2.558
Forecast	Mid 2006 - Mid 2011	790	768	5	763	455	75	-50	-15	465	
	Mid 2011 - Mid 2016	1,330	1,297	55	1,242	310	245	25	-15	565	
	Mid 2016 - Early 2018	460	457	11	446	109	69	14	0	192	
	Early 2018 - Early 2028	3,580	3,484	108	3,376	450	706	397	0	1,553	
	Early 2018 - Early 2038	6,250	6,083	199	5,884	799	1,229	914	0	2,942	
	Early 2018 - Buildout (2041)	7,316	7,126	236	6,890	996	1,394	973	0	3,363	

Source: 2018-2041 derived from the draft Niagara Region, 2017 prepared by Hemson Consulting and discussions with Town and Region Municipal Staff.

1. Census Undercount estimated at approximately 3%. Note: Population Including the Undercount has been rounded.
2. Includes townhouses and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Figure A-1 Town of Lincoln Annual Housing Growth



Source: Historical housing activity (2002-2016) based on Town of Lincoln Planning & Development Department, Town of Lincoln. 2017 is an estimate based on Statistics Canada building permits, Catalogue 64-001-XIB. 2018-2030 data of building permits issued from January to October with an estimate for the remainder of the year. Forecast is based on the draft Niagara Region, MCR Strategic Growth Option, 2017 prepared by Hemson Consulting.

1. Growth forecast represents calendar year.

Schedule 2
Town of Lincoln
Estimate of the Anticipated Amount, Type and Location of Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Campden	2018 - 2028	26	0	0	26	77	(4)	73	0	73
	2018 - 2038	70	0	0	70	208	(19)	189	0	189
	Early 2018 - Buildout (2041)	114	0	0	114	339	(24)	315	0	315
Other Urban	2018 - 2028	282	706	397	1,385	3,214	(301)	2,913	108	3,021
	2018 - 2038	542	1,229	914	2,685	6,130	(945)	5,185	199	5,384
	Early 2018 - Buildout (2041)	588	1,394	973	2,955	6,765	(1,028)	5,737	236	5,973
Total Urban	2018 - 2028	308	706	397	1,411	3,292	(305)	2,987	108	3,095
	2018 - 2038	612	1,229	914	2,755	6,339	(964)	5,375	199	5,574
	Early 2018 - Buildout (2041)	702	1,394	973	3,069	7,104	(1,052)	6,052	236	6,288
Rural	2018 - 2028	142	0	0	142	422	(34)	388	0	388
	2018 - 2038	187	0	0	187	556	(47)	509	0	509
	Early 2018 - Buildout (2041)	294	0	0	294	874	(36)	838	0	838
Town of Lincoln	2018 - 2028	450	706	397	1,553	3,714	(339)	3,375	108	3,483
	2018 - 2038	799	1,229	914	2,942	6,895	(1,011)	5,884	199	6,083
	Early 2018 - Buildout (2041)	996	1,394	973	3,363	7,978	(1,088)	6,890	236	7,126

Source: Derived from the draft Niagara Region, 2017 prepared by Hemson Consulting and discussions with Town and Region Municipal Staff.

Note: Figures may not add up precisely due to rounding.

Other Urban includes the areas of Beamsville, Jordan, Jordan Station, Prudhommes, Vineland and Vineland East.

1. Includes townhouses and apartments in duplexes.

2. Includes accessory apartments, bachelor, 1 bedroom and 2 bedroom+ apartments.

Schedule 3
Town of Lincoln
Current Year Growth Forecast
Mid 2016 to Early 2018

		Population
Mid 2016 Population		23,787
Occupants of New Housing Units, Mid 2016 to Early 2018	<i>Units (2)</i>	192
	<i>multiplied by persons per unit (3)</i>	2.751
	<i>gross population increase</i>	528
		528
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2018	<i>Units</i>	10
	<i>multiplied by persons per unit</i>	1.100
	<i>gross population increase</i>	11
		11
Decline in Housing Unit Occupancy, Mid 2016 to Early 2018	<i>Units (4)</i>	8,710
	<i>multiplied by ppu decline rate (5)</i>	-0.00943
	<i>total decline in population</i>	-82
		-82
Early 2018 Population		24,244
<i>Net Population Increase, Mid 2016 to Early 2018</i>		457

(1) 2016 population based on Statistics Canada Census unadjusted for Census Undercount.

(2) Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy.

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.980	56.8%	1.692
<i>Multiples (6)</i>	2.608	35.9%	0.937
<i>Apartments (7)</i>	1.669	7.3%	0.122
Total		100.0%	2.751

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Schedule 4a
Town of Lincoln
Ten Year Growth Forecast
Early 2018 to Early 2028

		Population
Early 2018 Population		24,244
Occupants of New Housing Units, Early 2018 to Early 2028	<i>Units (2)</i>	1,553
	<i>multiplied by persons per unit (3)</i>	2,392
	<i>gross population increase</i>	3,715
Occupants of New Equivalent Institutional Units, Early 2018 to Early 2028	<i>Units</i>	98
	<i>multiplied by persons per unit</i>	1,100
	<i>gross population increase</i>	108
Decline in Housing Unit Occupancy, Early 2018 to Early 2028	<i>Units (4)</i>	8,902
	<i>multiplied by ppu decline rate (5)</i>	-0.03808
	<i>total decline in population</i>	-339
Population Estimate to Early 2028		27,728
<i>Net Population Increase, Early 2018 to Early 2028</i>		3,484

(1) Early 2018 Population based on:

2016 Population (23,787) + Mid 2016 to Early 2018 estimated housing units to beginning of forecast period (192 x 2.751 = 528) + (10 x 1.100 = 11) + (8,710 x -0.0052 = -82) = 24,244

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.974	29.0%	0.861
<i>Multiples (6)</i>	2.402	45.5%	1.092
<i>Apartments (7)</i>	1.714	25.6%	0.439
<i>one bedroom or less</i>	1.223		
<i>two bedrooms or more</i>	2.000		
Total		100.0%	2.392

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2018 households based upon 8,710 (2016 Census) + 192 (Mid 2016 to Early 2018 unit estimate) = 8,902

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Schedule 4b
Town of Lincoln
Twenty Year Growth Forecast
Early 2018 to Early 2038

		Population
Early 2018 Population		24,244
Occupants of New Housing Units, Mid 2016 to Early 2018	<i>Units (2)</i>	2,942
	<i>multiplied by persons per unit (3)</i>	2,344
	<i>gross population increase</i>	6,896
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2018	<i>Units</i>	181
	<i>multiplied by persons per unit</i>	1,100
	<i>gross population increase</i>	199
Decline in Housing Unit Occupancy, Mid 2016 to Early 2018	<i>Units (4)</i>	8,902
	<i>multiplied by ppu decline rate (5)</i>	-0.114
	<i>total decline in population</i>	-1,011
Population Estimate to Early 2038		30,328
<i>Net Population Increase, Mid 2016 to Early 2018</i>		6,084

(1) Early 2018 Population based on:

$$2016 \text{ Population } (23,787) + \text{Mid 2016 to Early 2018 estimated housing units to beginning of forecast period } (192 \times 2.751 = 528) + (10 \times 1.100 = 11) + (8,710 \times -0.0052 = -82) = 24,244$$

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.974	27.2%	0.808
<i>Multiples (6)</i>	2.402	41.8%	1.003
<i>Apartments (7)</i>	1.714	31.1%	0.533
<i>one bedroom or less</i>	1.223		
<i>two bedrooms or more</i>	2.000		
Total		100.0%	2.344

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2018 households based upon 8,710 (2016 Census) + 192 (Mid 2016 to Early 2018 unit estimate) = 8,902

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Schedule 5
Town of Lincoln
Early 2018 to Buildout (2041)

		Population
Early 2018 Population		24,244
Occupants of New Housing Units, Early 2018 to Buildout	<i>Units (2)</i>	3,363
	<i>multiplied by persons per unit (3)</i>	2,372
	<i>gross population increase</i>	7,978
Occupants of New Equivalent Institutional Units, Early 2018 to Buildout	<i>Units</i>	215
	<i>multiplied by persons per unit</i>	1,100
	<i>gross population increase</i>	236
Decline in Housing Unit Occupancy, Early 2018 to Buildout	<i>Units (4)</i>	8,902
	<i>multiplied by ppu. decline rate (5)</i>	-0.184
	<i>total decline in population</i>	-1,638
Population Estimate to Buildout		31,370
<i>Net Population Increase, Early 2018 to Buildout</i>		7,126

(1) Early 2018 Population based on:

2016 Population (23,787) + Mid 2016 to Early 2018 estimated housing units to beginning of forecast period (192 x 2.751 = 528) + (10 x 1.100 = 11) + (8,710 x -0.0052 = -82) = 24,244

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.974	29.6%	0.881
<i>Multiples (6)</i>	2.402	41.5%	0.996
<i>Apartments (7)</i>	1.714	28.9%	0.496
<i>one bedroom or less</i>	1.223		
<i>two bedrooms or more</i>	2.000		
Total		100.0%	2.372

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2018 households based upon 8,710 (2016 Census) + 192 (Mid 2016 to Early 2018 unit estimate) = 8,902

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 6A
Town of Lincoln
Summary of Potential Housing Units
All Urban Areas**

Stage of Development	Density Type				Total
	Low Density		Medium Density	High Density	
	Single Detached	Semi-Detached	Multiples	Apartments	
Registered Not Built	18	0	76	118	212
<i>% Breakdown</i>	8%	0%	36%	56%	100%
Draft Plans Approved	303	0	474	0	777
<i>% Breakdown</i>	39%	0%	61%	0%	100%
Proposed Draft Plans	38	18	0	0	56
<i>% Breakdown</i>	68%	32%	0%	0%	100%
Site Specific Developments	38	0	15	384	437
<i>% Breakdown</i>	9%	0%	3%	88%	100%
Vacant lands designated for Residential (not in the development process)	547	229	2,487	5,975	9,238
<i>% Breakdown</i>	6%	2%	27%	65%	100%
Total	944	247	3,052	6,477	10,720
<i>% Breakdown</i>	9%	2%	28%	60%	100%

Source: Town of Lincoln Planning Department, 2018

**Schedule 6B
Town of Lincoln
Summary of Potential Housing Units
Beamsville**

Stage of Development	Density Type				Total
	Low Density		Medium Density	High Density	
	Single Detached	Semi-Detached	Multiples	Apartments	
Registered Not Built	11	0	69	118	198
<i>% Breakdown</i>	6%	0%	35%	60%	100%
Draft Approved Plans	270	0	422	0	692
<i>% Breakdown</i>	39%	0%	61%	0%	100%
Proposed Draft Plans	38	18	0	0	56
<i>% Breakdown</i>	0%	0%	0%	0%	0%
Site Specific Developments	2	0	3	298	303
<i>% Breakdown</i>	1%	0%	1%	98%	100%
Vacant lands designated for Residential (not in the development process)	336	210	2,074	2,344	4,964
<i>% Breakdown</i>	7%	4%	42%	47%	100%
Total	657	228	2,568	2,760	6,213
<i>% Breakdown</i>	11%	4%	41%	44%	100%

Source: Town of Lincoln Planning Department, 2018

Schedule 6C
Town of Lincoln
Summary of Potential Housing Units
Campden

Stage of Development	Density Type				Total
	Low Density		Medium Density	High Density	
	Single Detached	Semi-Detached	Multiples	Apartments	
Registered Not Built	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Draft Approved Plans	33	0	0	0	33
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Proposed Draft Plans	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Site Specific Developments	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Vacant lands designated for Residential (not in the development process)	81	0	0	0	81
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Total	114	0	0	0	114
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

Source: Town of Lincoln Planning Department, 2018

Schedule 6D
Town of Lincoln
Summary of Potential Housing Units
Vineland/Vineland East, Jordan and Jordan Station

Stage of Development	Density Type				Total
	Low Density		Medium Density	High Density	
	Single Detached	Semi-Detached	Multiples	Apartments	
Registered Not Built	7	0	7	0	14
<i>% Breakdown</i>	<i>50%</i>	<i>0%</i>	<i>50%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	0	0	52	0	52
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>	<i>0%</i>	<i>100%</i>
Proposed Draft Plans	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Site Specific Developments	36	0	12	86	134
<i>% Breakdown</i>	<i>27%</i>	<i>0%</i>	<i>9%</i>	<i>64%</i>	<i>100%</i>
Vacant lands designated for Residential (not in the development process)	111	0	185	911	1,207
<i>% Breakdown</i>	<i>9%</i>	<i>0%</i>	<i>15%</i>	<i>75%</i>	<i>100%</i>
Total	154	0	256	997	1,407
<i>% Breakdown</i>	<i>11%</i>	<i>0%</i>	<i>18%</i>	<i>71%</i>	<i>100%</i>

Source: Town of Lincoln Planning Department, 2018

**Schedule 6E
Town of Lincoln
Summary of Potential Housing Units
Prudhommes**

Stage of Development	Density Type				
	Low Density		Medium Density	High Density	Total
	Single Detached	Semi-Detached	Multiples	Apartments	
Registered Not Built	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Draft Approved Plans	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Proposed Draft Plans	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Site Specific Developments	0	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Vacant lands designated for Residential (not in the development process)	19	19	228	2,720	2,986
<i>% Breakdown</i>	<i>1%</i>	<i>1%</i>	<i>8%</i>	<i>91%</i>	<i>100%</i>
Total	19	19	228	2,720	2,986
<i>% Breakdown</i>	<i>1%</i>	<i>1%</i>	<i>8%</i>	<i>91%</i>	<i>100%</i>

Source: Town of Lincoln Planning Department, 2018

Schedule 7
Town of Lincoln
Historical Residential Building Permits
Years 2007 – 2016

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	90	4	0	94
2008	94	48	1	143
2009	75	16	0	91
2010	97	57	0	154
2011	82	55	0	137
Sub-total	438	180	1	619
Average (2007 - 2011)	88	36	0	124
% Breakdown	70.8%	29.1%	0.2%	100.0%
2012	94	1	0	95
2013	109	77	0	186
2014	78	43	57	178
2015	47	35	0	82
2016	75	13	0	88
Sub-total	403	169	57	629
Average (2012 - 2016)	81	34	11	126
% Breakdown	64.1%	26.9%	9.1%	100.0%
2007 - 2016				
Total	841	349	58	1,248
Average	84	35	6	125
% Breakdown	67.4%	28.0%	4.6%	100.0%

Sources:

Historical housing activity (2002-2016) based on Town of Lincoln Planning & Development Department, Town of Lincoln.

1. Includes townhomes and apartments in duplexes.
2. Includes retirement apartments, bachelor, 1 bedroom and 2 bedroom+ apartments.

Schedule 8a
Town of Lincoln
Persons Per Unit By Age And Type Of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.139	-	2.980	
6-10	-	-	1.913	3.276	-	3.091	
11-15	-	-	1.944	2.875	-	2.773	
16-20	-	-	1.556	3.146	4.231	3.050	2.974
20-25	-	-	2.182	2.882	-	2.798	
25-35	-	-	1.778	2.850	4.684	2.910	
35+	-	1.500	1.821	2.644	4.179	2.558	
Total	0.571	1.667	1.837	2.842	4.212	2.754	

Age of Dwelling	Multiples ¹						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.744	-	2.608	
6-10	-	-	-	2.400	-	2.364	
11-15	-	-	-	3.000	-	2.600	
16-20	-	-	-	2.438	-	2.036	2.402
20-25	-	-	1.750	2.696	-	2.146	
25-35	-	-	-	2.222	-	2.077	
35+	-	-	-	3.909	-	2.441	
Total	-	2.071	1.905	2.718	-	2.338	

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

Schedule 8b
Niagara Region
Persons Per Unit By Age And Type Of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.500	1.915	3.045	4.522	2.929	
6-10	-	1.500	1.864	3.078	4.414	2.981	
11-15	-	1.909	1.928	3.005	4.323	2.999	
16-20	-	-	1.846	2.962	3.950	2.936	2.961
20-25	-	1.615	1.893	2.931	4.022	2.895	
25-35	-	1.594	1.929	2.797	3.713	2.805	
35+	2.091	1.420	1.816	2.532	3.765	2.445	
Total	2.467	1.481	1.834	2.666	3.895	2.592	

Age of Dwelling	Multiples ¹						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.647	1.726	2.424	-	2.189	
6-10	-	1.231	1.807	2.275	-	1.997	
11-15	-	1.529	1.675	2.432	-	2.111	
16-20	-	1.500	1.914	2.494	-	2.208	2.126
20-25	-	1.360	1.748	2.726	3.143	2.296	
25-35	-	1.292	2.000	2.640	4.000	2.404	
35+	-	1.216	1.823	2.630	3.407	2.176	
Total	0.846	1.275	1.814	2.562	3.402	2.197	

Age of Dwelling	Apartments ²						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.317	1.652	2.783	-	1.669	
6-10	-	1.178	1.721	3.067	-	1.685	
11-15	-	1.381	1.865	2.632	-	1.817	
16-20	-	1.241	1.847	2.652	-	1.686	1.714
20-25	-	1.224	1.780	2.974	-	1.668	
25-35	-	1.199	1.729	3.082	-	1.589	
35+	1.085	1.167	1.740	2.616	2.550	1.562	
Total	0.892	1.185	1.746	2.716	2.875	1.589	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.411	1.792	2.879	4.380	2.604
6-10	-	1.338	1.821	2.966	4.291	2.688
11-15	-	1.447	1.836	2.931	4.284	2.745
16-20	-	1.430	1.868	2.895	3.934	2.656
20-25	-	1.253	1.799	2.895	3.934	2.515
25-35	-	1.231	1.818	2.787	3.648	2.497
35+	1.250	1.219	1.790	2.539	3.725	2.272
Total	1.250	1.242	1.800	2.658	3.841	2.383

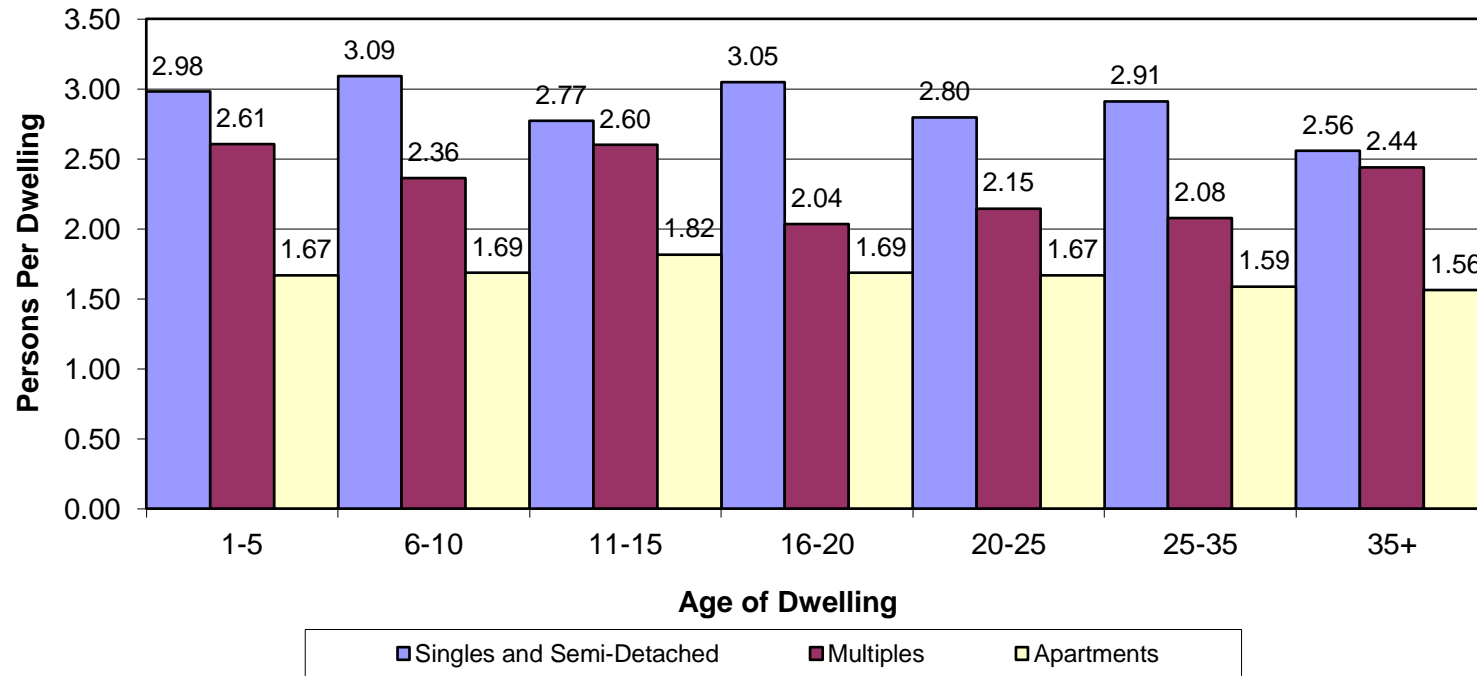
1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

**Schedule 9
Town of Lincoln
Persons Per Unit By Structural Type And Age Of Dwelling
(2016 Census)**



Apartment PPU's are based on Niagara Region.

Schedule 10a Town of Lincoln Employment Forecast

Period	Population	Activity Rate								Employment								Employment Total (Excluding NFPOW and Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPOW ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPOW ¹	Total Employment (Including NFPOW)	
Mid 2006	21,722	0.056	0.058	0.139	0.100	0.073	0.427	0.044	0.471	1,225	1,260	3,026	2,171	1,595	9,276	950	10,226	8,016
Mid 2011	22,490	0.050	0.059	0.107	0.093	0.077	0.385	0.048	0.433	1,125	1,320	2,396	2,081	1,740	8,661	1,080	9,741	7,341
Mid 2016	23,787	0.048	0.048	0.113	0.113	0.082	0.404	0.054	0.458	1,150	1,145	2,693	2,678	1,940	9,605	1,282	10,887	8,460
Early 2018	24,244	0.047	0.049	0.111	0.113	0.082	0.403	0.054	0.457	1,150	1,195	2,698	2,743	1,995	9,780	1,308	11,088	8,585
Early 2028	27,728	0.040	0.054	0.107	0.133	0.081	0.415	0.050	0.465	1,100	1,508	2,729	3,692	2,255	11,284	1,374	12,657	9,776
Early 2038	30,327	0.034	0.057	0.107	0.144	0.081	0.423	0.051	0.473	1,020	1,727	2,854	4,382	2,460	12,443	1,537	13,979	10,716
Buildout (2041)	31,370	0.032	0.057	0.104	0.143	0.079	0.415	0.051	0.465	1,000	1,790	3,250	4,485	2,480	13,005	1,595	14,600	11,215
Incremental Change																		
Mid 2006 - Mid 2011	768	-0.0064	0.0007	-0.0328	-0.0074	0.0039	-0.0419	0.0043	-0.0376	-100	60	-630	-90	145	-615	130	-485	-675
Mid 2011 - Mid 2016	1,297	-0.0017	-0.0106	0.0067	0.0201	0.0042	0.0187	0.0059	0.0246	25	-175	297	597	200	944	202	1,146	1,119
Mid 2016 - Early 2018	1,754	-0.0026	-0.0094	0.0048	0.0206	0.0049	0.0183	0.0059	0.0242	0	50	5	65	55	175	26	201	125
Early 2018 - Early 2028	3,484	-0.0078	0.0051	-0.0048	0.0200	-0.0010	0.0116	-0.0044	0.0072	-50	313	32	950	260	1,504	66	1,569	1,191
Early 2018 - Early 2038	6,083	-0.0138	0.0077	-0.0048	0.0314	-0.0012	0.0193	-0.0033	0.0160	-130	532	157	1,639	485	2,663	229	2,891	2,131
Early 2018 - Buildout (2041)	7,126	-0.0156	0.0078	-0.0077	0.0299	-0.0032	0.0112	-0.0031	0.0081	-150	595	553	1,743	485	3,225	287	3,512	2,630
Annual Average																		
Mid 2006 - Mid 2011	154	-0.0013	0.0001	-0.0066	-0.0015	0.0008	-0.0084	0.0009	-0.0075	-20	12	-126	-18	29	-123	26	-97	-135
Mid 2011 - Mid 2016	259	-0.0003	-0.0021	0.0013	0.0040	0.0008	0.0037	0.0012	0.0049	5	-35	59	119	40	189	40	229	224
Mid 2016 - Early 2018	438	-0.0006	-0.0024	0.0012	0.0052	0.0012	0.0046	0.0015	0.0061	0	13	1	16	14	44	7	50	31
Early 2018 - Early 2028	348	-0.00078	0.00051	-0.00048	0.00200	-0.00010	0.00116	-0.00044	0.00072	-5	31	3	95	26	150	7	157	119
Early 2018 - Early 2038	304	-0.00069	0.00038	-0.00024	0.00157	-0.00006	0.00096	-0.00016	0.00080	-7	27	8	82	23	133	11	145	107
Early 2018 - Buildout (2041)	297	-0.00065	0.00032	-0.00032	0.00124	-0.00013	0.00047	-0.00013	0.00034	-6	25	23	73	20	134	12	146	110

Source: 2018-2041 derived from the draft Niagara Region, MCR Strategic Growth Option, 2017 prepared by Hemson Consulting. Buildout is based on the 2041 forecast for the Niagara Region, MCR Strategic Growth Option, 2017.

1. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Schedule 10b
Town of Lincoln
Employment & Gross Floor Area (GFA) Forecast, 2018 to Buildout (2041)

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	21,722	1,225	3,026	2,171	1,595	8,016				
Mid 2011	22,490	1,125	2,396	2,081	1,740	7,341				
Mid 2016	23,787	1,150	2,693	2,678	1,940	8,460				
Early 2018	24,244	1,150	2,698	2,743	1,995	8,585				
Early 2028	27,728	1,100	2,729	3,692	2,255	9,776				
Early 2038	30,327	1,020	2,854	4,382	2,460	10,716				
Buildout (2041)	31,370	1,000	3,250	4,485	2,480	11,215				
Incremental Change										
Mid 2001 - Mid 2006	768	-100	-630	-90	145	-675				
Mid 2006 - Mid 2011	1,297	25	297	597	200	1,119				
Mid 2016 - Early 2018	457	0	5	65	55	125				
Early 2018 - Early 2028	3,484	-50	32	950	260	1,191	37,800	474,700	182,000	694,500
Early 2018 - Early 2038	6,083	-130	157	1,639	465	2,131	187,800	819,500	325,500	1,332,800
Early 2018 - Buildout (2041)	7,126	-150	553	1,743	485	2,630	663,000	871,200	339,500	1,873,700
Annual Average										
Mid 2001 - Mid 2006	154	-20	-126	-18	29	-135				
Mid 2006 - Mid 2011	259	5	59	119	40	224				
Mid 2016 - Early 2018	91	0	1	13	11	25				
Early 2018 - Early 2028	348	-5	3	95	26	119	3,780	47,470	18,200	69,450
Early 2018 - Early 2038	304	-7	8	82	23	107	9,390	40,975	16,275	66,640
Early 2018 - Buildout (2041)	297	-6	23	73	20	110	27,625	36,300	14,146	78,071

Source: 2018-2041 derived from the draft Niagara Region, MCR Strategic Growth Option, 2017 prepared by Hemson Consulting. Buildout is based on the 2041 forecast for the Niagara Region, MCR Strategic Growth Option, 2017.

1. Square Foot Per Employee Assumptions

Industrial	1,200
Commercial/ Population Related	500
Institutional	700

Schedule 10c
Town of Lincoln
Estimate of the Anticipated Amount, Type and Location of Non-Residential
Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial	Commercial	Institutional	Total Non-Res	Employment
		GFA S.F.	GFA S.F.	GFA S.F.	GFA S.F.	Increase ¹
Urban	Early 2018 - Early 2028	37,800	423,000	182,000	642,800	1,147
	Early 2018 - Early 2038	187,800	730,200	325,500	1,243,500	2,097
	Early 2018 - Buildout (2041)	663,000	776,300	339,500	1,778,800	2,606
Rural	Early 2018 - Early 2028	-	51,700	-	51,700	45
	Early 2018 - Early 2038	-	89,300	-	89,300	34
	Early 2018 - Buildout (2041)	-	94,900	-	94,900	24
Town of Lincoln	Early 2018 - Early 2028	37,800	474,700	182,000	694,500	1,191
	Early 2018 - Early 2038	187,800	819,500	325,500	1,332,800	2,131
	Early 2018 - Buildout (2041)	663,000	871,200	339,500	1,873,700	2,630

Source: Watson & Associates Economists Ltd., 2018.

Note: Figures may not add up precisely due to rounding.

1. Employment Increase excludes Work at Home and No Fixed Place of Work employment.

2. Square feet per employee assumptions:

Industrial	1,200
Commercial	500
<i>Commercial- Urban</i>	495
<i>Commercial- Rural</i>	545
Institutional	700

Schedule 11
Town of Lincoln
Non-Residential Construction Value
Years 2007 – 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	0	11,111	0	11,111	2,004	358	1,437	3,799	141	3,581	4,189	7,911	2,145	15,050	5,626	22,821
2008	0	0	761	761	4,799	0	3,029	7,828	0	0	7,871	7,871	4,799	0	11,662	16,461
2009	23	0	3,842	3,865	1,028	0	1,730	2,757	1	0	2,714	2,715	1,052	0	8,285	9,337
2010	455	0	90	545	1,676	0	57	1,733	3	0	185	189	2,134	0	332	2,466
2011	819	1,189	0	2,008	1,165	0	0	1,165	0	0	6,199	6,199	1,984	1,189	6,199	9,372
2012	399	0	0	399	1,158	0	4,121	5,279	317	1,751	0	2,068	1,875	1,751	4,121	7,747
2013	3,126	484	270	3,880	485	1,199	0	1,684	2,372	223	0	2,595	5,983	1,906	270	8,159
2014	3,568	3,492	0	7,060	15,305	484	529	16,318	0	191	1,006	1,196	18,873	4,166	1,535	24,574
2015	12,237	433	5,725	18,395	863	814	623	2,299	12,198	475	0	12,673	25,298	1,722	6,348	33,368
2016	1,563	324	2,507	4,394	12	373	0	386	20	166	0	186	1,596	863	2,507	4,966
Subtotal	22,191	17,033	13,195	52,418	28,494	3,228	11,527	43,249	15,053	6,387	22,164	43,605	65,738	26,648	46,886	139,272
Percent of Total	42%	32%	25%	100%	66%	7%	27%	100%	35%	15%	51%	100%	19%	34%	100%	
Average	2,219	1,703	1,319	5,242	2,849	323	1,153	4,325	1,505	639	2,216	4,360	6,574	2,665	4,689	13,927
2007 - 2011 Period Total				18,289				17,283				24,885				60,457
2007 - 2011 Average				3,658				3,457				4,977				12,091
% Breakdown				30.3%				28.6%				41.2%				100.0%
2012 - 2016 Period Total				34,129				25,966				18,720				78,815
2012 - 2016 Average				6,826				5,193				3,744				15,763
% Breakdown				43.3%				32.9%				23.8%				100.0%
2007 - 2016 Period Total				52,418				43,249				43,605				139,272
2007 - 2016 Average				5,242				4,325				4,360				13,927
% Breakdown				37.6%				31.1%				31.3%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2016 (January, 2017) dollars using Reed Construction Cost Index

Schedule 12
Town of Lincoln
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						
11	<i>Agriculture, forestry, fishing and hunting</i>	1,205	1,065	1,120	-140	55	Categories which relate to local land-based resources.
21	<i>Mining and oil and gas extraction</i>	20	60	30	40	-30	
Sub-total		1,225	1,125	1,150	-100	25	
Industrial and Other Employment							
22	<i>Utilities</i>	30	15	25	-15	10	Categories which relate primarily to industrial land supply and demand.
23	<i>Construction</i>	455	225	455	-230	230	
31-33	<i>Manufacturing</i>	1,585	1,255	1,360	-330	105	
41	<i>Wholesale trade</i>	610	535	545	-75	10	
48-49	<i>Transportation and warehousing</i>	215	260	205	45	-55	
56	<i>Waste management and remediation services</i>	130	105	205	-25	100	
Sub-total		3,025	2,395	2,795	-630	400	
Population Related Employment							
44-45	<i>Retail trade</i>	735	640	815	-95	175	Categories which relate primarily to population growth within the municipality.
51	<i>Information and cultural industries</i>	55	30	30	-25	0	
52	<i>Finance and insurance</i>	65	120	140	55	20	
53	<i>Real estate and rental and leasing</i>	65	65	25	0	-40	
54	<i>Professional, scientific and technical services</i>	180	275	285	95	10	
55	<i>Management of companies and enterprises</i>	0	0	15	0	15	
56	<i>Administrative and support</i>	130	105	205	-25	100	
71	<i>Arts, entertainment and recreation</i>	65	125	130	60	5	
72	<i>Accommodation and food services</i>	480	565	830	85	265	
81	<i>Other services (except public administration)</i>	395	155	305	-240	150	
Sub-total		2,170	2,080	2,780	-90	700	
Institutional							
61	<i>Educational services</i>	470	435	565	-35	130	
62	<i>Health care and social assistance</i>	1,025	1,045	1,195	20	150	
91	<i>Public administration</i>	100	260	180	160	-80	
Sub-total		1,595	1,740	1,940	145	200	
Total Employment		8,015	7,340	8,665	-675	1,325	
Population		21,722	22,490	23,787	768	1,297	
Employment to Population Ratio							
Industrial and Other Employment		0.14	0.11	0.12	-0.03	0.01	
Population Related Employment		0.10	0.09	0.12	-0.01	0.02	
Institutional Employment		0.07	0.08	0.08	0.00	0.00	
Primary Industry Employment		0.06	0.05	0.05	-0.01	0.00	
Total		0.37	0.33	0.36	-0.04	0.04	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code

**Appendix B – Level of Service Ceiling
Town of Lincoln
Summary of Service Standards as per D.C.A.**

Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Roads and Related	Services Related to a Highway - Roads	\$26,026.20	0.0129	km of roadways	2,017,535	per lane km	158,317,375
	Services Related to a Highway - Public Works Facilities	\$253.90	1.1383	ft ² of building area	223	per sq.ft.	1,544,474
	Services Related to a Highway - Roads and Related Vehicles	\$327.16	0.0036	No. of vehicles and equipment	90,878	per vehicle	1,990,114
Fire	Fire Facilities	\$340.42	1.0386	ft ² of building area	328	per sq.ft.	2,070,775
	Fire Vehicles	\$322.70	0.0007	No. of vehicles	461,000	per vehicle	1,962,984
	Fire Small Equipment and Gear	\$50.81	0.0140	No. of equipment and gear	3,629	per Firefighter	309,077
Parking	Parking Spaces	\$42.30	0.0072	No. of spaces	5,875	per space	147,458
Parks	Parkland Development	\$1,296.83	0.0095	Acres of Parkland	136,508	per acre	4,520,749
	Parks Vehicles and Equipment	\$57.34	0.0026	No. of vehicles and equipment	22,054	per vehicle	199,887
Recreation	Indoor Recreation Facilities	\$1,211.80	4.1622	ft ² of building area	291	per sq.ft.	4,224,335
Library	Library Facilities	\$221.06	0.5454	ft ² of building area	405	per sq.ft.	770,615
	Library Collection Materials	\$58.12	3.4337	No. of library collection items	17	per collection item	202,606

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Facilities
Unit Measure: ft² of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/sq.ft.)	Value/ft ² with land, site works, etc.
Jordan Yard	5,000	5,000	5,000	-	-	-	-	-	-	-	\$197	\$239
Beamsville Yard	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	17,500	\$166	\$205
Salt and Sand Dome	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044	\$158	\$196
Quarry Road Storage Facility	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$181	\$221
Public Works/Planning Office Space (Beamsville)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$250	\$300
Total	29,544	29,544	29,544	24,544	24,544	24,544	24,544	24,544	24,544	24,544		

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	1.3411	1.3318	1.3226	1.0913	1.0784	1.0657	1.0534	1.0413	1.0318	1.0256

10 Year Average	2008-2017
Quantity Standard	1.1383
Quality Standard	\$223
Service Standard	\$254

D.C. Amount (before deductions)	20 Year
Forecast Population	6,083
\$ per Capita	\$254
Eligible Amount	\$1,544,474

Town of Lincoln
Service Standard Calculation Sheet

Service: Services Related to a Highway - Roads and Related Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
4 Ton Dump - Ford 1999 (VT13)	1	1	1	1	1	1	1	1	1	1	\$73,000
4 Ton Dump - Ford 1999 (VT23)	1	1	1	1	1	1	1	1	1	1	\$83,700
4 Ton Dump - Ford	1	1	1	1	1	-	-	-	-	-	\$74,300
4 Ton Dump - Ford	1	1	1	1	1	-	-	-	-	-	\$70,200
Asphalt grinder for EB23	1	1	1	1	1	-	-	-	-	-	\$20,100
Asphalt paver (EM45)	1	1	1	1	1	1	1	1	1	1	\$97,900
AVR (Mechanic)	1	1	1	1	1	1	1	1	1	1	\$7,100
Backhoe - JD + new buckets 1996 (EB15)	1	1	1	1	1	1	1	1	1	1	\$308,800
Backhoe - JD + new buckets 2008 (EB23)	1	1	1	1	1	1	1	1	1	1	\$281,600
Backhoe - John Deere	1	1	1	1	1	-	-	-	-	-	\$256,200
Backhoe - John Deere 2005 (EB21)	1	1	1	1	1	1	1	1	1	1	\$256,200
Backhoe - JD + new buckets & snowplow 2012 (EB24)	-	-	-	-	1	1	1	1	1	1	\$115,400
Boom Mower for ER11	1	1	1	1	1	-	-	-	-	-	\$44,100
Bush Hog for ER11	1	1	1	1	1	-	-	-	-	-	\$14,000
Car - Dodge Caliber - 2007 (VC14)	1	1	1	1	1	1	1	1	1	1	\$20,600
Car - Chevy Malibu - 2002 (VV13)	1	1	1	1	1	1	1	1	1	1	\$34,400
Cargo Van - Dodge	1	1	1	1	1	-	-	-	-	-	\$42,900
Cargo Van - Ford + outfitting 2005(VV18)	1	1	1	1	1	1	1	1	1	1	\$37,900
Cube Van - Ford + outfitting 2002(VV17)	1	1	1	1	1	1	1	1	1	1	\$96,500
Cargo Van - Chevrolet + outfitting 2010 (VV19)	-	-	1	1	1	1	1	1	1	1	\$41,800
Cargo Van - Chevrolet + outfitting 2012 (VV20)	-	-	-	-	1	1	1	1	1	1	\$42,900
Dump International 2006 (VT24)	1	1	1	1	1	1	1	1	1	1	\$136,300
Dump -Sterling	1	1	1	1	1	1	1	1	1	1	\$140,400
Dump Truck - Ford Single Axle	1	1	1	1	1	-	-	-	-	-	\$23,700
Dump Truck - Ford Single Axle	1	1	1	1	1	-	-	-	-	-	\$269,200

Town of Lincoln
Service Standard Calculation Sheet

Service: Services Related to a Highway - Roads and Related Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
Dump Truck - Ford Tandem Axle	1	1	1	1	1		-	-	-	-	\$295,700
Dump Truck - International Single Axle 2012 (VD34)	-	-	-	-	1	1	1	1	1	1	\$272,600
Dump Truck - International Single Axle 2009 (VD32)	-	1	1	1	1	1	1	1	1	1	\$274,800
Dump Truck - International Single Axle 2010 (VD33)	-	-	1	1	1	1	1	1	1	1	\$268,200
Dump Truck - International Single Axle 2008 (VD30)	1	1	1	1	1	1	1	1	1	1	\$241,600
Dump Truck - International Single Axle 2009 (VD31)	-	1	1	1	1	1	1	1	1	1	\$242,900
Dump Truck - Sterling Single Axle 2000 (VD17)	1	1	1	1	1	1	1	1	1	1	\$269,200
Dump Truck - Sterling Single Axle 2000 (VD18)	1	1	1	1	1	1	1	1	1	1	\$268,100
Dump Truck - Sterling Single Axle 2000 (VD19)	1	1	1	1	1	1	1	1	1	1	\$269,200
Dump Truck - Sterling Single Axle 2005 (VD20)	1	1	1	1	1	1	1	1	1	1	\$269,200
Dump Truck - Sterling Single Axle	1	1	1	1	1		-	-	-	-	\$288,000
Dump Truck - Sterling Tandem Axle 2007 (VD23)	1	1	1	1	1	1	1	1	1	1	\$294,300
Dump Truck - Volvo Tandem	1	1	1	1	1		-	-	-	-	\$333,700
Foot Tamper	1	1	1	1	1	1	1	1	1	1	\$6,000
Gas Cutting Torches	1	1	1	1	1	1	1	1	1	1	\$1,200
Gas Cutting Torches	1	1	1	1	1	1	1	1	1	1	\$1,200
Generator	1	1	1	1	1	1	1	1	1	1	\$2,000
Generator - 3500 Watt	1	1	1	1	1	1	1	1	1	1	\$3,500
Grader - Champion 1991 (EG31)	1	1	1	1	1	1	1	1	1	1	\$449,200
Heavy Duty Air Jack	1	1	1	1	1	1	1	1	1	1	\$5,500
Hydraulic Powerpack - JCB	1	1	1	1	1	1	1	1	1	1	\$7,400
Loader - John Deere FWD 1999 (EB)	1	1	1	1	1	1	1	1	1	1	\$339,500

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
Mechanic's Hoist	2	2	2	2	2	2	2	2	2	2	\$18,700
Pickup Truck - Chevy Silverado 2008 (VP26)	1	1	1	1	1	1	1	1	1	1	\$47,600
Pickup Truck - Chevy Silverado 2010 (VP27)	-	-	1	1	1	1	1	1	1	1	\$31,900
Pickup Truck - Dodge	1	1	1	1	1	-	-	-	-	-	\$33,100
Pickup Truck - Dodge	1	1	1	1	1	-	-	-	-	-	\$49,600
Pickup Truck - Dodge	1	1	1	1	1	-	-	-	-	-	\$49,600
Pickup Truck - Dodge	1	1	1	1	1	-	-	-	-	-	\$49,600
Pickup Truck - Dodge 2007 (VP23)	1	1	1	1	1	1	1	1	1	1	\$35,900
Pickup Truck - Dodge 2007 (VP18)	1	1	1	1	1	1	1	1	1	1	\$38,300
Pickup Truck - Dodge 2012 (VP29)	-	-	-	-	1	1	1	1	1	1	\$20,900
Pickup Truck - Dodge 2012 (VP30)	-	-	-	-	1	1	1	1	1	1	\$20,900
Pickup Truck - Ford 2006 (VP01)	1	1	1	1	1	1	1	1	1	1	\$37,200
Pickup Truck - Ford 2006 (VP02)	1	1	1	1	1	1	1	1	1	1	\$43,600
Pickup Truck - Ford 2006 (VP03)	1	1	1	1	1	1	1	1	1	1	\$43,600
Pickup Truck - Ford 2002 (VP12)	1	1	1	1	1	1	1	1	1	1	\$43,600
Pickup Truck - Ford 2004 (VP15)	1	1	1	1	1	1	1	1	1	1	\$43,600
Pickup Truck - Ford 2004 (VP16)	1	1	1	1	1	1	1	1	1	1	\$33,300
Pickup Truck - Ford	1	1	1	1	1	-	-	-	-	-	\$44,600
Pickup Truck - Ford	1	1	1	1	1	-	-	-	-	-	\$44,600
Pickup Truck - Ford	1	1	1	1	1	-	-	-	-	-	\$44,600
Pickup Truck - Ford	1	1	1	1	1	-	-	-	-	-	\$44,600
Pickup Truck - Ford	1	1	1	1	1	-	-	-	-	-	\$44,600
Pickup Truck - Ford	1	1	1	1	1	-	-	-	-	-	\$44,600
Plasma Cutter	1	1	1	1	1	1	1	1	1	1	\$2,100
Plate Tamper	1	1	1	1	1	1	1	1	1	1	\$6,000
Plow Attachment for EM43	1	1	1	1	1	1	1	1	1	1	\$9,300
Post Pounder - Hydraulic	1	1	1	1	1	1	1	1	1	1	\$4,700
Post Puller - Hydraulic	1	1	1	1	1	1	1	1	1	1	\$4,200
Pumps	1	1	1	1	1	1	1	1	1	1	\$1,600
Rear Flail for ER11	1	1	1	1	1	-	-	-	-	-	\$16,200
Roller 2006 (EM40)	1	1	1	1	1	1	1	1	1	1	\$35,100
Salt/sand Spreader for ER11	1	1	1	1	1	1	1	1	1	1	\$7,600
Sandblaster	1	1	1	1	1	-	-	-	-	-	\$4,200

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
Mechanic's Hoist	2	2	2	2	2	2	2	2	2	2	\$18,700
Scanner - Snap-on	1	1	1	1	1	1	1	1	1	1	\$4,900
Sewer Pump	1	1	1	1	1	1	1	1	1	1	\$3,300
Sewer Rodder - Sreco 1982 (EM36)	1	1	1	1	1	1	1	1	1	1	\$81,600
Sheet Painter	1	1	1	1	1	1	1	1	1	1	\$5,100
Side Flail for ER11	1	1	1	1	1		-	-	-	-	\$22,500
Snow Blade for ER11	1	1	1	1	1		-	-	-	-	\$9,100
Stihl Quick Cut Saw	1	1	1	1	1	1	1	1	1	1	\$1,200
Street Sweeper - Elgin 2008 (EM34)	1	1	1	1	1	1	1	1	1	1	\$211,200
Tamper, Jumping Jack	1	1	1	1	1	1	1	1	1	1	\$4,500
Thompson Steamer 1982 (EM39)	1	1	1	1	1	1	1	1	1	1	\$50,900
Tractor - New Holland	1	1	1	1	1	-	-	-	-	-	\$211,400
Trailer - Hitchman 2013 (EA56)	-	-	-	-	-	1	1	1	1	1	\$2,400
Trailer - Miska - Landscape Tandem 2008 (EA55)	1	1	1	1	1	1	1	1	1	1	\$7,600
Trailer - roller 2008 (EA53)	1	1	1	1	1	1	1	1	1	1	\$7,400
Trailer - Wiscot Paint Machine	1	1	1	1	1	1	1	1	1	1	\$4,300
Trailer - Wiscot Shoring 2002 (EA51)	1	1	1	1	1	1	1	1	1	1	\$3,500
Vacuum Sweeper - Tymco 1999 (EM33)	1	1	1	1	1	1	1	1	1	1	\$356,700
Welder (Shop)	1	1	1	1	1	1	1	1	1	1	\$5,400
Welder (Truck)	1	1	1	1	1	1	1	1	1	1	\$8,500
Total	89	91	94	94	99	73	73	73	73	73	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0040	0.0041	0.0042	0.0042	0.0043	0.0032	0.0031	0.0031	0.0031	0.0031

10 Year Average	2008-2017
Quantity Standard	0.0036
Quality Standard	\$90,878
Service Standard	\$327

D.C. Amount (before deductions)	20 Year
Forecast Population	6,083
\$ per Capita	\$327
Eligible Amount	\$1,990,114

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: ft² of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/sq.ft.)	Value/ft ² with land, site works, etc.
Fire Station #1 - 4594 Ontario St., Beamsville	4,402	4,402	4,402	4,402	6,600	6,600	6,600	6,600	6,600	7,368	\$255	\$316
Fire Station #2 - 4238 Fly Rd., Campden	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223	3,223	\$224	\$270
Fire Station #3 - 3335 Tallman Dr., Vineland	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	\$224	\$280
Fire Station #4 - 3763 19th St., Jordan	10,457	10,457	10,457	10,457	10,457	10,457	10,457	10,457	10,457	10,457	\$313	\$372
Total	22,442	22,442	22,442	22,442	24,640	24,640	24,640	24,640	24,640	25,408		

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	1.0187	1.0116	1.0047	0.9979	1.0826	1.0699	1.0575	1.0454	1.0359	1.0617

10 Year Average	2008-2017
Quantity Standard	1.0386
Quality Standard	\$328
Service Standard	\$340

D.C. Amount (before deductions)	20 Year
Forecast Population	6,083
\$ per Capita	\$340
Eligible Amount	\$2,070,775

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Parking Spaces
Unit Measure: No. of spaces

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/space)
William F. Rannie Square (off of North Lane)	16	16	16	16	16	16	16	16	16	16	\$3,520
Bennett Hall (E of Bennett Hall - across the street from Medical Centre on Hixon Dr)	20	20	20	20	20	20	20	20	20	20	\$3,520
Victoria Ave/Tallman Drive, Vineland	20	20	20	20	20	20	20	20	20	20	\$3,520
21st Street, Jordan (Bailey Bridge)	60	60	60	60	60	60	60	60	60	60	\$3,520
King Street, Jordan Hollow	40	40	40	40	40	40	40	40	40	40	\$3,520
Jordan Fire Hall Parking Lot	8	8	8	8	8	8	8	8	8	8	\$3,520
Land (acres)											
Rannie Square	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$300,000
Bennet Hall	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$300,000
Vineland Fire Hall	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$300,000
Bailey Bridge	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$300,000
Jordan Hollow	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$300,000
Jordan Firehall (excluding staff parking)	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$300,000
Total	165	165	165	165	165	165	165	165	165	165	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0075	0.0075	0.0074	0.0074	0.0073	0.0072	0.0071	0.0070	0.0069	0.0069

10 Year Average	2008-2017
Quantity Standard	0.0072
Quality Standard	\$5,875
Service Standard	\$42

D.C. Amount (before deductions)	10 Year
Forecast Population	3,486
\$ per Capita	\$42
Eligible Amount	\$147,458

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Parks Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
100 gal. Watering System (Ea72)	1	1	1	1	1	1	1	1	1	1	\$4,300
Aerator (EA71)	1	1	1	1	1	1	1	1	1	1	\$6,900
Bannerman Ball Diamond groomer 2005 (EA35)	1	1	1	1	1	1	1	1	1	1	\$12,600
Bannerman Ball Diamond groomer 1999 (EA36)	1	1	1	1	1	1	1	1	1	1	\$17,400
Bannerman Ball Diamond painter	1	1	1	1	1	1	1	1	1	1	\$3,200
Bannerman Overseeder	1	1	1	1	1	1	1	1	1	1	\$17,800
Bannerman Top Dresser	1	1	1	1	1	1	1	1	1	1	\$14,200
Beach Groomer	1	1	1	1	1	1	-	-	-	-	\$42,900
Brush Chipper - Morbark 2003 (EM44)	1	1	1	1	1	1	1	1	1	1	\$45,300
Cargo Van - Ford + outfitting 2005(VV18)	1	1	1	1	1	1	1	1	1	1	\$51,000
Chainsaws	4	4	4	4	6	6	6	6	6	6	\$1,300
Excavator - Volvo	1	1	1	1	1	-	-	-	-	-	\$93,900
Forklift - JCB 2005 (EM43)	1	1	1	1	1	1	1	1	1	1	\$80,800
Gator ATV - John Deere 6x4 2000 (EL81)	1	1	1	1	1	-	-	-	-	-	\$21,500
Heavy Duty Pallet Truck	1	1	1	1	1	1	1	1	1	1	\$1,600
Hedge Trimmers	1	1	1	1	1	1	1	1	1	1	\$300
Ice Edger	2	2	2	2	2	2	2	2	2	2	\$4,000
Ice Resurfacer - Beamsville 2003 propane (EM35)	1	1	1	1	1	1	1	1	1	1	\$163,700
Ice Resurfacer - Jordan 2008 electric (EM47)	1	1	1	1	1	1	1	1	1	1	\$158,300
Ice Resurfacer - Spare	1	1	1	1	1	-	-	-	-	-	\$81,600
Leafblower	3	3	3	3	2	2	2	2	2	2	\$1,000
Pickup Truck - Chevy Silverado 2008 (VP25)	1	1	1	1	1	1	1	1	1	1	\$43,400

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Parks Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
Pickup Truck - Ford F 150 2014 (VP32)	-	-	-	-	-	-	1	1	1	1	\$35,900
Pickup Truck - Dodge 2007 (VP22)	1	1	1	1	1	1	1	1	1	1	\$35,900
Pickup Truck - Dodge 2012 (VP28)	-	-	-	-	1	1	1	1	1	1	\$35,900
Pickup Truck - Ford 2004 (VP14)	1	1	1	1	1	-	-	-	-	-	\$43,600
Pickup Truck - GMC Sierra 1500 (VP35)	1	1	1	1	1	1	1	1	1	1	\$35,900
Pickup Truck - GMC Sierra 1500 (VP36)	1	1	1	1	1	1	1	1	1	1	\$35,900
Polesaw	2	2	2	2	2	2	2	2	2	2	\$1,500
Pressure Washer	2	2	2	2	2	2	2	2	2	2	\$12,000
Progator-John Deere 2008 (EL82)	1	1	1	1	1	1	1	1	1	1	\$38,400
Push Mowers - 2	3	3	3	3	3	3	3	3	3	3	\$3,500
Riding Mower - John Deere	1	1	1	1	1	-	-	-	-	-	\$10,600
Riding Mower - Kubota 2WD 2008 (EL 14)	1	1	1	1	1	1	1	1	1	1	\$17,300
Riding Mower - Kubota 4WD 2000 (EL12)	1	1	1	1	1	-	-	-	-	-	\$38,000
Riding Mower - Kubota Zero Turn 2005 (EL13)	1	1	1	1	1	1	1	1	1	1	\$20,400
Rototiller	-	-	-	-	1	1	1	1	1	1	\$2,000
RTV - Kubota 2007 (EL16)	1	1	1	1	1	1	1	1	1	1	\$20,400
Sprayer - 50 gal	1	1	1	1	1	1	1	1	1	1	\$2,400
Tractor - Ford (ER 16)	1	1	1	1	1	1	1	1	1	1	\$35,700
Tractor - Massey Ferguson 2007 (ER75)	1	1	1	1	1	1	1	1	1	1	\$35,700
Tractor - Massey Ferguson 2007 (ER76)	1	1	1	1	1	1	1	1	1	1	\$35,700
Tractor - Massey Ferguson 2007 (ER77)	1	1	1	1	1	1	1	1	1	1	\$35,700
Trailer - Hitchman (Tent)	1	1	1	1	1	-	-	-	-	-	\$2,200
Trailer - Hitchman 22' Tandem	1	1	1	1	1	-	-	-	-	-	\$9,200
Trailer - Wiscot 1997 (EA49)	1	1	1	1	1	1	1	1	1	1	\$2,000

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Parks Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
Trailer - Wiscot-small Tandem	1	1	1	1	1	-	-	-	-	-	\$3,400
Watercannon	1	1	1	1	1	1	1	1	1	1	\$42,800
Weedeaters	6	6	6	6	6	6	6	6	6	6	\$1,100
M.F. Mower-2013 (EL83)	-	-	-	-	-	1	1	1	1	1	\$14,700
Kubota RTV-2015 (EL84)	-	-	-	-	-	-	-	1	1	1	\$15,500
Kubota Mower-2016 (EL85)	-	-	-	-	-	-	-	-	1	1	\$29,100
Utility Trailer (EA76)	-	-	-	-	-	-	-	-	1	1	\$2,000
Gang Mower -2106 (EA77)	-	-	-	-	-	-	-	-	1	1	\$12,100
Total	61	61	61	61	64	56	56	57	60	60	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0028	0.0027	0.0027	0.0027	0.0028	0.0024	0.0024	0.0024	0.0025	0.0025

10 Year Average	2008-2017
Quantity Standard	0.0026
Quality Standard	\$22,054
Service Standard	\$57

D.C. Amount (before deductions)	10 Year
Forecast Population	3,486
\$ per Capita	\$57
Eligible Amount	\$199,887

**Town of Lincoln
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/sq.ft.)	Value/ft ² with land, site works, etc.
Beamsville Arena	24,600	24,600	24,600	24,600	24,600	24,600	-	-	-	-	\$211	\$254
Jordan Arena	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	\$249	\$296
Lincoln Centre	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	\$307	\$360
Bennett Hall	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	\$223	\$267
Howard House	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	\$224	\$268
Fleming Memorial Arena /Centre							57,000	57,000	57,000	57,000	\$288	\$339
Outdoor Pool-Beamsville	5,591	5,591	5,591	5,591	5,591	5,591	5,591	5,591	5,591	5,591	\$158	\$196
Outdoor Pool-Jordan		5,027	5,027	5,027	5,027	5,027	5,027	5,027	5,027	5,027	\$158	\$196
Beam St. Facility							5,758	5,758	5,758	5,758	\$225	\$270
Community Services Office Space (Beamsville)	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$250	\$300
Total	76,111	81,138	81,138	81,138	81,138	81,138	119,296	119,296	119,296	119,296		

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	3.4549	3.6575	3.6323	3.6077	3.5649	3.5231	5.1200	5.0613	5.0152	4.9848

10 Year Average	2008-2017
Quantity Standard	4.1622
Quality Standard	\$291
Service Standard	\$1,212

D.C. Amount (before deductions)	10 Year
Forecast Population	3,486
\$ per Capita	\$1,212
Eligible Amount	\$4,224,335

program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

Table C-1
Town of Lincoln
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage				
1.1 Channels, drainage and ponds	13,073,617	694,057	16,716	710,773
2. Wastewater Services				
2.1 Sewers	9,327,056	514,803	160,774	675,577
3. Water Services				
3.1 Distribution systems	5,124,965	344,559	540,115	884,674
4. Services Related to a Highway				
4.1 Roads	29,719,287	1,928,862	1,006,424	2,935,286
4.2 Public Works Facilities and Vehicles	4,173,236	289,296	141,324	430,620
5. Fire Protection Services				
5.1 Fire facilities, vehicles, and equipment	11,721,380	652,086	557,200	1,209,286
6. Other Transportation Services				
6.1 Municipal parking spaces	829,388	45,129	1,299	46,428
7. Outdoor Recreation Services				
7.1 Parkland development, amenities & trails	9,254,759	871,596	202,292	1,073,888
8. Indoor Recreation Services				
8.1 Recreation facilities	15,656,766	524,390	258,132	782,522
9. Library Services				
9.1 Library facilities	454,827	4,579	125,917	130,496
9.2 Library materials	170,000	15,320	47,064	62,384
10. Administration				
10.1 Studies	2,658,889	0	0	0
Total	102,164,171	5,884,677	3,057,257	8,941,934

included in the capital forecast needs of the D.C. background study and for the services included, the plan only addresses non-growth costs of capital (i.e. does not include expansionary capital). As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2018 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all existing assets for the categories of assets included in the D.C. eligible capital costs are not included in the Town's Asset Management Plan, the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2018 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$10.5 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$5.01 million. This amount, totalled with the existing operating revenues of \$27.07 million, provide annual revenues of \$32.08 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Town of Lincoln
Asset Management – Future Expenditures and Associated Revenues
2018\$

	2037 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹ (2014 D.C. and 2016 updates)	4,662,224
Annual Debt Payment on Post Period Capital ²	2,803,818
Lifecycle:	
Annual Lifecycle - Town Wide Services	\$6,924,271
Incremental Operating Costs (for D.C. Services)	
	\$3,057,257
Total Expenditures	\$10,523,299
Revenue (Annualized)	
Total Existing Revenue ³	\$27,071,482
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,009,098
Total Revenues	\$32,080,580

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2018-XX

A BY-LAW FOR THE IMPOSITION OF
DEVELOPMENT CHARGES

WHEREAS Subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (hereinafter called “the Act”) provides that the council of a municipality may pass by-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area which the by-law applies;

AND WHEREAS the Council of the Corporation of the Town of Lincoln (“Town of Lincoln”) desires to ensure that the capital costs of meeting development related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its existing taxpayers while, at the same time, ensuring new development contributes no more than the net capital costs attributable to providing the historical level of services and meeting the requirements of Section 5(1) of the Act;

AND WHEREAS the Council of the Town of Lincoln has given Notice in accordance with Section 12 of the Act, of its intention to pass a by-law under Section 2 of the Act;

AND WHEREAS the Council of the Town of Lincoln has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on June 18, 2018;

AND WHEREAS the Council of the Town of Lincoln had before it a report entitled *Development Charges Background Study* dated May 17, 2018, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Town of Lincoln will increase the need for services as defined herein;

AND WHEREAS the Council of the Town of Lincoln on June 18, 2018 approved the applicable *Development Charges Background Study*, dated May 17, 2018, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Lincoln pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Town of Lincoln on June 18, 2018 determined that no additional public meeting was required.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF LINCOLN ENACTS AS FOLLOWS:

1.0 DEFINITIONS

1.1 In this by-law,

- (1) “Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, or any successor thereto.
- (2) “Accessory use” means where used to describe a use, building, or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure.

- (3) “Agricultural produce processing building or structure” means a building or structure or portion thereof used for processing local farm produce as an ancillary use to an agricultural use.
- (4) Agricultural Produce Stand means a seasonal building or structure where Ontario grown produce is retailed to the general public and is accessory to an agricultural use.
- (5) “Agricultural produce warehouse and/or shipping building or structure” means a building or structure or portion thereof where local agricultural produce and/or products are stored and distributed to and from.
- (6) Agricultural Research means the use of a building or structure for agricultural research.
- (7) “Agricultural use” means use or intended use for bona fide farming purposes
 - (a) *including (but not limited to):*
 - (i) *cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, marijuana, sod, trees, shrubs, flowers, and ornamental plants;*
 - (ii) *raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and*
 - (iii) *agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;*
 - (iv) *agricultural produce stand and farm produce outlet;*
 - (v) *agricultural research uses on lands within an Agricultural Zone;*
 - (vi) *the first 500 square metres of an agricultural produce processing building or structure located on lands within an Agricultural Zone;*
 - (vii) *the first 500 square metres of an agricultural produce warehouse and/or shipping building or structure on lands within an Agricultural Zone.*
 - (b) *but excluding:*
 - (i) *retail sales activities except those retail sales activities associated with Section (7)(a)*
 - (ii); *restaurants, banquet facilities, hospitality facilities, craft breweries, craft distilleries, estate wineries, farm wineries, and residential uses;*
 - (iii) *services related to grooming, boarding or breeding of household pets; and*
 - (iv) *marijuana processing or production facilities.*
- (8) “Apartment unit” means any residential dwelling unit within a building containing five or more dwelling units where access to each residential unit is obtained through a common entrance or entrances

from the street level and the residential units are connected by an interior corridor.

- (9) “Back-to-back townhouse dwelling” means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards.
- (10) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen.
- (11) “Benefiting area” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service.
- (12) “Board of education” means a board defined in subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended, or any successor thereto.
- (13) “Building Code Act” means the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, or any successor thereto.
- (14) “Building Permit” means a permit pursuant to the Building Code Act, 1992, S.O. 1992, c. 23, as amended;
- (15) “Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by the municipality or local board,
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*;
 - (e) to undertake studies in connection with any matters under the Act and any of the matters referred to in clauses (a) to (d) including the development charges background study,

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related.

- (16) “Commercial” means any non-residential development not defined under “institutional” or “industrial” and includes retail development and hotels/motels.
- (17) “Council” means the Council of the Corporation of the Town of Lincoln.
- (18) Craft Brewery means a building or structure as a secondary use on the same farm parcel of land for the processing of crops, fruit, fermentation, production, bottling, aging and storing of beer and beer-related products where the crops or fruit used in the production of the beer shall be locally grown. A craft brewery may also include

the retail sale of beer, hospitality room, restaurant, office and a laboratory.

- (19) Craft Distillery means a building or structure as a secondary use on the same farm parcel of land for the processing of crops, fruit, fermentation, production, bottling, aging and storing of distilled spirits and spirit-related products where the crops or fruit used in the production shall be locally grown. A distillery may also include the retail sale of spirits, hospitality room, restaurant, office and a laboratory.
- (20) “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment. Notwithstanding the foregoing, development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, or agricultural produce stands.
- (21) “Development charge” means a charge imposed pursuant to this By-law.
- (22) “Dwelling room” means either:
- a) each bedroom used, designed or intended for use by one or more persons living together in a lodging home, dormitories, or
 - b) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- (23) “Dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use.
- (24) “Estate winery” means a building or structure as a secondary use to a vineyard and/or fruit farm on the same farm parcel of land for the processing of fruit, fermentation, production, bottling, aging and storing of wine and wine-related products where the fruit used in the production of the wine shall be locally grown. An estate winery may also include the retail sale of wine, hospitality room, restaurant, winery office and a laboratory.
- (25) “Existing” means a building or structure existing as of the date of passage of this by-law.
- (26) “Farm helphouse” means 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;
- (27) Farm Produce Outlet means a building or structure where Ontario grown produce, bakery produced on the premises, processed fruit is prepared on the premises, Ontario grown greenhouse and nursery produces and Ontario made floral products are retailed to the general public and is accessory to an agricultural use.
- (28) “Farm winery” means a building or structure as a secondary use to a vineyard and/or fruit farm on the same farm parcel of land for the processing of locally grown fruit, fermentation, production, bottling, aging and storage of wine and wine-related products where the fruit

used in the production of the wine shall be predominantly from the vineyard and/or fruit farm located on the same land as the farm winery as well as part of a farmer's own farm operation. A farm winery may also include the retail sale of wine, hospitality room, restaurant, winery office and a laboratory.

- (29) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls.
- (30) "Granny flat" means a one-unit detached, temporary residential structure, containing culinary and sanitary facilities, that is ancillary to an existing residential structure and that is designed to be temporary;
- (31) "Greenhouse" means a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables and other types of nursery stock.
- (32) "Gross floor area" means the total floor area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling units or other portion of a building.

In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (a) A room, elevator, or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
 - (b) Loading facilities above or below grade;
 - (c) A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use.
- (33) "Group Home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which is supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located.
 - (34) "Hotels/Motels" means a commercial establishment catering to the needs of the traveling or vacationing public by supplying accommodation with or without food, but does not include a "boarding or Lodging Dwelling" or an "Apartment Dwelling". A Hotel/Motel may include accessory uses such as personal service uses, eating establishments and banquet and/or convention facilities.
 - (35) "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public

where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club. "Marijuana Processing Facilities" are also included in this category.

- (36) "industrial use" means land, buildings or structures used for or in connection with manufacturing by:
- (a) manufacturing, producing, and processing goods for a commercial purpose, as well as storing and/or distribution of goods manufactured, produced or processed on site;
 - (b) research or development in connection with manufacturing, producing or processing good for a commercial purpose;
 - (c) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (d) office or administrative purposes, if it is:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (37) "Institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious groups for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, group homes, nursing homes, and special care facilities.
- (38) "Live/Work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas.
- (39) "Local board" has the same definition as defined in the *Development Charges Act, 1997*.
- (40) "Local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, or any successor thereto.
- (41) "Marijuana Processing Facilities" means a building or area used, designed or intended for growing, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the *Marihuana for Medical Purposes Regulations*, SOR/2013-119, under the *Controlled Drugs and Substances Act*, S.C. 1996, c.19.
- (42) "Mixed-use building" means a building or structure used for both residential and non-residential use;
- (43) "Mobile home" means a dwelling unit that is designed to be transported either on its own wheels, on a flatbed or other trailer, or on detachable wheels, and which is suitable for permanent or seasonal occupancy as a residence, except for minor and incidental unpacking and assembly operations, placement on a mobile home stand and connections to utilities.

- (44) “Multiple dwellings” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment house dwellings or a dwelling room, including, but not limited to, townhouse dwelling, multiplex, back-to-back townhouse dwelling, stacked townhouse dwelling, and the residential component of live/work units.
- (45) “Municipality” means the Corporation of the Town of Lincoln.
- (46) “Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses.
- (47) “Nursing Home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario.
- (48) “Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- (49) “parking structure” means buildings or structures uses for the parking of motor vehicles and includes underground parking within a building or structure of a residential, commercial, institutional or industrial use;
- (50) “Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended or any successor thereto.
- (51) “Regulation” means any regulation made pursuant to the Act.
- (52) “Residential use” means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals.
- (53) “Retail Development” means land, buildings or portions thereof used, designed, or intended for use for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly to the public or providing services or entertainment to the public. Retail development excludes freestanding banks kiosks and seasonal outdoor tables as part of an existing restaurant, and includes, but not limited to:
- (a) Land, buildings or portions thereof used, designed or intended for use for the rental of wares, merchandise, substances, articles or things;
 - (b) Offices and storage in connection with, related to or ancillary to retail use; and
 - (c) Conventional restaurants; fast food restaurants; catering establishments, bars and taverns; beer and wine-making stores; concert halls/theatres/cinemas/movie houses/drive-in theatres; dinner theatres; casinos; amusement and theme parks; amusement arcades; bowling alleys; pet boarding kennels, pet boarding kennel services, pet obedience training centres, pet care, attendance and grooming services; fitness/recreation sport centres; hotels, motels/bed and breakfast facilities/rooming and boarding houses; gas stations and service stations; speciality automotive shops/auto repairs/collision services/car or truck washes; auto dealerships; shopping centres and plazas, including more than two attached stores under one ownership; department/discount stores; banks and similar financial institutions, including credit unions; insurance brokerages;

investment advisory services; and warehouse clubs and retail warehouses.

- (54) "Semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor.
- (55) "Services" or "Service" means those services set out in Schedule "A" to this By-law.
- (56) "Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality.
- (57) "Single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes.
- (58) "Special care/special dwelling unit/room" means a residence
- (a) containing two or more dwelling rooms, which rooms have common entrance from street level; and
 - (b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where
 - support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and
 - includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices.
- (59) "Stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall.
- (60) "Temporary Buildings and Structures" are buildings and structures which are permitted during a period for special events, a temporary office for the sale of residential units and a mobile home as temporary accommodation for a period not to exceed 24 months as a dwelling unit is being erected on the same land, which will be removed at the end of the period.
- (61) "Townhouse dwelling" means a residential building containing three or more dwelling units separated by vertical division, each of which units has a separate entrance to grade;

2.0 DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Services related to a highway;
- (b) fire protection services;
- (c) outdoor recreation services;
- (d) indoor recreation services;
- (e) parking spaces;

- (f) library services;
- (g) administration;
- (h) storm drainage;
- (i) wastewater services;
- (j) water services; and
- (k) storm water management (Campden).

2.2 Components of the services designated in Subsection 2.1 are described in Schedule "A".

3.0 APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable by an owner in the amounts set out in this by-law where:

- (a) the lands are located in the area described in Subsection 3.2; and
- (b) the development of the lands requires any of the approvals set out in Subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to Subsection 3.3, this by-law applies to all lands in the geographic area of the Town of Lincoln.

- (a) The Development Charges described in Schedule "B" to this by-law as "Municipal Wide" shall be calculated and collected on all lands in the geographic area of the Town of Lincoln.
- (b) The Development Charges described in Schedule "C" to this by-law as "Area Specific" shall be calculated and collected only in those areas as delineated in the Town of Lincoln Urban Service Area, as shown in Schedules "D-1" and "D-2" to this by-law.
- (c) The Development Charges described in Schedule "C-1" to this by-law as "Area Specific" shall be calculated and collected only in those areas as delineated in the Phase 2 development area of Campden, as shown in Schedule "D-3" to this by-law.

3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the Corporation of the Town of Lincoln or a "local board" thereof;
- (b) a "board of education";
- (c) the Corporation of the Regional Municipality of Niagara or a "local board" thereof.

Development Charges Imposed

3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (i) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
- (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
- (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (v) a consent under Section 53 of the *Planning Act*;
- (vi) the approval of a description under Section 50 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or

- (vii) the issuing of a building permit under the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, in relation to a building or structure.
- (b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite Subsection 3.4(b), if two or more of the actions described in Subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this by-law, but subject to Subsection 3.5(c), development charges shall not be imposed with respect to:
- (a) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - (b) the development of non-residential farm buildings for farming activities;
 - (c) The development of a farm help house;
 - (d) Granny flats;
 - (e) Parking structures, including underground parking garages;
 - (f) Elevators and elevator machine rooms;
 - (g) Temporary Uses in accordance with Section 1(60);
 - (h) lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region, provided that: (i) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing and (ii) the owner of the lands continues to use the lands and buildings for affordable housing. If the owner ceases to use the proportionate share of the lands and buildings for affordable housing, the development charges exempted under this section shall become due and payable. The owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands.
 - (i) canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles;
 - (j) one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this subsection. Development charges shall be imposed in accordance with Schedules "B" and "C" to this by-law, with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent (50%) of the gross floor area of the existing industrial building; or if the gross floor area is enlarged by more than fifty per cent (50%), development charges are payable on the amount by which the enlargement exceeds fifty per cent (50%) of the gross floor area before the enlargement. The amount of the development charge that would be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds fifty per cent (50%) of the gross floor area before the enlargement.
 2. Divide the amount determined under paragraph 1 by the amount of the enlargement; or
- (i) the issuance of a building permit in accordance with Section 2(3) of the Act if the only effect of the action is to:
- ii. permit the enlargement of an existing dwelling unit; or
 - iii. permit the creation of up to two additional dwelling units as prescribed by the Act, subject to the prescribed restrictions, in the prescribed classes of existing residential buildings, which for greater certainty includes those restrictions described in Table 1, below.

Table 1

Maximum Number of Additional Dwelling Units
Prescribed for Buildings in those Classes
and Restrictions for Each Class

Name of Class of Residential Building	Description of Class of Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Semi-detached dwellings or townhouse dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

Amount of Charges

Residential

- 3.6 The development charges described in Schedules “B” and “C” to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, including the residential portion of a live/work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential Uses

- 3.7 The development charges described in Schedules “B” and “C” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, including the non-residential component of a live/work unit, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

Redevelopment of Residential Buildings or Structures

- 3.8 In the case of the demolition of all or part of a residential building or structure associated with a development on a singular and certain parcel of land:
- (a) a redevelopment credit shall be allowed, provided that the singular and certain parcel of land was improved by occupied structures within the last five years prior to the issuance of the building permit required by the development, and the building permit for the development has been issued within five years from the date the demolition permit has been issued; and
 - (b) if a development on a singular and certain parcel of land involves the demolition and replacement of a building or structure, or the conversion from one principal use to another, a redevelopment credit shall be allowed equivalent to:
 - (i) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
 - (ii) the gross floor area of the building demolished/ converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

Redevelopment of Non-Residential Buildings or Structures

- 3.9 In the case of the demolition of all or part of a non-residential building or structure associated with a development on a singular and certain parcel of land:
- (a) a redevelopment credit shall be allowed, provided that the singular and certain parcel of land was improved by occupied structures within the last five years prior to the issuance of the building permit required by the development, and the building permit has been issued for the development within five years from the date the demolition permit has been issued; and
 - (b) if a development on a singular and certain parcel of land involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, a redevelopment credit shall be allowed equivalent to:
 - (i) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
 - (ii) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

Redevelopment - Conversions

- 3.10 In the case of a conversion of all or part of a building:
- (a) a credit shall be allowed against the development charges otherwise payable under this By-law;

- (b) the credit shall be calculated based on the portion of the building that is being converted by multiplying the number and type of dwelling units being converted or the commercial, industrial and institutional total floor area being converted by the relevant development charges under this By-law in effect on the date when the development charges are payable pursuant to this By-law with respect to the redevelopment; and
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the development charges otherwise payable under this By-law with respect to the redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the redevelopment that is acceptable to the Treasurer.

Credit Not to Exceed Development Charge

- 3.11 A redevelopment credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no redevelopment credit is available if the existing land use is exempt under this by-law.

Time of Payment of Development Charges

- 3.12 Development charges shall be calculated and be payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- 3.13 Where development charges apply to land in relation to which a building permit is required, no building permit shall be issued until the development charges have been paid in full.
- 3.14 Where, by law, a building permit is required for development and development occurs without the issuance of a building permit by the municipality, a development charge shall be calculated and be due and payable in full in money upon demand by the municipality.
- 3.15 Where a development charge or any part of it remains unpaid after it is due and payable, the amount unpaid shall be added by the Treasurer of the Corporation of the Town of Lincoln to the tax roll where it shall be collected in the same manner as taxes.

Alternative Payment Agreements

- 3.16 The Town may enter into an agreement under section 27 of the Act, in a form and having content satisfactory to the Town's solicitor and having content satisfactory to the Treasurer, with any person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable.
- 3.17 Council directs the Chief Building Official or his or her designate to withhold the issuance of a building permit in relation to a building on land to which the development charge applies unless the development charge has been paid.

4.0 PAYMENT BY SERVICES

- 4.1 Despite the payments required under Subsection 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

5.0 INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

6.0 PHASING

- 6.1 No provisions for phasing in the D.C. are provided in this by-law.

7.0 SCHEDULES

- 7.1 The following schedules to this by-law form an integral part thereof:

Schedule "A" Components of Services Designated in Subsection 2.1

Schedule "B" Residential and Non-Residential Development Charges –
Municipal Wide

Schedule "C" Residential Development Charges – Area-specific
(Campden)

Schedules "D-1"
through "D-3" Town of Lincoln Urban Service Areas

8.0 HEADINGS FOR REFERENCE ONLY

- 8.1 The headings contained in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

9.0 SEVERABILITY

- 9.1 If, for any reason, any provision, section, subsection or paragraph of this by-law is held to be invalid, it is hereby declared that all of the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part, or dealt with in any other way.

10.0 DATE BY-LAW IN FORCE

- 10.1 This By-law shall come into force and effect on March 1, 2019.

11.0 DATE BY-LAW EXPIRES

- 11.1 This by-law will expire as of five (5) years from the date of passage, unless it is repealed at an earlier date.

12.0 REPEAL

- 12.1 Upon the coming into force of this by-law, By-law No. 2014-37 of the Town of Lincoln is hereby repealed.

BY-LAW read a FIRST time this 1st day of October, 2018.

BY-LAW read a SECOND time this 1st day of October, 2018.

BY-LAW read a THIRD time and FINALLY PASSED this 1st day of October, 2018.

MAYOR: SANDRA EASTON

CLERK: JULIE KIRKELOS

SCHEDULE "A"
BY-LAW NO. 2018-xx

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

100% Eligible Services

Services Related to a Highway
Roads
Public Works - Facilities
Public Works - Vehicles

Fire Protection Services
Fire Facilities
Fire Vehicles
Fire Equipment and Gear

90% Eligible Services

Outdoor Recreation Services
Parkland Development
Parks Vehicles and Equipment

Indoor Recreation Services
Recreation Facilities

Parking Spaces
Parking Spaces

Library Services
Library Facilities
Library Materials

Administration
Administration Studies

Area-Specific Services

(Beamsville, Vineland, Jordan, Jordan Station, and Prudhommes)

Storm Drainage
Channels, Drainage

Wastewater Services
Collection System

Water Services
Distribution System

Area-Specific Services (Campden)

Storm Drainage
Storm Water Facilities

SCHEDULE "B"
TO BY-LAW NO. 2018 - _____
RESIDENTIAL AND NON-RESIDENTIAL D.C. RATES

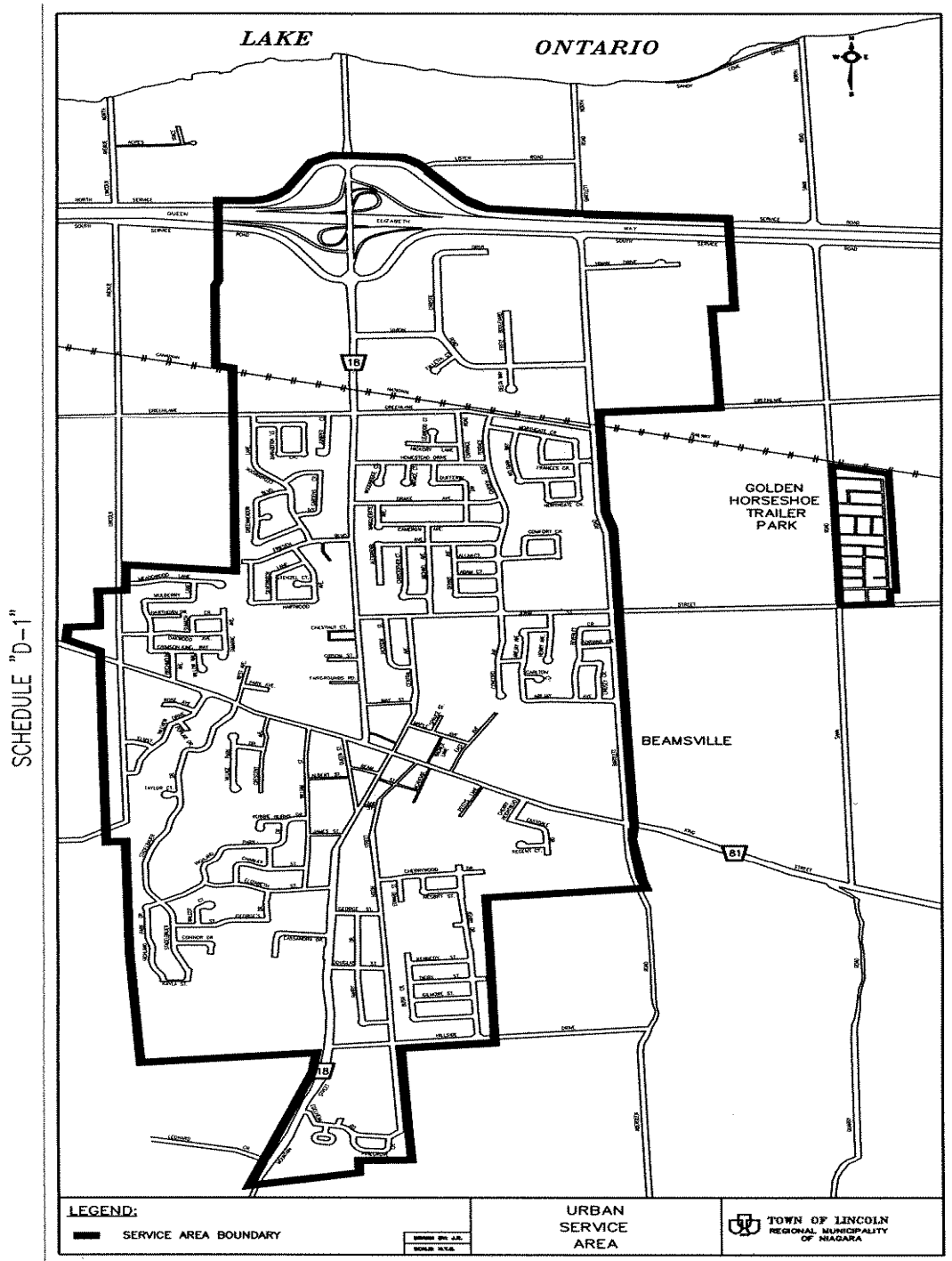
Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.m. of Gross Floor Area)		
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	Commercial	Industrial	Institutional
Municipal Wide Services:								
Services Related to a Highway	8,366	5,634	3,437	6,760	2,817	64.91	27.13	46.39
Municipal parking spaces	77	52	32	62	26	0.54	0.22	0.43
Fire Protection Services	1,379	929	566	1,114	464	10.76	4.52	7.64
Outdoor Recreation Services	3,052	2,055	1,254	2,466	1,028	3.44	1.51	2.48
Indoor Recreation Services	3,152	2,123	1,295	2,547	1,061	3.66	1.40	2.48
Library Services	457	308	188	369	154	0.54	0.32	0.43
Administration	1,507	1,015	619	1,218	507	10.87	4.63	7.75
Total Municipal Wide Services	17,990	12,116	7,391	14,536	6,057	94.72	39.73	67.60
Urban Services								
Stormwater Drainage	1,578	1,063	648	1,275	531	30.25	12.49	21.31
Wastewater Services	2,383	1,605	979	1,926	802	19.48	8.07	13.78
Water Services	652	439	268	527	220	5.27	2.15	3.77
Total Urban Services	4,613	3,107	1,895	3,728	1,553	55.00	22.71	38.86
GRAND TOTAL MUNICIPAL WIDE	17,990	12,116	7,391	14,536	6,057	94.72	39.73	67.60
GRAND TOTAL MUNICIPAL + URBAN	22,603	15,223	9,286	18,264	7,610	149.72	62.44	106.46

SCHEDULE "C"
TO BY-LAW NO. 2018 - _____
RESIDENTIAL DEVELOPMENT CHARGES – AREA SPECIFIC (CAMPDEN)

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units
Campden Area-Specific Stormwater Drainage	12,903	8,689	5,300	10,427	4,344

SCHEDULE "D-1"
TO BY-LAW NO. 2018 - ____

**TOWN OF LINCOLN URBAN SERVICE AREAS
(BEAMSVILLE)**



SCHEDULE "D-2"
TO BY-LAW NO. 2018 - ____

TOWN OF LINCOLN URBAN SERVICE AREAS
(VINELAND, JORDAN, JORDAN STATION, PRUDHOMMES)

