

# Town of Lincoln Development Charges Background Study

May 17, 2018



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 Planning for growth



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# Contents

	Page
Executive Summary .....	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-1
1.3 Changes to the D.C.A.: The Smart Growth for Our Communities Act, 2015 (Bill 73) .....	1-3
1.3.1 Area Rating .....	1-3
1.3.2 Asset Management Plan for New Infrastructure.....	1-3
1.3.3 60-Day Circulation of D.C. Background Study .....	1-4
1.3.4 Timing of Collection of D.C.s.....	1-4
1.3.5 No Additional Levies .....	1-4
1.3.5 Other Changes.....	1-4
2. Current Town of Lincoln Policy .....	2-1
2.1 Schedule of Charges .....	2-1
2.2 Services Covered .....	2-1
2.3 Timing of D.C. Calculation and Payment .....	2-2
2.4 Indexing .....	2-2
2.5 Redevelopment Allowance .....	2-2
2.6 Exemptions .....	2-2
3. Anticipated Development in the Town of Lincoln .....	3-1
3.1 Requirement of the Act .....	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast .....	3-1
3.3 Summary of Growth Forecast .....	3-1
4. The Approach to Calculation of the Charge.....	4-1
4.1 Introduction .....	4-1
4.2 Services Potentially Involved .....	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-1
4.5 Capital Forecast.....	4-6
4.6 Treatment of Credits .....	4-7
4.7 Eligible Debt and Committed Excess Capacity .....	4-7
4.8 Existing Reserve Funds .....	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling .....	4-9
4.9.2 Reduction for Uncommitted Excess Capacity .....	4-10
4.9.3 Reduction for Benefit to Existing Development.....	4-10
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-11
4.9.5 The 10% Reduction.....	4-12
4.10 Municipal-Wide vs. Area Rating.....	4-12
4.11 Allocation of Development .....	4-12

4.12	Asset Management .....	4-12
4.13	Transit.....	4-13
5.	D.C. Eligible Cost Analysis by Service .....	5-15
5.1	Introduction .....	5-15
5.2	Service Levels and 10-Year Capital Costs for D.C. Calculation.....	5-15
5.2.1	Administration Studies .....	5-15
5.2.2	Outdoor Recreation Services .....	5-18
5.2.3	Indoor Recreation Services .....	5-20
5.2.4	Library Services .....	5-22
5.3	Service Levels and 20-Year Capital Costs for Lincoln's D.C. Calculation .....	5-25
5.3.1	Services Related to a Highway .....	5-25
5.3.2	Fire Protection Services .....	5-30
5.4	Service Levels and Urban Build-out Capital Costs for Lincoln's D.C. Calculation .....	5-32
5.4.1	Water Services.....	5-32
5.4.2	Wastewater Services .....	5-34
5.4.3	Stormwater Drainage .....	5-36
5.5	Area-Specific Calculation for the Campden Development Area.....	5-38
5.5.1	Stormwater Drainage - Campden.....	5-38
6.	D.C. Calculation.....	6-1
7.	D.C. Policy Recommendations and D.C. By-law Rules .....	7-1
7.1	Introduction .....	7-1
7.2	D.C. By-law Structure .....	7-1
7.3	D.C. By-law Rules.....	7-2
7.3.1	Payment in any Particular Case .....	7-2
7.3.2	Determination of the Amount of the Charge .....	7-2
7.3.3	Application to Redevelopment of Land (Demolition and Conversion).....	7-3
7.3.4	Exemptions (full or partial) .....	7-3
7.3.5	Phasing in .....	7-4
7.3.6	Timing of Collection.....	7-4
7.3.7	Indexing .....	7-4
7.3.8	The Applicable Areas .....	7-4
7.4	Other D.C. By-law Provisions .....	7-5
7.4.1	Categories of Services for Reserve Fund and Credit Purposes.....	7-5
7.4.2	By-law In-force Date.....	7-5
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing .....	7-5
7.4.4	Area Rating .....	7-5
7.5	Other Recommendations .....	7-7
8.	By-law Implementation .....	8-1
8.1	Public Consultation Process .....	8-1
8.1.1	Introduction .....	8-1
8.1.2	Public Meeting of Council.....	8-1

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8.1.3	Other Consultation Activity .....	8-1
8.2	Anticipated Impact of the Charge on Development.....	8-2
8.3	Implementation Requirements .....	8-2
8.3.1	Introduction .....	8-2
8.3.2	Notice of Passage .....	8-3
8.3.3	By-law Pamphlet .....	8-3
8.3.4	Appeals .....	8-4
8.3.5	Complaints .....	8-4
8.3.6	Credits.....	8-4
8.3.7	Front-Ending Agreements .....	8-4
8.3.8	Severance and Subdivision Agreement Conditions .....	8-5
Appendix A – Background Information on Residential and Non-residential Growth Forecast .....		A-1
Appendix B – Level of Service .....		B-1
Appendix C – Long Term Capital and Operating Cost Examination.....		C-1
Appendix D – D.C. Reserve Fund Policy.....		D-1
Appendix E – Local Service Policy .....		E-1
Appendix F – Asset Management Plan .....		F-1
Appendix G – Proposed D.C. By-law .....		G-1

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development Charges
D.C.A.	Development Charges Act
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
s.s.	Subsection
sq.ft.	Square footage

# Executive Summary

1. The report provided herein represents the Development Charges Background Study for the Town of Lincoln required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present Development Charge (D.C.) policies of the Town;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
  - Chapter 4 – Approach to calculating the D.C.;
  - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the D.C.;
  - Chapter 7 – D.C. policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
  
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Statutory 10% deduction (soft services);
    - Amounts in excess of 10-year historic service calculation;
    - D.C. reserve funds (where applicable);
  - 5) Net costs are then allocated between residential and non-residential benefit; and

- 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 forecast periods.

Measure	10 Year 2018-2027	20 Year 2018-2037	Urban Build Out 2018-Urban Buildout
(Net) Population Increase	2,934	5,531	5,737
Residential Unit Increase	1,323	2,712	2,839
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	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 July 16, 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 Schedule ES-1 for residential and non-residential). 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 \$25,196. The corresponding non-residential charges (based on a per square foot of building area) for full services are as follows: industrial charge is \$6.73, commercial is \$16.16, and institutional at \$11.52. 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	\$ 103,978,871
Less:	
Benefit to existing development	\$ 33,519,332
Post planning period benefit	\$ 18,857,453
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 707,009
Grants, subsidies and other contributions	\$ -
<b>Net Costs to be recovered from development charges</b>	<b>\$ 50,895,077</b>

Hence, \$53.08 million (or an annual amount of \$10.62 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$18.86 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 \$103.98 million over the next five years, of which \$50.90 million (49%) is recoverable from D.C.s. Of this net amount, \$36.38 million is recoverable from residential development and \$14.51 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 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;
- 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 Development Charges**

Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. 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
<b>Municipal Wide Services:</b>								
Services Related to a Highway	9,077	6,112	3,729	7,335	3,056	6.66	2.79	4.77
Municipal parking spaces	71	48	29	57	24	0.05	0.02	0.04
Fire Protection Services	1,324	892	544	1,070	446	0.97	0.41	0.69
Outdoor Recreation Services	2,982	2,008	1,225	2,410	1,004	0.27	0.11	0.19
Indoor Recreation Services	3,122	2,102	1,282	2,523	1,051	0.28	0.12	0.20
Library Services	536	361	220	433	180	0.05	0.03	0.04
Administration	1,753	1,180	720	1,417	590	1.23	0.52	0.88
<b>Total Municipal Wide Services</b>	<b>18,865</b>	<b>12,703</b>	<b>7,749</b>	<b>15,245</b>	<b>6,351</b>	<b>9.51</b>	<b>4.00</b>	<b>6.81</b>
<b>Urban Services</b>								
Stormwater Drainage	1,761	1,186	723	1,423	593	3.14	1.29	2.22
Wastewater Services	2,917	1,964	1,198	2,357	982	2.24	0.92	1.59
Water Services	1,653	1,113	679	1,336	557	1.27	0.52	0.90
<b>Total Urban Services</b>	<b>6,331</b>	<b>4,263</b>	<b>2,600</b>	<b>5,116</b>	<b>2,132</b>	<b>6.65</b>	<b>2.73</b>	<b>4.71</b>
<b>Campden Area-Specific</b>								
Stormwater Drainage	12,903	8,689	5,300	10,427	4,344	0.00	0.00	0.00
<b>GRAND TOTAL MUNICIPAL WIDE</b>	<b>18,865</b>	<b>12,703</b>	<b>7,749</b>	<b>15,245</b>	<b>6,351</b>	<b>9.51</b>	<b>4.00</b>	<b>6.81</b>
<b>GRAND TOTAL MUNICIPAL + URBAN</b>	<b>25,196</b>	<b>16,966</b>	<b>10,349</b>	<b>20,361</b>	<b>8,483</b>	<b>16.16</b>	<b>6.73</b>	<b>11.52</b>
<b>GRAND TOTAL MUNICIPAL + CAMPDEN</b>	<b>31,768</b>	<b>21,392</b>	<b>13,049</b>	<b>25,672</b>	<b>10,695</b>	<b>9.51</b>	<b>4.00</b>	<b>6.81</b>

# 1. Introduction

## 1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (s.10) and, accordingly, recommends new D.C.s and policies for the Town of Lincoln.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2018. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Lincoln's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.

## 1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A., has been scheduled for June 18, 2018. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C.s.

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	July 16, 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

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## **1.3 Changes to the D.C.A.: The Smart Growth for Our Communities Act, 2015 (Bill 73)**

With the amendment of the D.C.A. (as a result of Bill 73 and Ontario Regulation (O.Reg.) 428/15), there are a number of areas that must be addressed to ensure that the Town is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Town's Background Study and how they have been dealt with to ensure compliance with the amended legislation.

### **1.3.1 Area Rating**

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.

### **1.3.2 Asset Management Plan for New Infrastructure**

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

### **1.3.3 60-Day Circulation of D.C. Background Study**

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on May 17, 2018 to ensure the new requirements for release of the study is met.

### **1.3.4 Timing of Collection of D.C.s**

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Town's present process. However, there may be instances where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Town may enter into a delayed payment agreement in order to capture the full development.

### **1.3.5 No Additional Levies**

Bill 73 provided the "no additional levies" clause which provides that a municipality cannot request developers construct additional infrastructure that is not defined as a local service. These works must be clearly defined in the municipality's Local Service Policy. The Town's Local Service Policy has been updated as part of this study process and is provided in Appendix E.

### **1.3.5 Other Changes**

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which Transit D.C. service standards are calculated and the inclusion of Waste Diversion; however, these sections do not impact the Town's D.C.

## 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, 2017.

**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	6,436	4,672	4,183	2,824	4.19
Parking Spaces	46	33	29	19	0.03
Fire Protection Services	686	499	447	301	0.45
Outdoor Recreation Services	538	391	350	237	0.05
Indoor Recreation Services	1,734	1,259	1,127	761	0.16
Library Services	329	240	214	144	0.03
Administration	616	448	400	270	0.41
<b>Subtotal (Municipal-Wide)</b>	<b>10,385</b>	<b>7,542</b>	<b>6,750</b>	<b>4,556</b>	<b>5.32</b>
Stormwater Drainage	2,525	1,833	1,641	1,109	1.52
Wastewater Services	1,123	816	730	494	0.68
Water Services	1,252	910	815	551	0.75
<b>Subtotal (Area Specific - Urban)</b>	<b>4,900</b>	<b>3,559</b>	<b>3,186</b>	<b>2,154</b>	<b>2.95</b>
<b>Total (Municipal &amp; Urban Specific)</b>	<b>15,285</b>	<b>11,101</b>	<b>9,936</b>	<b>6,710</b>	<b>8.27</b>
<u>Area Specific (Campden)</u>					
Stormwater Drainage	10,440	7,582	6,788	4,583	-
<b>Total (Municipal &amp; Campden)</b>	<b>20,825</b>	<b>15,124</b>	<b>13,538</b>	<b>9,139</b>	<b>5.32</b>

### 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.



In addition to the services noted above, the Town also has an area-specific stormwater drainage charge for the area of Campden.

### **2.3 Timing of D.C. Calculation and Payment**

D.C.s are payable at the time of building permit issuance and are collected by the Town of Lincoln Building Department. Council may enter into agreements providing for payment of the D.C. before or after it would otherwise be payable.

### **2.4 Indexing**

Rates shall be indexed annually on June 1<sup>st</sup> of each year by the percentage change recorded in the average annual Non-Residential Construction Price Index produced by Statistics Canada.

### **2.5 Redevelopment Allowance**

In the case of the re-development involving the demolition and replacement of all or part of a building or structure:

- (1) a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the last five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued;
- (2) if a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable; and
- (3) if a development or redevelopment involves the demolition of a replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable.

provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

### **2.6 Exemptions**

The following exemptions are provided under By-law 2014-37:

- 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.

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## **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 time horizon.

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

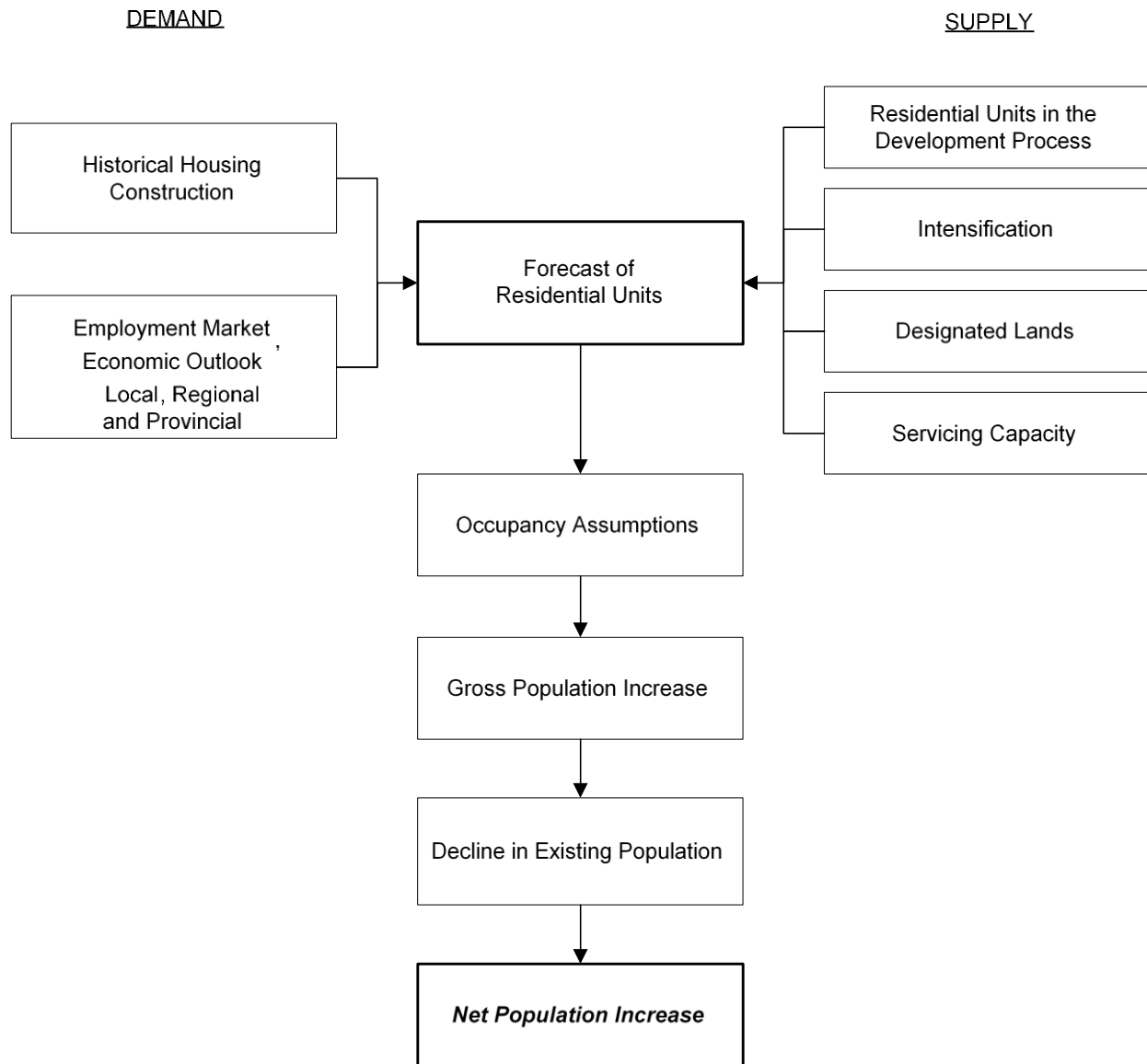
The D.C. growth forecast has been derived from the draft Niagara Region Municipal Comprehensive Review (MCR) Strategic Growth Option, 2017 prepared by Hemson Consulting Ltd. In compiling the growth forecast, the following information sources were also consulted to help assess residential and non-residential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

- Draft Niagara Region MCR, 2017 prepared by Hemson Consulting Ltd.;
- 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.

**Figure 3-1  
Population and Household Forecast Model**



As identified in Table 3-1 and Schedule 1, the Town's population is anticipated to reach approximately 27,180 by 2028, 29,780 by 2038 and 30,820 at buildout (2041). This represents an increase of 2,930 persons, 5,530 persons and 6,560 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 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 29% low density (single detached and semi-detached), 38% medium density (multiples except apartments) and 33% 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 by area within the Town is summarized below.
  - Beamsville Urban Area                      65%
  - Remaining Urban Areas                      26%
  - Rural    9%

**Table 3-1  
Town of Lincoln  
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (PPU): Total Population/ Total Households	Persons in Private Households/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households			
Historical	<i>Mid 2006</i>	22,290	21,722	777	20,945	6,220	840	530	90	7,680	706	2.828	2.727
	<i>Mid 2011</i>	23,080	22,490	782	21,708	6,675	915	480	75	8,145	711	2.761	2.665
	<i>Mid 2016</i>	24,410	23,787	837	22,950	6,985	1,160	505	60	8,710	761	2.731	2.635
Forecast	<i>Early 2018</i>	24,870	24,244	848	23,396	7,094	1,229	519	60	8,902	771	2.723	2.628
	<i>Early 2028</i>	27,880	27,177	956	26,221	7,532	1,729	904	60	10,225	869	2.658	2.564
	<i>Early 2038</i>	30,550	29,775	1,047	28,728	7,881	2,252	1,421	60	11,614	952	2.564	2.474
	<i>Buildout (2041)</i>	31,590	30,819	1,084	29,735	8,078	2,417	1,480	60	12,035	985	2.561	2.471
Forecast	<b>Mid 2006 - Mid 2011</b>	<b>790</b>	<b>768</b>	<b>5</b>	<b>763</b>	<b>455</b>	<b>75</b>	<b>-50</b>	<b>-15</b>	<b>465</b>	<b>5</b>		
	<b>Mid 2011 - Mid 2016</b>	<b>1,330</b>	<b>1,297</b>	<b>55</b>	<b>1,242</b>	<b>310</b>	<b>245</b>	<b>25</b>	<b>-15</b>	<b>565</b>	<b>50</b>		
	<b>Mid 2016 - Early 2018</b>	<b>460</b>	<b>457</b>	<b>11</b>	<b>446</b>	<b>109</b>	<b>69</b>	<b>14</b>	<b>0</b>	<b>192</b>	<b>10</b>		
	<b>Early 2018 - Early 2028</b>	<b>3,010</b>	<b>2,934</b>	<b>108</b>	<b>2,825</b>	<b>438</b>	<b>500</b>	<b>385</b>	<b>0</b>	<b>1,323</b>	<b>98</b>		
	<b>Early 2018 - Early 2038</b>	<b>5,680</b>	<b>5,531</b>	<b>199</b>	<b>5,333</b>	<b>787</b>	<b>1,023</b>	<b>902</b>	<b>0</b>	<b>2,712</b>	<b>181</b>		
	<b>Early 2018 - Buildout (2041)</b>	<b>6,720</b>	<b>6,575</b>	<b>236</b>	<b>6,339</b>	<b>984</b>	<b>1,188</b>	<b>961</b>	<b>0</b>	<b>3,133</b>	<b>214</b>		

Source: 2018-2038 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 and has been informed by vacant residential unit data received from the Town of Lincoln.

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.

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### 3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Roads and fire services utilize a long-term forecast period.

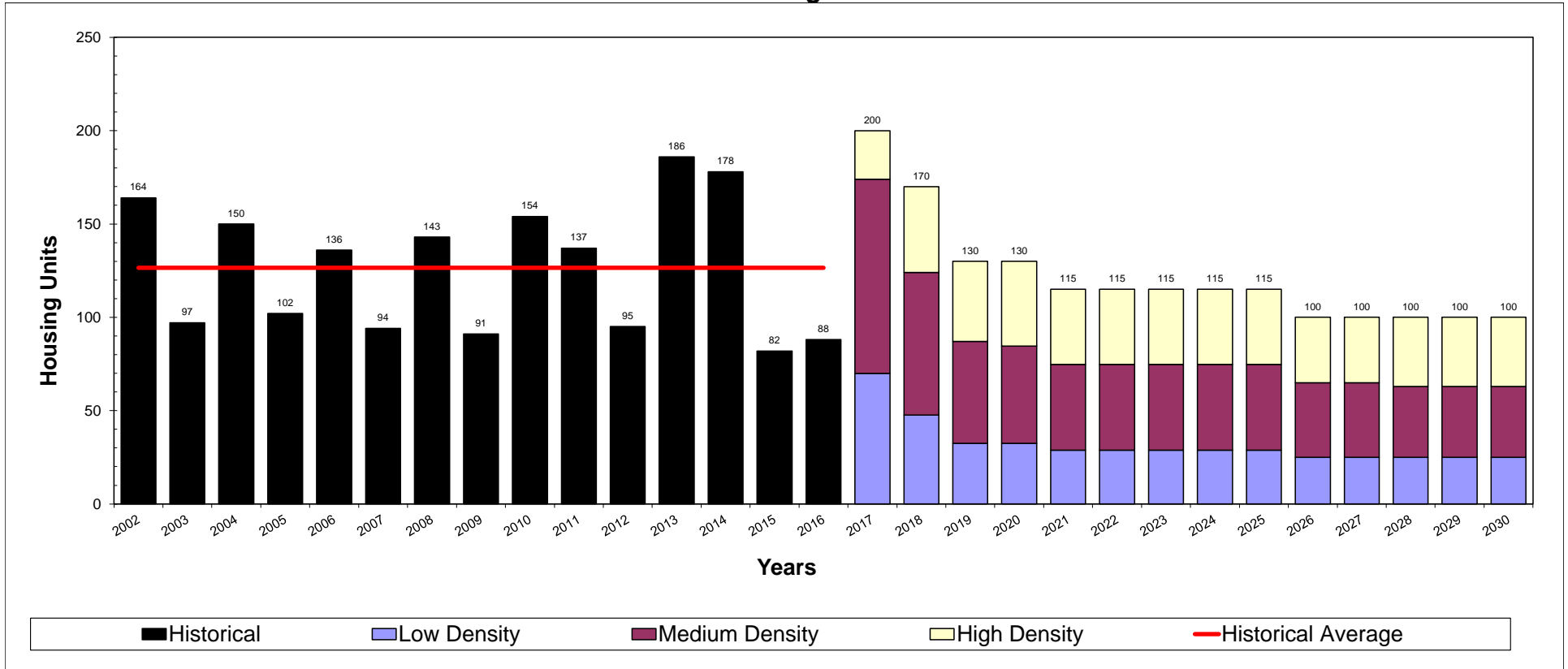
### 4. Population in New Units (Appendix A - Schedules 2 through 6)

- The number of housing units to be constructed in the Town of Lincoln during the short-term and long-term periods is presented on Figure 3-2. Over the 20-year and buildout forecast periods, the Town is anticipated to average 136 housing units annually.
- Population in new units is derived from Schedules 3, 4, 5 and 6, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit by dwelling type for new units.
- Schedule 8 summarizes the average number of persons per unit (P.P.U.) for the new permanent residential housing units by age and type of dwelling, based on 2016 custom Census data. P.P.U. data for low- and medium-density dwelling units was derived based on 2016 Census data for the Town of Lincoln as outlined in Schedule 8a. Due to data limitations, high-density P.P.U.s were derived from Niagara Region as outlined in Schedule 8b. The 20-year average P.P.U.'s by dwelling type are as follows:
  - Low density: 2.974
  - Medium density: 2.402
  - High density: 1.714

### 5. Existing Units and Population Change (Appendix A - Schedules 2 through 6)

- Existing households as of 2018 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and 2018, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2018 to buildout (2041) forecast period is estimated at approximately 1,090.

**Figure 3-2  
Town of Lincoln  
Annual Housing Forecast<sup>1</sup>**



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.

<sup>1</sup> 1. Growth Forecast represents calendar year.



## 1. Employment (Appendix A, Schedules 10a, 10b and 10c)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- The Town's 2016<sup>1</sup> employment base by place of work is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 1,150 primary (approx. 12%);
  - 1,150 work at home employment (approx. 12%);
  - 2,690 industrial (approx. 27%);
  - 2,680 commercial/population-related (approx. 28%); and
  - 1,940 institutional (approx. 21%).
- The 2016 employment base by usual place of work, including work at home, is approximately 9,600 jobs. An additional 1,280 jobs have been identified for Town of Lincoln as having no fixed place of work (N.F.P.O.W.).<sup>2</sup> The total employment including N.F.P.O.W. in 2016 is 10,890. As of Early 2018 the Town's total employment base is estimated at 11,090.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C.A. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and G.F.A. in the retail and accommodation sectors generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation. Accordingly, work-at-home and N.F.P.O.W. employees have been removed from the D.C. employment forecast and calculation.

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<sup>1</sup> 2016 Employment is based on Statistics Canada 2016 Places of Work Employment dataset.

<sup>2</sup> Statistics Canada defines "No Fixed Place of Work" (N.F.P.O.W.) 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."

- Total employment for Town of Lincoln (excluding work at home and no fixed place of work employment) is anticipated to reach approximately 10,720 by 2038 and 11,220 by buildout. This represents an employment increase of 2,130 and 2,630 additional jobs over the 20-year and buildout forecast periods, respectively.

6. Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.)), Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:<sup>1</sup>
  - 1,200 sq.ft. per employee for industrial;
  - 495 sq.ft. per employee for urban commercial/population-related;
  - 545 sq.ft. per employee for rural commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental non-residential G.F.A. increase is anticipated to be approximately 695,000 sq.ft. over the 10-year forecast period, 1,333,000 sq.ft. over the 20-year period and 1,874,000 sq.ft. at buildout.
- In terms of percentage growth, the incremental G.F.A. forecast at buildout by sector is broken down as follows:
  - industrial – approx. 35%;
  - commercial/population-related – approx. 47%; and
  - institutional – approx. 18%.

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<sup>1</sup> Based on Watson & Associates Economists Ltd. employment surveys.

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## **4. The Approach to Calculation of the Charge**

### **4.1 Introduction**

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

### **4.2 Services Potentially Involved**

Table 4-1 lists the full range of Town service categories which are provided within the Town.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

### **4.3 Increase in the Need for Service**

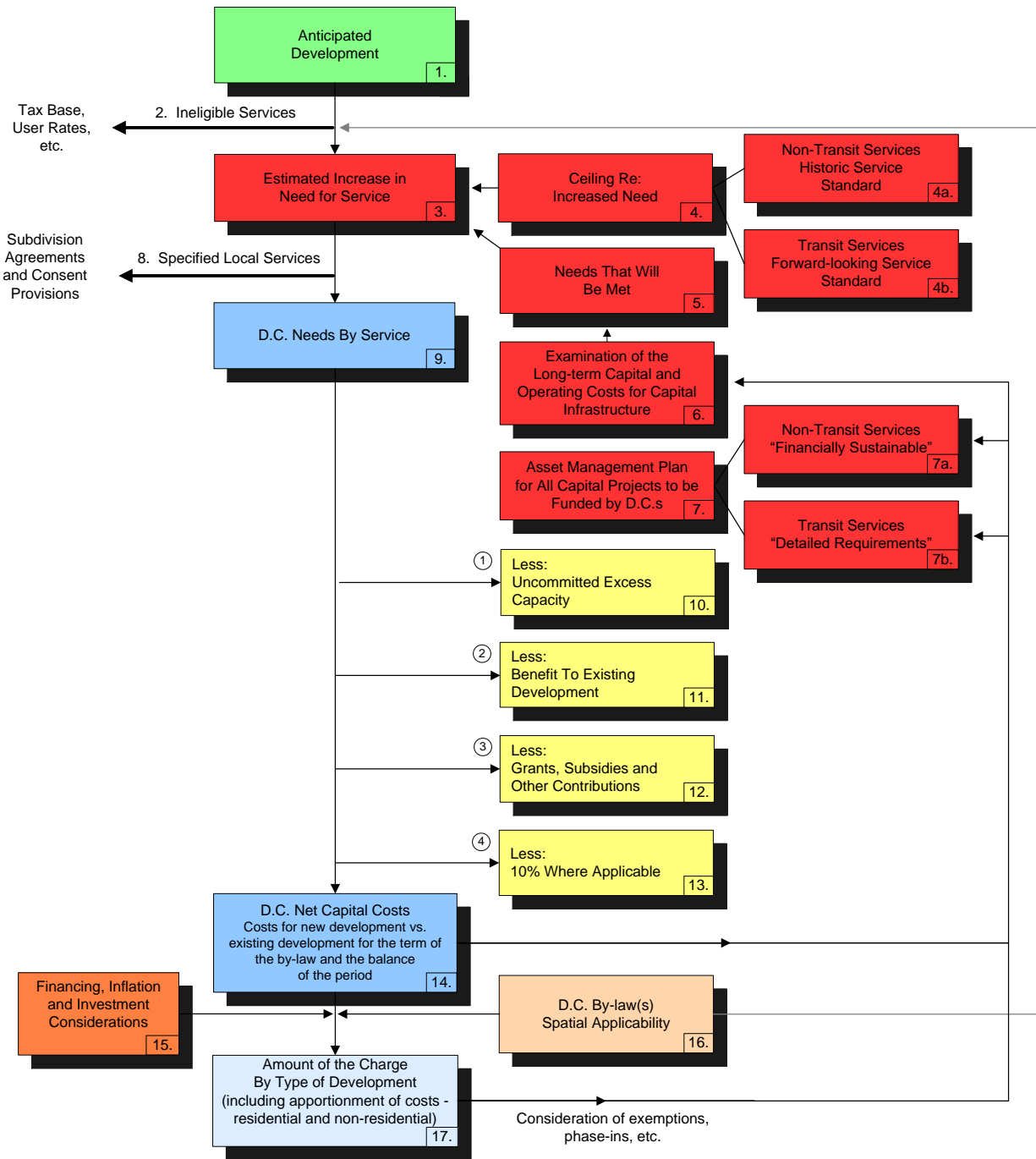
The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Town Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.

### **4.4 Local Service Policy**

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.

**Figure 4-1**  
**The Process of Calculating a D.C. under the D.C.A.**

The Process of Calculating a Development Charge under the Act that must be followed



**Table 4-1**  
**Categories of Municipal Services to be Addressed as Part of the Calculation**

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	Yes	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	Yes	3.2 Channel connections	100
	Yes	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100

<sup>1</sup>with 7+ year life time

\*same percentage as service component to which it pertains  
computer equipment excluded throughout

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles <sup>1</sup>	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	n/a	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment <sup>1</sup>	100

<sup>1</sup>with 7+ year life time

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	n/a	11.1 Supply and Storage	100
	n/a	11.2 Treatment plants	100
	Yes	11.3 Distribution systems	100
	n/a	11.4 Local systems	0
	Yes	11.5 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment <sup>1</sup>	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock <sup>1</sup>	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles <sup>1</sup>	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles <sup>1</sup>	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles <sup>1</sup>	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a	20.1 Ambulance station space	90
	n/a	20.2 Vehicles <sup>1</sup>	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

<sup>1</sup>with 7+ year life time

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost	0-100
	Yes	23.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup>with a 7+ year life time

<sup>2</sup>same percentage as service component to which it pertains

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

## 4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.



These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Town Council must indicate "...that it intends to ensure that such an increase in need will be met" (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the Town's approved and proposed capital budgets and master servicing/needs studies.

#### **4.6 Treatment of Credits**

Section 8 para. 5 of O.Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations have been included in the D.C. calculations.

#### **4.7 Eligible Debt and Committed Excess Capacity**

Section 66 of the D.C.A. states that, for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98

indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges; for example, this may have been done as part of previous D.C. processes. It is noted that projects which have been debentured to-date and to which the principal and interest costs need to be recovered are included within the capital detail sheets.

#### **4.8 Existing Reserve Funds**

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

For services which are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed, once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Town spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Town will use these reserve funds for the Town’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Town’s D.C. Reserve Fund Balance by service at December 31, 2017 is shown below:

<b>Service</b>	<b>Totals</b>
Services Related to a Highway	\$6,333,204
Parking	\$41,312
Fire Protection Services	(\$592,540)
Outdoor Recreation Services	\$2,311,741
Indoor Recreation Services	(\$1,551,575)
Library Services	\$310,554
Administration	\$43,086
Stormwater Drainage	\$316,891
Wastewater Services	\$251,861
Water Services	\$949,881
<b>Total</b>	<b>\$8,414,413</b>

Note: Amounts in brackets are deficit balances.

## 4.9 Deductions

The D.C.A. potentially requires that five deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

### 4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study..." O.Reg. 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they

produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

#### ***4.9.2 Reduction for Uncommitted Excess Capacity***

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

"Excess capacity" is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

#### ***4.9.3 Reduction for Benefit to Existing Development***

Section 5(1)6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development included the following:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### ***4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions***

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

#### **4.9.5 The 10% Reduction**

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police, fire protection, and transit services. The primary services to which the 10% reduction does apply include services such as parks, and recreation facilities.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

#### **4.10 Municipal-Wide vs. Area Rating**

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in Section 7.4.4.

#### **4.11 Allocation of Development**

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

#### **4.12 Asset Management**

The new legislation now requires that a D.C. Background Study must include an Asset Management Plan (s. 10 (2)c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services (as noted in the subsequent subsection) however, are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality’s existing assumptions, approaches and policies on the asset management planning. This examination has been included in Appendix F.

## 4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
  - 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
  - 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
  - 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
  - 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
  - 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per 6.1(2) of the Regulations):
  - 1. The service is a discrete service.

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 does not currently, and in the near future, does not intend to provide transit services. Therefore, the above calculations and reporting requirements are not required.



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## 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 \$3,385,500. A deduction in the amount of \$550,625 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 \$2,629,662 and this amount has been included in the D.C. calculations.

These costs have been allocated 71% residential and 29% 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	Non-Residential Share
	2018-2027										71%	29%	
1	Planning and Development Study	2020	218,000	-		218,000	109,000		109,000	10,900	98,100	69,651	28,449
2	Development Charges Study	2018	45,000	-		45,000	-		45,000	4,500	40,500	28,755	11,745
3	Development Charges Study	2022	45,000	-		45,000	-		45,000	4,500	40,500	28,755	11,745
4	Official Plan Update	2021	131,900	-		131,900	32,975		98,925	9,893	89,033	63,213	25,819
5	Vineland/Jordan I/I Sanitary Study	2021	120,000	-		120,000	-		120,000	-	120,000	85,200	34,800
6	Zoning By-law Update	2019	109,900	-		109,900	27,475		82,425	8,243	74,183	52,670	21,513
7	Zoning By-law Update	2023	83,000	-		83,000	20,750		62,250	6,225	56,025	39,778	16,247
8	Bartlett Rd #26 Bridge Design Study	2020	38,500	-		38,500	-		38,500	-	38,500	27,335	11,165
9	Water Modeling Study	2019	71,500	-		71,500	35,750		35,750	-	35,750	25,383	10,368
10	Beamsville I/I Study Phase 2	2019-2024	200,000	-		200,000	50,000		150,000	15,000	135,000	95,850	39,150
11	Bartlett Creek Study	2019-2020	82,400	-		82,400	-		82,400	8,240	74,160	52,654	21,506
12	Roads Needs Study	2018-2022	87,900	-		87,900	-		87,900	-	87,900	62,409	25,491
13	Engineering Design Standards	2019	49,500	-		49,500	-		49,500	4,950	44,550	31,631	12,920
14	Storm Drainage Policies	2019-2020	49,500	-		49,500	-		49,500	-	49,500	35,145	14,355
15	Prudhommes Community Improvement Plan	2018	70,000	-		70,000	35,000		35,000	3,500	31,500	22,365	9,135
16	Agricultural Area Community Improvement Plan	2018	109,900	-		109,900	54,950		54,950	5,495	49,455	35,113	14,342
17	Sanitary Sewer Modelling Update Study	2020	120,000	-		120,000	-		120,000	-	120,000	85,200	34,800
18	Industrial Community Improvement Plan	2018	66,000	-		66,000	-		66,000	6,600	59,400	42,174	17,226
19	Prudhommes Secondary Plan	2018	192,400	-		192,400	-		192,400	19,240	173,160	122,944	50,216
20	Gateway Design	2019	66,000	-		66,000	-		66,000	6,600	59,400	42,174	17,226
21	Streetscape Study - Intensification Corridor	2019	131,900	-		131,900	-		131,900	-	131,900	93,649	38,251
22	Master Drainage Plan Update	2020-2021	219,900	-		219,900	-		219,900	-	219,900	156,129	63,771
23	Transportation Master Plan	2018-2019	219,900	-		219,900	-		219,900	-	219,900	156,129	63,771
24	Food Industry Planning Study	2019	50,000	-		50,000	25,000		25,000	2,500	22,500	15,975	6,525
25	Parks, Recreation, and Culture Master Plan	2018	219,900	-		219,900	54,975		164,925	16,493	148,433	105,387	43,045
26	Employment Lands Study	2018	70,000	-		70,000	-		70,000	7,000	63,000	44,730	18,270
27	Transit Study	2017-2019	100,000	-		100,000	50,000		50,000	-	50,000	35,500	14,500
28	Storm Water Management Facility Service Program	2019	120,000	-		120,000	36,000		84,000	-	84,000	59,640	24,360
29	Beamsville High School Lands Secondary Plan	2019-2021	122,500	-		122,500	-		122,500	12,250	110,250	78,278	31,973
30	Financial Sustainability Plan	2018	25,000	-		25,000	-		25,000	2,500	22,500	15,975	6,525
31	Stormwater Fee Study	2019-2020	75,000	-		75,000	18,750		56,250	-	56,250	39,938	16,313
32	Provision for Growth Studies	2018-2023	75,000	-		75,000	-		75,000	7,500	67,500	47,925	19,575
33	Reserve Fund Adjustment		-	-		-	43,086		(43,086)	-	(43,086)	(30,591)	(12,495)
	<b>Total</b>		<b>3,385,500</b>	<b>-</b>	<b>-</b>	<b>3,385,500</b>	<b>593,711</b>	<b>-</b>	<b>2,791,789</b>	<b>162,128</b>	<b>2,629,662</b>	<b>1,867,060</b>	<b>762,602</b>

### **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 \$3,973,135.

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 \$5,282,100 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 \$3,344,219 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	375,000		125,000	125,000		-	-	-	-	-
7	Hilary Bald Park	2023	1,020,000	255,000		765,000	765,000		-	-	-	-	-
8	Meadowood Park	2020-2021	500,000	375,000		125,000	125,000		-	-	-	-	-
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	382,500		127,500	127,500		-	-	-	-	-
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)
	<b>Total</b>		<b>15,561,800</b>	<b>5,282,100</b>	<b>-</b>	<b>10,279,700</b>	<b>6,307,041</b>	<b>-</b>	<b>3,972,659</b>	<b>628,440</b>	<b>3,344,219</b>	<b>3,177,008</b>	<b>167,211</b>

### **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 \$3,555,421 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, \$12,155,305 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 \$3,500,393 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.

Town of Lincoln  
Service Indoor Recreation Facilities

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	Prudhommes Municipal Facility	2023	604,600	604,600		-	-		-	-	-	-	-
2	New Office Space	2020	1,525,000	751,825		773,175	762,500		10,675	1,068	9,608	9,127	480
3	Jordan Multi-Purpose Space	2019-2023	17,500,000	8,750,000		8,750,000	8,750,000		-	-	-	-	-
4	Fleming Centre Land Deventure - Principal	2018-2023	820,719	-		820,719	-		820,719	-	820,719	779,683	41,036
5	Fleming Centre Land Deventure - Interest (Discounted)	2018-2023	40,133	-		40,133	-		40,133	-	40,133	38,127	2,007
6	Fleming Centre Construction Deventure - Principal	2018-2046	2,665,614	1,746,437		919,177	-		919,177	-	919,177	873,218	45,959
7	Fleming Centre Construction Deventure - Interest (Discounted)	2018-2046	461,625	302,444		159,181	-		159,181	-	159,181	151,222	7,959
8	Reserve Fund Balance	reserve	1,551,575	-		1,551,575	-		1,551,575	-	1,551,575	1,473,996	77,579
<b>Total</b>													
			<b>25,169,266</b>	<b>12,155,305</b>	<b>-</b>	<b>13,013,960</b>	<b>9,512,500</b>	<b>-</b>	<b>3,501,460</b>	<b>1,068</b>	<b>3,500,393</b>	<b>3,325,373</b>	<b>175,020</b>

#### **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 \$648,590.

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 \$170,524.

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.







## 5.3 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 \$143.9 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 \$61,468,688. 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 \$23,723,287 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 \$3,213,843.

The Town has identified new operations space, additional vehicles and equipment based on the forecasted growth, amounting to \$10,607,500. Of this amount, \$909,600 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 \$3,210,936.

These costs have been allocated 72% residential and 28% 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 72%	Non-Residential Share 28%
1	19th St. (Glen Elgin South Leg to King Street)	2029-2031	1,874,300	937,150		937,150	562,290		374,860	269,899	104,961
2	23rd St (Culp to Menno)	2018-2023	2,003,700	-		2,003,700	601,110		1,402,590	1,009,865	392,725
3	4th Ave (19th St. to Jordan Rd.)	2030	1,999,200	999,600		999,600	599,760		399,840	287,885	111,955
4	Aberdeen Rd. (King to Hillside)	2019-2020	535,900	-		535,900	267,950		267,950	192,924	75,026
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	1,674,000	651,000
6	Bartlett Rd. (Union Rd.to S. Service Rd)	2025-2028	3,600,000	900,000		2,700,000	1,800,000		900,000	648,000	252,000
7	Campden Rd (Fly Rd to North Urban Boundary)	2024-2027	549,800	-		549,800	137,450		412,350	296,892	115,458
8	Campden Rd (Fly Rd to South Urban Boundary)	2024-2027	999,600	-		999,600	249,900		749,700	539,784	209,916
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	848,232	329,868
11	Highland Park Dr. (Elizabeth to Glenwood)	2025-2027	1,178,100	-		1,178,100	589,050		589,050	424,116	164,934
12	Hillside Dr. (Ashby to Aberdeen)	2019-2020	949,600	-		949,600	284,880		664,720	478,598	186,122
13	Hillside Dr. (Mountain to Ashby)-top asph	2018	91,800	-		91,800	27,540		64,260	46,267	17,993
14	Culp Rd Road Reconstruction (Twenty Third to Victoria)	2018-2020	51,000	-		51,000	25,500		25,500	18,360	7,140
15	Lincoln Av Road Reconstruction (Oakwood to Greenlane)	2020-2022	2,692,800	-		2,692,800	1,346,400		1,346,400	969,408	376,992
16	Greenlane Road Reconstruction (Lincoln to Ontario)	2020-2024	2,472,500	-		2,472,500	1,236,250		1,236,250	890,100	346,150
17	Jordan Village Improvements Road Reconstruction	2019-2022	7,380,000	-		7,380,000	2,435,400		4,944,600	3,560,112	1,384,488
18	Elizabeth St Road Reconstruction/Utilities (Mountain to Highland Park Dr)	2019-2020	1,266,800	-		1,266,800	380,040		886,760	638,467	248,293
19	King St Sidewalks & Streetscape (Vineland) (Town's Share)	2021-2023	979,200	-		979,200	881,280		97,920	70,502	27,418
20	Ritterhouse Rd Road Reconstruction (King to Victoria)	2021-2022	1,924,200	-		1,924,200	962,100		962,100	692,712	269,388
21	Menno St Road Reconstruction (Twenty Third to Victoria)	2027-2030	1,124,600	281,150		843,450	562,300		281,150	202,428	78,722
22	Greenlane Reconstruction (Lincoln Ave to King St./Durham Rd.)	2020-2021	1,140,300	-		1,140,300	285,075		855,225	615,762	239,463
23	Lincoln Ave Upgrade (Greenlane to South Service Rd)	2024-2026	627,200	-		627,200	156,800		470,400	338,688	131,712
24	Durham Rd Upgrade to Industrial Standard (King St to South Service Rd)	2020-2021	798,300	-		798,300	199,575		598,725	431,082	167,643

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 72%	Non-Residential Share 28%
25	Union Rd Upgrade to Industrial Standard (Bartlett Rd to Ontario St)	2021-2023	1,096,500	-		1,096,500	877,200		219,300	157,896	61,404
26	Provision for road improvements as a result of agri-tourism	2018-2036	3,060,000	-		3,060,000	-		3,060,000	2,203,200	856,800
27	Hixon Street Road Reconstruction (Hillside to South Limits)	2029-2031	1,124,600	562,300		562,300	281,150		281,150	202,428	78,722
28	Red Maple Ave Road Reconstruction (Bridgeport Dr to Jordan Road)	2018-2021	1,599,400	-		1,599,400	527,802		1,071,598	771,551	300,047
29	North Service Road Sidewalk & Streetscaping (Urban Boundary to Victoria Avenue) (Town Share)	2020-2022	994,500	-		994,500	-		994,500	716,040	278,460
30	Lincoln Avenue Road Reconstruction (King Street - South to Urban Limits)	2018-2021	1,899,200	-		1,899,200	949,600		949,600	683,712	265,888
31	23rd Street (Menno St to King St)	2028-2031	1,970,600	985,300		985,300	985,300		-	-	-
32	Enhanced Road Directional Signage	2019-2020	81,600	-		81,600	40,800		40,800	29,376	11,424
	<b>Traffic Lights</b>										
33	Greenlane @ Cedarbrook Dr.	2025	153,000	-		153,000	15,300		137,700	99,144	38,556
34	Bartlett Rd. @ John St.	2025	153,000	-		153,000	15,300		137,700	99,144	38,556
35	Greenlane @ Lincoln Ave.	2025	153,000	-		153,000	15,300		137,700	99,144	38,556
36	Greenlane @ Garden Gate Terrace	2025	153,000	-		153,000	15,300		137,700	99,144	38,556
	<b>Sidewalks</b>										
37	Glendale W/S - King to Rittenhouse	2029	22,000	-		22,000	11,000		11,000	7,920	3,080
38	Ontario St. E/S - SSR to Greenlane	2021	107,100	-		107,100	10,710		96,390	69,401	26,989
39	Mountain St Sidewalk Construction (Cassandra to Hillside)	2021	61,200	-		61,200	55,080		6,120	4,406	1,714
40	Victoria Ave Sidewalk Replacement (West Side Frederick to CNR Tracks)	2020	120,900	-		120,900	60,450		60,450	43,524	16,926
41	King St Sidewalk Construction North Side (Cherry Heights to Bartlett)	2023	47,300	-		47,300	4,730		42,570	30,650	11,920
42	Miller Av Sidewalk Construction West Side (Menno to North Limit)	2023	24,200	-		24,200	12,100		12,100	8,712	3,388
43	South Service Road (Go Bus Stop Parking Lot to Ontario)	2018	66,300	-		66,300	-		66,300	47,736	18,564
44	Edelheim Road Sidewalk Construction (Extension from existing to Hixon)	2027	17,300	-		17,300	-		17,300	12,456	4,844
45	King Street Construction South Side (Urban Limit to Nineteenth Street)	2020	38,800	-		38,800	-		38,800	27,936	10,864

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 72%	Non-Residential Share 28%
<b>Bridges</b>											
46	Bartlett Rd #26 Bridge Replacement (Primary Road)	2019-2022	504,900	-		504,900	126,225		378,675	272,646	106,029
47	Greenlane #25 Bridge Widening crossing pedesrians/cyclists/traffic	2021	357,000	-		357,000	35,700		321,300	231,336	89,964
48	Seventeenth St #07 Bridge Replacement	2023	714,000	-		714,000	642,600		71,400	51,408	19,992
49	Eleventh St #20109 Bridge Replacement	2025	357,000	-		357,000	321,300		35,700	25,704	9,996
50	Victoria Bridge Debt - Principal	2018-2021	326,849	-		326,849	-		326,849	235,331	91,518
51	Victoria Bridge Debt - Interest (Discounted)	2018-2021	15,139	-		15,139	-		15,139	10,900	4,239
<b>Culverts</b>											
52	Lincoln Ave #20023 Culvert Widening crossing pedesrians/cyclists/traffic	2021	81,600	-		81,600	8,160		73,440	52,877	20,563
53	Lincoln Ave #20022 Culvert Replacement	2024	132,600	-		132,600	119,340		13,260	9,547	3,713
54	John St #20072 Culvert Replacement	2024	142,800	-		142,800	128,520		14,280	10,282	3,998
55	John St #20032 Culvert Replacement	2026	107,100	-		107,100	96,390		10,710	7,711	2,999
56	John St #20073 Culvert Replacement	2026	132,600	-		132,600	119,340		13,260	9,547	3,713
57	Mountainview Rd #20016 Culvert Replacement	2026	153,000	-		153,000	137,700		15,300	11,016	4,284
58	Honsberger Ave #20204 Culvert Replacement	2027	76,500	-		76,500	68,850		7,650	5,508	2,142
<b>Credits</b>											
59	Grandview Heights		10,100	-		10,100	-		10,100	7,272	2,828
60	Lincoln Square		197,200	-		197,200	-		197,200	141,984	55,216
61	Reserve Fund Balance	reserve	-	-		-	6,333,204		(6,333,204)	(4,559,907)	(1,773,297)
<b>Total</b>			<b>61,468,688</b>	<b>6,990,500</b>	<b>-</b>	<b>54,478,188</b>	<b>30,754,901</b>	<b>-</b>	<b>23,723,287</b>	<b>17,080,767</b>	<b>6,642,520</b>



### **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 \$1,882,863.

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 \$1,784,854, 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 \$281,030 for small equipment and gear.

Based on the information above, the combined service standard ceiling for Fire services is \$3,948,747 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 \$7,793,685 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 \$3,927,695 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 72% being allocated to residential development and 28% being allocated to non-residential development.



Town of Lincoln  
 Service: Fire Services

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 72%	Non-Residential Share 28%
	2018-2037										
1	Fire Station 1 - Additional Space - Unfunded Portion	2018	100,000	-		100,000	25,000		75,000	54,000	21,000
2	Replace and Expand Fire Station (Campden)	2018	2,000,000	440,000		1,560,000	870,210		689,790	496,649	193,141
3	Replace and Expand Fire Station & EOC (Vineland/Prudhommes)	2020	6,266,000	4,386,200		1,879,800	1,220,800		659,000	474,480	184,520
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	35,604	13,846
6	Additional Aerial Truck (Prudhommes)	2021	1,539,000	-		1,539,000	-		1,539,000	1,108,080	430,920
7	Additional Pumper (Beamsville South)	2022	714,500	521,585		192,915	-		192,915	138,899	54,016
8	Additional Squad (Vineland)	2025	109,900	109,900		-	-		-	-	-
9	Additional SCBA (4)	2018	27,700	-		27,700	-		27,700	19,944	7,756
10	Additional Station Air Compressor	2019	60,500	-		60,500	-		60,500	43,560	16,940
11	Additional Auto Extrication Equipment	2022	30,300	-		30,300	-		30,300	21,816	8,484
12	Additional Thermal Imaging Camera	2022	11,500	-		11,500	-		11,500	8,280	3,220
13	Reserve Fund Adjustment		592,540	-		592,540	-		592,540	426,629	165,911
	<b>Total</b>		<b>16,222,840</b>	<b>7,793,685</b>	<b>-</b>	<b>8,429,155</b>	<b>4,501,460</b>	<b>-</b>	<b>3,927,695</b>	<b>2,827,941</b>	<b>1,099,755</b>

## **5.4 Service Levels and Urban Build-out Capital Costs for Lincoln's D.C. Calculation**

This section evaluates the development-related capital requirements for those services with urban build-out 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. A deduction in the amount of \$1,950,154 has been applied to recognize the portion of the works that will benefit the existing developments within the Town. 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 \$5,285,465 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 forecast period, resulting in 69% being allocated to residential development and 31% 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. Therefore, the net growth capital cost of \$9,327,056 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 forecast period, resulting in 69% being allocated to residential development and 31% 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 69%	Non-Residential Share 31%
	2018-Urban Buildout										
1	Green Lane (Sobeys to Urban Boundary)	2019-2020	233,200	-		233,200	25,132		208,068	143,567	64,501
2	North S Rd (Beacon to Jordan Rd)	*	816,000	-		816,000	87,948		728,052	502,356	225,696
3	Prudhommes Lakefront Gravity sewer & Upgrades	2019-2022	1,777,800	-		1,777,800	-		1,777,800	1,226,682	551,118
4	South Service Rd (Ont St to w.urban boundary)	2020	702,200	-		702,200	210,660		491,540	339,163	152,377
5	Twenty First and Main	*	65,100	-		65,100	7,022		58,079	40,074	18,004
6	Twenty Third Street (Menno to Culp)	2022	688,400	-		688,400	74,207		614,193	423,793	190,400
7	Combine Sewage Overflow Tank - Beamsville	2021	1,530,000	-		1,530,000	1,269,856		260,144	179,499	80,645
8	Victoria Av (Menno to Culp)	2021	675,500	-		675,500	72,809		602,691	415,857	186,834
9	Christie Dr (SSR to south of SSR)	2021	489,600	-		489,600	244,800		244,800	168,912	75,888
10	Union Rd (Ontario to Bartlett)	2019	716,000	-		716,000	358,000		358,000	247,020	110,980
11	Hinan Dr (Bartlett to East of Bartlett Rd)	2026	306,000	-		306,000	153,000		153,000	105,570	47,430
12	Ontario St (John to south of Friesen)	2023	1,326,000	-		1,326,000	663,000		663,000	457,470	205,530
13	William St (Robbie Burns to Ontario)	2025	586,500	-		586,500	293,250		293,250	202,343	90,908
14	Queen St (Mountain to King)	2020	494,700	-		494,700	247,350		247,350	170,672	76,679
15	Hixon St (King to Cherrywood)	2024	780,300	-		780,300	390,150		390,150	269,204	120,947
16	Arejay Ave (Arejay to John)	2024	387,600	-		387,600	193,800		193,800	133,722	60,078
17	Town Wide I/I Reduction Work Program	2018-2028	4,590,000	-		4,590,000	2,295,000		2,295,000	1,583,550	711,450
18	Reserve Fund Adjustment	Reserve	-	-		-	251,861		(251,861)	(173,784)	(78,077)
	<b>Total</b>		<b>16,164,900</b>	<b>-</b>	<b>-</b>	<b>16,164,900</b>	<b>6,837,844</b>	<b>-</b>	<b>9,327,056</b>	<b>6,435,669</b>	<b>2,891,387</b>

### **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 \$3,545,940 to recognize the benefit to growth outside the forecast period. Therefore, the net growth capital cost of \$7,927,677 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 period, resulting in 49% being allocated to residential development and 51% 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.





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## 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 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 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	3,884,562	4,043,115	1761	\$2,433,313	\$857,631	\$752,171	3.14	1.29	2.22
	3,884,562	4,043,115	1,761	\$2,433,313	\$857,631	\$752,171	3.14	1.29	2.22
2. <u>Wastewater Services</u>									
2.1 Sewers	6,435,669	2,891,387	2917	\$1,740,156	\$613,325	\$537,907	2.24	0.92	1.59
	6,435,669	2,891,387	2,917	\$1,740,156	\$613,325	\$537,907	2.24	0.92	1.59
3. <u>Water Services</u>									
3.1 Distribution systems	3,646,971	1,638,494	1653	\$986,113	\$347,559	\$304,821	1.27	0.52	0.90
	3,646,971	1,638,494	1,653	\$986,113	\$347,559	\$304,821	1.27	0.52	0.90
<b>TOTAL</b>	<b>\$13,967,201</b>	<b>\$8,572,997</b>	<b>\$6,331</b>	<b>\$5,159,583</b>	<b>\$1,818,514</b>	<b>\$1,594,900</b>	<b>\$6.65</b>	<b>\$2.73</b>	<b>\$4.71</b>
D.C.-Eligible Capital Cost	\$13,967,201	\$8,572,997		\$5,159,583	\$1,818,514	\$1,594,900			
Buildout Gross Population/GFA Growth (sq.ft.)	6,552	1,778,800		776,300	663,000	339,500			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,131.75	\$4.82		\$6.65	\$2.73	\$4.71			
<u>By Residential Unit Type</u>	<u>P.P.U.</u>								
Single and Semi-Detached Dwelling	2.97	\$6,331							
Apartments - 2 Bedrooms +	2.00	\$4,263							
Apartments - Bachelor and 1 Bedroom	1.22	\$2,601							
Other Multiples	2.40	\$5,116							
Special Care/Special Dwelling Units	1.00	\$2,132							

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

SERVICE	2018\$ D.C.-Eligible Cost		2018\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
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	-
<b>TOTAL</b>	<b>\$1,600,000</b>	<b>\$0</b>	<b>\$12,903</b>	<b>-</b>
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	17,080,767	6,642,520	7,995	\$4,815,166	\$461,245	\$1,366,109	5.87	2.46	4.20
4.2 Public Works Facilities and Vehicles	2,311,874	899,062	1,082	\$651,731	\$62,429	\$184,902	0.79	0.33	0.57
	19,392,641	7,541,583	9,077	5,466,896.91	523,674.69	1,551,011.02	6.66	2.79	4.77
5. <u>Fire Protection Services</u>									
5.1 Fire facilities, vehicles, and equipment	2,827,941	1,099,755	1,324	\$797,213	\$76,365	\$226,177	0.97	0.41	0.69
	2,827,941	1,099,755	1,324	797,212.73	76,365.10	226,176.89	0.97	0.41	0.69
<b>TOTAL</b>	<b>\$22,220,582</b>	<b>\$8,641,337</b>	<b>\$10,401</b>	<b>\$6,264,110</b>	<b>\$600,040</b>	<b>\$1,777,188</b>	<b>\$7.63</b>	<b>\$3.20</b>	<b>\$5.46</b>
D.C.-Eligible Capital Cost	\$22,220,582	\$8,641,337		\$6,264,110	\$600,040	\$1,777,188			
20-Year Gross Population/GFA Growth (sq.ft.)	6,345	1,332,800		819,500	187,800	325,500			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,502.06	\$6.48		\$7.63	\$3.20	\$5.46			
<u>By Residential Unit Type</u>									
	<u>P.P.U.</u>								
Single and Semi-Detached Dwelling	2.97	\$10,401							
Apartments - 2 Bedrooms +	2.00	\$7,004							
Apartments - Bachelor and 1 Bedroom	1.22	\$4,273							
Other Multiples	2.40	\$8,405							
Special Care/Special Dwelling Units	1.00	\$3,502							

**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	75,768	30,948	71	\$23,672	\$797	\$6,479	0.05	0.02	0.04
	75,768	30,948	71	23,671.65	797.36	6,478.56	0.05	0.02	0.04
7. <u>Outdoor Recreation Services</u>									
7.1 Parkland development, amenities & trails	3,177,008	167,211	2,982	\$127,899	\$4,308	\$35,004	0.27	0.11	0.19
	3,177,008	167,211	2,982	127,898.89	4,308.17	35,003.91	0.27	0.11	0.19
8. <u>Indoor Recreation Services</u>									
8.1 Recreation facilities	3,325,373	175,020	3,122	\$133,872	\$4,509	\$36,639	0.28	0.12	0.20
	3,325,373	175,020	3,122	133,871.71	4,509.36	36,638.57	0.28	0.12	0.20
9. <u>Library Services</u>									
9.1 Library facilities	426,234	22,433	400	\$17,159	\$578	\$4,696	0.04	0.02	0.03
9.2 Library materials	145,350	7,650	136	\$5,851	\$197	\$1,601	0.01	0.01	0.01
	571,584	30,083	536	23,010.61	775.09	6,297.64	0.05	0.03	0.04
10. <u>Administration</u>									
10.1 Studies	1,867,060	762,602	1,753	\$583,311	\$19,648	\$159,643	1.23	0.52	0.88
<b>TOTAL</b>	<b>\$9,016,793</b>	<b>\$1,165,863</b>	<b>\$8,464</b>	<b>\$891,763.49</b>	<b>\$30,038.35</b>	<b>\$244,061.59</b>	<b>\$1.88</b>	<b>\$0.80</b>	<b>\$1.35</b>
D.C.-Eligible Capital Cost	\$9,016,793	\$1,165,863		\$891,763.49	\$30,038.35	\$244,061.59			
10-Year Gross Population/GFA Growth (sq.ft.)	3,164	694,500		474,700	37,800	182,000			
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,849.81	\$1.68		\$1.88	\$0.80	\$1.35			
<u>By Residential Unit Type</u>	<u>P.P.U.</u>								
Single and Semi-Detached Dwelling	2.97	\$8,464							
Apartments - 2 Bedrooms +	2.00	\$5,700							
Apartments - Bachelor and 1 Bedroom	1.22	\$3,477							
Other Multiples	2.40	\$6,840							
Special Care/Special Dwelling Units	1.00	\$2,850							

**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 <sup>2</sup>	Industrial per ft <sup>2</sup>	Institutional per ft <sup>2</sup>
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Urban-wide Services Build-out	\$13,967,201	\$8,572,997	\$6,331	\$5,159,583	\$1,818,514	\$1,594,900	\$6.65	\$2.74	\$4.70
Municipal-wide Services 20 Year	\$22,220,582	\$8,641,337	\$10,401	\$6,264,110	\$600,040	\$1,777,188	\$7.64	\$3.20	\$5.46
Municipal-wide Services 10 Year	\$9,016,793	\$1,165,863	\$8,464	\$891,763	\$30,038	\$244,062	\$1.88	\$0.79	\$1.34
<b>TOTAL</b>	\$45,204,576	\$18,380,197	\$25,196	\$12,315,456	\$2,448,593	\$3,616,149	\$16.17	\$6.73	\$11.50
<b>CAMPDEN AREA- SPECIFIC</b>	\$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	0	3,400,037	3,538,814	
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	0	4,034,960	1,812,808	
3. Water Services									
3.1 Distribution systems	7,202,200	0	1,950,154	0	0	0	3,623,912	1,628,134	
4. Services Related to a Highway									
4.1 Roads	28,427,501	0	10,443,982	0	0	0	12,948,134	5,035,385	
4.2 Public Works Facilities and Vehicles	4,738,430	0	2,609,484	0	0	359,600	1,273,929	495,417	
5. Fire Protection Services									
5.1 Fire facilities, vehicles, and equipment	10,848,400	0	2,165,460	0	0	5,347,785	2,401,312	933,843	
6. Other Transportation Services									
6.1 Municipal parking spaces	788,250	0	394,125	0	8,224	311,888	52,550	21,464	
7. Outdoor Recreation Services									
7.1 Parkland development, amenities & trails	11,454,550	0	1,325,800	0	539,565	4,733,100	4,613,281	242,804	
8. Indoor Recreation Services									
8.1 Recreation facilities	16,781,556	0	7,762,500	0	1,068	8,105,080	867,263	45,645	
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	3,223,333	0	513,208	0	149,653	0	1,817,935	742,537	
<b>Total Expenditures &amp; Revenues</b>	<b>\$103,978,871</b>	<b>\$0</b>	<b>\$33,519,332</b>	<b>\$0</b>	<b>\$707,009</b>	<b>\$18,857,453</b>	<b>\$36,383,312</b>	<b>\$14,511,765</b>	



## **7. D.C. Policy Recommendations and D.C. By-law Rules**

### **7.1 Introduction**

s.s.5(1)9 states that rules must be developed:

“...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Town’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

### **7.2 D.C. By-law Structure**

**It is recommended that:**

- the Town uses a uniform Town-wide D.C. calculation for all Municipal services;
- water, wastewater, and stormwater services be imposed on the urban service areas of the Town;

- the Town uses an area-specific D.C. calculation for stormwater drainage for the Campden area; and
- one Municipal D.C. by-law be used for all services.

### **7.3 D.C. By-law Rules**

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with Section 6 of the D.C.A.

**It is recommended that the following sections provide the basis for the D.C.s:**

#### ***7.3.1 Payment in any Particular Case***

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b) the approval of a minor variance under Section 45 of the Planning Act;
- c) a conveyance of land to which a by-law passed under section 50(7) of the Planning Act applies;
- d) the approval of a plan of subdivision under Section 51 of the Planning Act;
- e) a consent under Section 53 of the Planning Act;
- f) the approval of a description under section 50 of the Condominium Act; or
- g) the issuing of a building permit under the Building Code Act in relation to a building or structure.

#### ***7.3.2 Determination of the Amount of the Charge***

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of employment for each category of industrial, commercial, and institutional, divided by the square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.

- for Administration, the costs have been based on a population vs. employment growth ratio (79%/21%) 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 72% residential/28% 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 69%/31% 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 forecast;
- for Stormwater Drainage services a 49%/51% attribution has been made based on the allocation of the serviced area over the urban build-out 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.

### **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 1<sup>st</sup> thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043)<sup>1</sup> 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:

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<sup>1</sup> 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.

- 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.

### ***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).

### ***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.”

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## 8. By-law Implementation

### 8.1 Public Consultation Process

#### 8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### 8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Local Planning Appeal Tribunal (L.P.A.T.), formerly the Ontario Municipal Board (O.M.B.).

#### 8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Town D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the



timing thereof, and Town policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Town D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## **8.2 Anticipated Impact of the Charge on Development**

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Town capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.

## **8.3 Implementation Requirements**

### **8.3.1 Introduction**

Once the Town has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

### **8.3.2 Notice of Passage**

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Town clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

### **8.3.3 By-law Pamphlet**

In addition to the "notice" information, the Town must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Town must give one copy of the most recent pamphlet without charge, to any person who requests one.

### **8.3.4 Appeals**

Sections 13-19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the Town clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Town is carrying out a public consultation process, in order to address the issues which, come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **8.3.5 Complaints**

A person required to pay a D.C., or his agent, may complain to the Town Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20-25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Town Council to the L.P.A.T.

### **8.3.6 Credits**

Sections 38-41 of the D.C.A. set out a number of credit requirements, which apply where a Town agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Town agrees to expand the credit to other services for which a D.C. is payable.

### **8.3.7 Front-Ending Agreements**

The Town and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Town to which the

D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

### **8.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. prevents a Municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,” and
- “local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.”

It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the Town in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Town D.C.s related to the site.

If the Town is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.

# **Appendix A – Background Information on Residential and Non-residential Growth Forecast**



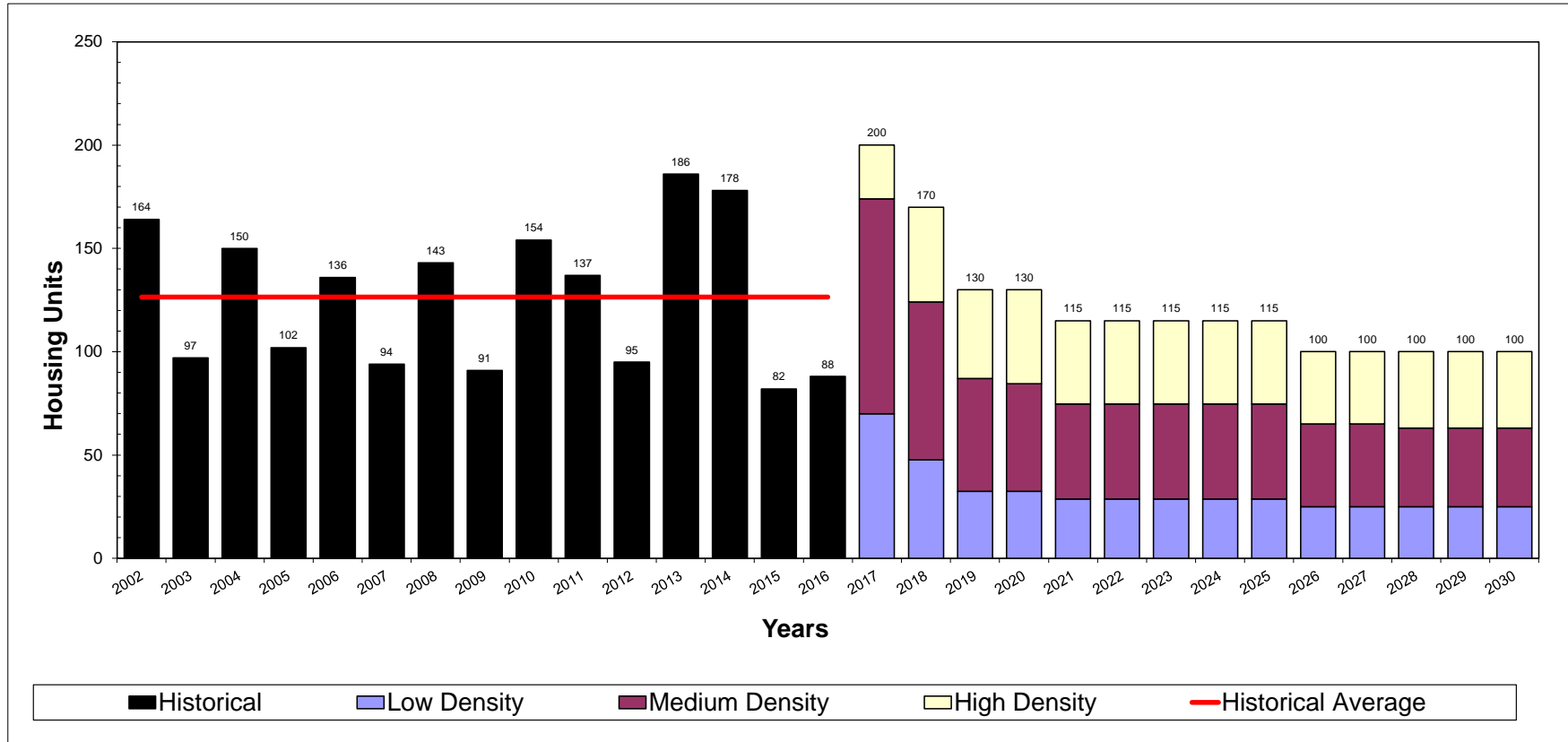
**Schedule 1**  
**Town of Lincoln**  
**Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) <sup>1</sup>	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 <sup>2</sup>	Apartments <sup>3</sup>	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>	27,880	27,177	956	26,221	7,532	1,729	904	60	10,225	2.658
	<i>Early 2038</i>	30,550	29,775	1,047	28,728	7,881	2,252	1,421	60	11,614	2.564
	<i>Buildout (2041)</i>	31,590	30,819	1,084	29,735	8,078	2,417	1,480	60	12,035	2.561
Forecast	<b>Mid 2006 - Mid 2011</b>	<b>790</b>	<b>768</b>	<b>5</b>	<b>763</b>	<b>455</b>	<b>75</b>	<b>-50</b>	<b>-15</b>	<b>465</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>1,330</b>	<b>1,297</b>	<b>55</b>	<b>1,242</b>	<b>310</b>	<b>245</b>	<b>25</b>	<b>-15</b>	<b>565</b>	
	<b>Mid 2016 - Early 2018</b>	<b>460</b>	<b>457</b>	<b>11</b>	<b>446</b>	<b>109</b>	<b>69</b>	<b>14</b>	<b>0</b>	<b>192</b>	
	<b>Early 2018 - Early 2028</b>	<b>3,010</b>	<b>2,934</b>	<b>108</b>	<b>2,825</b>	<b>438</b>	<b>500</b>	<b>385</b>	<b>0</b>	<b>1,323</b>	
	<b>Early 2018 - Early 2038</b>	<b>5,680</b>	<b>5,531</b>	<b>199</b>	<b>5,333</b>	<b>787</b>	<b>1,023</b>	<b>902</b>	<b>0</b>	<b>2,712</b>	
	<b>Early 2018 - Buildout (2041)</b>	<b>6,720</b>	<b>6,575</b>	<b>236</b>	<b>6,339</b>	<b>984</b>	<b>1,188</b>	<b>961</b>	<b>0</b>	<b>3,133</b>	

Source: 2018-2038 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 and has been informed by vacant residential unit data received from the Town of Lincoln.

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 Forecast<sup>1</sup>**



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 <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Beamsville	2018 - 2028	192	374	290	856	1,966	(198)	1,768	76	1,844
	2018 - 2038	378	665	780	1,823	4,058	(676)	3,383	139	3,522
	Early 2018 - Buildout (2041)	415	813	815	2,043	4,584	(715)	3,869	165	4,034
Other Urban	2018 - 2028	104	126	95	325	775	(107)	669	32	701
	2018 - 2038	222	358	122	702	1,730	(290)	1,441	60	1,501
	Early 2018 - Buildout (2041)	275	375	146	796	1,968	(336)	1,632	71	1,703
Total Urban	2018 - 2028	296	500	385	1,181	2,742	(305)	2,437	108	2,545
	2018 - 2038	670	1,023	902	2,595	5,789	(965)	4,823	199	5,022
	Early 2018 - Buildout (2041)	690	1,188	961	2,839	6,552	(1,051)	5,501	236	5,737
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	438	500	385	1,323	3,164	(339)	2,825	108	2,934
	2018 - 2038	857	1,023	902	2,782	6,345	(1,012)	5,333	199	5,531
	Early 2018 - Buildout (2041)	984	1,188	961	3,133	7,427	(1,087)	6,339	236	6,575

Source: Derived from housing supply data from the Town of Lincoln by Watson & Associates Economists Ltd., 2017

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

Other Urban includes the areas of Jordan, Jordan Station, Prudhommes, Campden, 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
<b>Mid 2016 Population</b>		<b>23,787</b>
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
<b>Early 2018 Population</b>		<b>24,244</b>
<i>Net Population Increase, Mid 2016 to Early 2018</i>		<b>457</b>

- (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 <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; 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
<b>Total</b>		100.0%	2.751

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> 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
<b>Early 2018 Population</b>		<b>24,244</b>
Occupants of New Housing Units, Early 2018 to Early 2028	<i>Units (2)</i>	1,323
	<i>multiplied by persons per unit (3)</i>	2,391
	<i>gross population increase</i>	3,164
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>	-0.03806
	<i>total decline in population</i>	-339
<b>Population Estimate to Early 2028</b>		<b>27,177</b>
<i>Net Population Increase, Early 2018 to Early 2028</i>		<b>2,933</b>

(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 <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.974	33.1%	0.984
<i>Multiples (6)</i>	2.402	37.8%	0.908
<i>Apartments (7)</i>	1.714	29.1%	0.499
<i>one bedroom or less</i>	1.223		
<i>two bedrooms or more</i>	2.000		
<b>Total</b>		100.0%	2.391

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> 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>	2,712
	<i>multiplied by persons per unit (3)</i>	2,339
	<i>gross population increase</i>	6,345
		6,345
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
		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>	-1,012
		-1,012
Population Estimate to Early 2038		29,775
<i>Net Population Increase, Mid 2016 to Early 2018</i>		5,531

(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 <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.974	29.0%	0.863
<i>Multiples (6)</i>	2.402	37.7%	0.906
<i>Apartments (7)</i>	1.714	33.3%	0.570
<i>one bedroom or less</i>	1.223		
<i>two bedrooms or more</i>	2.000		
<b>Total</b>		100.0%	2.339

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> 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  
Buildout Growth Forecast  
Early 2018 to Buildout**

		Population
<b>Early 2018 Population</b>		<b>24,244</b>
Occupants of New Housing Units, Early 2018 to Buildout	<i>Units (2)</i>	3,133
	<i>multiplied by persons per unit (3)</i>	2,370
	<i>gross population increase</i>	7,427
Occupants of New Equivalent Institutional Units, Early 2018 to Buildout	<i>Units</i>	214
	<i>multiplied by persons per unit</i>	1,100
	<i>gross population increase</i>	235
Decline in Housing Unit Occupancy, Early 2018 to Buildout	<i>Units (4)</i>	8,902
	<i>multiplied by ppu. decline rate (5)</i>	-0.122
	<i>total decline in population</i>	-1,087
<b>Population Estimate to Buildout</b>		<b>30,819</b>
<i>Net Population Increase, Early 2018 to Buildout</i>		<b>6,575</b>

(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 <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.974	31.4%	0.934
<i>Multiples (6)</i>	2.402	37.9%	0.911
<i>Apartments (7)</i>	1.714	30.7%	0.526
<i>one bedroom or less</i>	1.223		
<i>two bedrooms or more</i>	2.000		
<b>Total</b>		<b>100.0%</b>	<b>2.370</b>

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> 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**  
**Summary of Units in the Development Approval Process**  
**Total Urban Areas<sup>1</sup>**

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) <sup>2</sup>	528	210	3,102	4,097	7,937
<i>% Breakdown</i>	7%	3%	39%	52%	100%
<b>Total</b>	<b>925</b>	<b>228</b>	<b>3,667</b>	<b>4,599</b>	<b>9,419</b>
<i>% Breakdown</i>	10%	2%	39%	49%	100%

Source: Town of Lincoln, Town Planning Department, 2017.

1. Urban areas include the areas of Beamsville, Campden, Jordan, Jordan Station, Prudhommes, Vineland & Vineland East.

2. Timing of full buildout of all vacant lands designated for residential development is anticipated to be well beyond 2041 planning horizon.

**Schedule 6b**  
**Summary of Units in the Development Approval Process**  
**Beamsville Urban Area**

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) <sup>1</sup>	336	210	2,074	2,344	4,964
<i>% Breakdown</i>	7%	4%	42%	47%	100%
<b>Total</b>	<b>657</b>	<b>228</b>	<b>2,568</b>	<b>2,760</b>	<b>6,213</b>
<i>% Breakdown</i>	11%	4%	41%	44%	100%

Source: Town of Lincoln, Town Planning Department, 2017.

1. Timing of full buildout of all vacant lands designated for residential development is anticipated to be well beyond 2041 planning horizon.

**Schedule 6c**  
**Summary of Units in the Development Approval Process**  
**Other Urban Areas<sup>1</sup>**

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>	50%	0%	50%	0%	100%
Draft Approved Plans	33	0	52	0	85
<i>% Breakdown</i>	39%	0%	61%	0%	100%
Proposed Draft Plans	0	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%	0%
Site Specific Developments	36	0	12	86	134
<i>% Breakdown</i>	27%	0%	9%	64%	100%
Vacant lands designated for Residential (not in the development process) <sup>2</sup>	192	0	1,028	1,753	2,973
<i>% Breakdown</i>	6%	0%	35%	59%	100%
<b>Total</b>	<b>268</b>	<b>0</b>	<b>1,099</b>	<b>1,839</b>	<b>3,206</b>
<i>% Breakdown</i>	8%	0%	34%	57%	100%

Source: Town of Lincoln, Town Planning Department, 2017.

1. Other Urban includes the areas of Campden, Jordan, Jordan Station, Prudhommes, Vineland & Vineland East.

2. Timing of full buildout of all vacant lands designated for residential development is anticipated to be well beyond 2041 planning horizon.



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

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	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
<b>Average (2007 - 2011)</b>	<b>88</b>	<b>36</b>	<b>0</b>	<b>124</b>
% 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
<b>Average (2012 - 2016)</b>	<b>81</b>	<b>34</b>	<b>11</b>	<b>126</b>
% Breakdown	64.1%	26.9%	9.1%	100.0%
2007 - 2016				
Total	841	349	58	1,248
<b>Average</b>	<b>84</b>	<b>35</b>	<b>6</b>	<b>125</b>
% 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**  
**Township 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	-	<b>2.980</b>	
6-10	-	-	1.913	3.276	-	<b>3.091</b>	
11-15	-	-	1.944	2.875	-	<b>2.773</b>	
16-20	-	-	1.556	3.146	4.231	<b>3.050</b>	2.974
20-25	-	-	2.182	2.882	-	<b>2.798</b>	
25-35	-	-	1.778	2.850	4.684	<b>2.910</b>	
35+	-	1.500	1.821	2.644	4.179	<b>2.558</b>	
<b>Total</b>	<b>0.571</b>	<b>1.667</b>	<b>1.837</b>	<b>2.842</b>	<b>4.212</b>	<b>2.754</b>	

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

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	<b>2.929</b>	
6-10	-	1.500	1.864	3.078	4.414	<b>2.981</b>	
11-15	-	1.909	1.928	3.005	4.323	<b>2.999</b>	
16-20	-	-	1.846	2.962	3.950	<b>2.936</b>	2.961
20-25	-	1.615	1.893	2.931	4.022	<b>2.895</b>	
25-35	-	1.594	1.929	2.797	3.713	<b>2.805</b>	
35+	2.091	1.420	1.816	2.532	3.765	<b>2.445</b>	
<b>Total</b>	<b>2.467</b>	<b>1.481</b>	<b>1.834</b>	<b>2.666</b>	<b>3.895</b>	<b>2.592</b>	

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

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

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	<b>2.604</b>
6-10	-	1.338	1.821	2.966	4.291	<b>2.688</b>
11-15	-	1.447	1.836	2.931	4.284	<b>2.745</b>
16-20	-	1.430	1.868	2.895	3.934	<b>2.656</b>
20-25	-	1.253	1.799	2.895	3.934	<b>2.515</b>
25-35	-	1.231	1.818	2.787	3.648	<b>2.497</b>
35+	1.250	1.219	1.790	2.539	3.725	<b>2.272</b>
<b>Total</b>	<b>1.250</b>	<b>1.242</b>	<b>1.800</b>	<b>2.658</b>	<b>3.841</b>	<b>2.383</b>

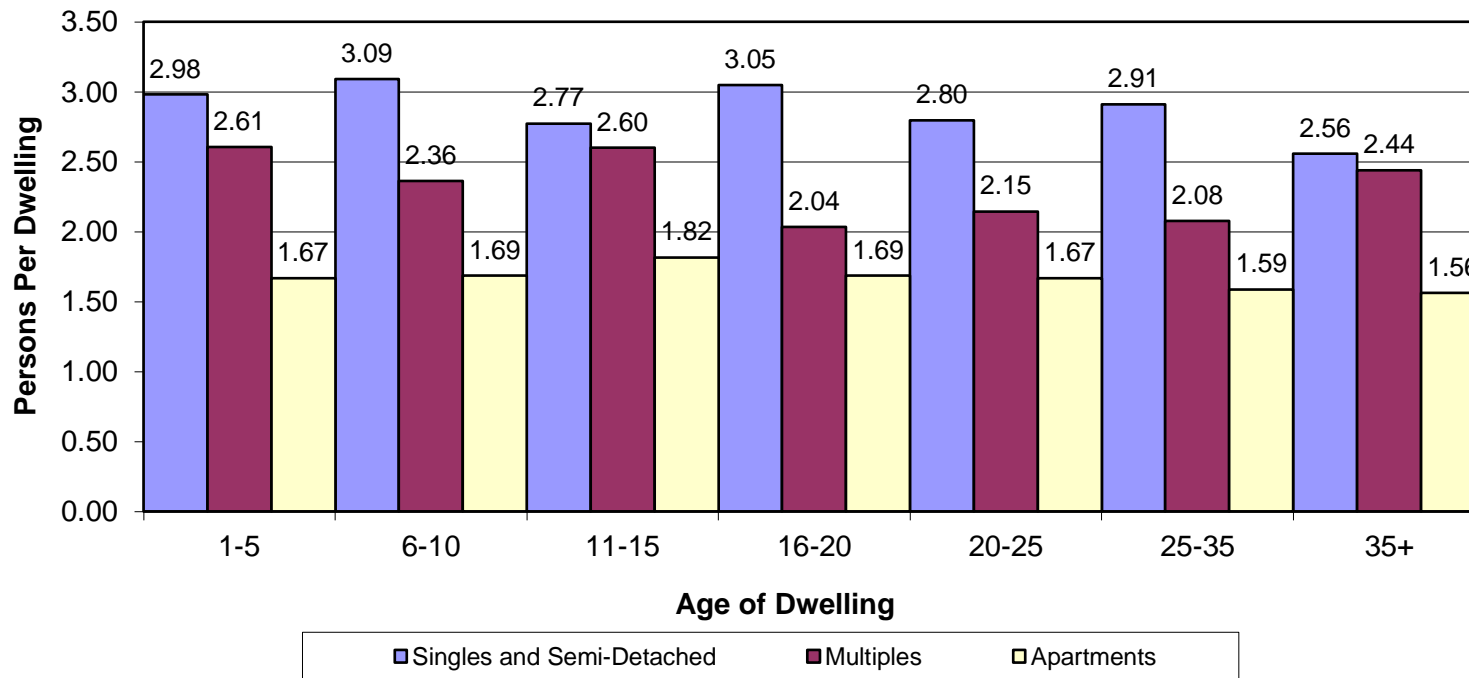
1. Includes townhomes and apartments in duplexes.

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  
2018 Employment

Period	Population	Activity Rate								Employment								Employment Total (Excluding NFPOW and Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPOW <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPOW <sup>1</sup>	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	27,177	0.040	0.055	0.107	0.136	0.083	0.421	0.051	0.472	1,100	1,508	2,729	3,692	2,255	11,284	1,374	12,657	9,776
Early 2038	29,775	0.034	0.058	0.107	0.147	0.083	0.429	0.052	0.480	1,020	1,727	2,854	4,382	2,460	12,443	1,537	13,979	10,716
Buildout (2041)	30,819	0.032	0.058	0.105	0.146	0.080	0.422	0.052	0.474	1,000	1,790	3,250	4,485	2,480	13,005	1,595	14,600	11,215
<b>Incremental Change</b>																		
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	1,753	-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	2,934	-0.0070	0.0062	-0.0048	0.0227	0.0007	0.0179	-0.0034	0.0145	-50	313	32	950	260	1,504	66	1,569	1,191
Early 2018 - Early 2038	5,531	-0.0132	0.0087	-0.0048	0.0340	0.0003	0.0251	-0.0023	0.0228	-130	532	157	1,639	465	2,663	229	2,891	2,131
Early 2018 - Buildout (2041)	6,575	-0.0150	0.0088	-0.0058	0.0324	-0.0018	0.0186	-0.0022	0.0164	-150	595	553	1,743	485	3,225	287	3,512	2,630
<b>Annual Average</b>																		
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	293	-0.00070	0.00062	-0.00048	0.00227	0.00007	0.00179	-0.00034	0.00145	-5	31	3	95	26	150	7	157	119
Early 2018 - Early 2038	277	-0.00066	0.00044	-0.00024	0.00170	0.00002	0.00126	-0.00012	0.00114	-7	27	8	82	23	133	11	145	107
Early 2018 - Buildout (2041)	274	-0.00062	0.00037	-0.00024	0.00135	-0.00008	0.00077	-0.00009	0.00068	-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 Henson 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, 2017 to Buildout**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
<b>Mid 2006</b>	21,722	1,225	3,026	2,171	1,595	8,016				
<b>Mid 2011</b>	22,490	1,125	2,396	2,081	1,740	7,341				
<b>Mid 2016</b>	23,787	1,150	2,693	2,678	1,940	8,460				
<b>Early 2018</b>	24,244	1,150	2,698	2,743	1,995	8,585				
<b>Early 2028</b>	27,177	1,100	2,729	3,692	2,255	9,776				
<b>Early 2038</b>	29,775	1,020	2,854	4,382	2,460	10,716				
<b>Buildout (2041)</b>	30,819	1,000	3,250	4,485	2,480	11,215				
<b>Incremental Change</b>										
<b>Mid 2001 - Mid 2006</b>	768	-100	-630	-90	145	-675				
<b>Mid 2006 - Mid 2011</b>	1,297	25	297	597	200	1,119				
<b>Mid 2016 - Early 2018</b>	457	0	5	65	55	125				
<b>Early 2018 - Early 2028</b>	2,934	-50	32	950	260	1,191	37,800	474,700	182,000	694,500
<b>Early 2018 - Early 2038</b>	5,531	-130	157	1,639	465	2,131	187,800	819,500	325,500	1,332,800
<b>Early 2018 - Buildout (2041)</b>	6,575	-150	553	1,743	485	2,630	663,000	871,200	339,500	1,873,700
<b>Annual Average</b>										
<b>Mid 2001 - Mid 2006</b>	154	-20	-126	-18	29	-135				
<b>Mid 2006 - Mid 2011</b>	259	5	59	119	40	224				
<b>Mid 2016 - Early 2018</b>	91	0	1	13	11	25				
<b>Early 2018 - Early 2028</b>	293	-5	3	95	26	119	3,780	47,470	18,200	69,450
<b>Early 2018 - Early 2038</b>	277	-7	8	82	23	107	9,390	40,975	16,275	66,640
<b>Early 2018 - Buildout (2041)</b>	274	-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**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Non-Residential Development for Which Development Charges Can Be Imposed**

Development Location	Timing	Industrial GFA S.F.	Commercial GFA S.F.	Institutional GFA S.F.	Total Non-Res GFA S.F.	Employment Increase <sup>1</sup>
Beamsville	Early 2018 - Early 2028	37,800	263,200	87,400	388,400	689
	Early 2018 - Early 2038	187,800	446,200	156,200	790,200	1,282
	Early 2018 - Buildout (2041)	663,000	491,600	163,000	1,317,600	1,779
Other Urban	Early 2018 - Early 2028	-	159,800	94,600	254,400	458
	Early 2018 - Early 2038	-	284,000	169,300	453,300	815
	Early 2018 - Buildout (2041)	-	284,600	176,500	461,100	827
Total 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
Commercial- Urban	495
Commercial- Rural	545
Institutional	700

**Schedule 11**  
**Town of Lincoln**  
**Non-Residential Construction Value**  
**Years 2007 - 2016**  
**(000's 2017 \$)**

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%	47%	19%	34%	100%
<b>Average</b>	<b>2,219</b>	<b>1,703</b>	<b>1,319</b>	<b>5,242</b>	<b>2,849</b>	<b>323</b>	<b>1,153</b>	<b>4,325</b>	<b>1,505</b>	<b>639</b>	<b>2,216</b>	<b>4,360</b>	<b>6,574</b>	<b>2,665</b>	<b>4,689</b>	<b>13,927</b>
2007 - 2011 Period Total				18,289				17,283				24,885				60,457
<b>2007 - 2011 Average</b>				<b>3,658</b>				<b>3,457</b>				<b>4,977</b>				<b>12,091</b>
% Breakdown				30.3%				28.6%				41.2%				100.0%
2012 - 2016 Period Total				34,129				25,966				18,720				78,815
<b>2012 - 2016 Average</b>				<b>6,826</b>				<b>5,193</b>				<b>3,744</b>				<b>15,763</b>
% Breakdown				43.3%				32.9%				23.8%				100.0%
2007 - 2016 Period Total				52,418				43,249				43,605				139,272
<b>2007 - 2016 Average</b>				<b>5,242</b>				<b>4,325</b>				<b>4,360</b>				<b>13,927</b>
% 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	
<b>Employment by industry</b>							
<b>Primary Industry Employment</b>							
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	
<b>Sub-total</b>		<b>1,225</b>	<b>1,125</b>	<b>1,150</b>	<b>-100</b>	<b>25</b>	
<b>Industrial and Other Employment</b>							
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	
<b>Sub-total</b>		<b>3,025</b>	<b>2,395</b>	<b>2,795</b>	<b>-630</b>	<b>400</b>	
<b>Population Related Employment</b>							
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	
<b>Sub-total</b>		<b>2,170</b>	<b>2,080</b>	<b>2,780</b>	<b>-90</b>	<b>700</b>	
<b>Institutional</b>							
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	
<b>Sub-total</b>		<b>1,595</b>	<b>1,740</b>	<b>1,940</b>	<b>145</b>	<b>200</b>	
<b>Total Employment</b>		<b>8,015</b>	<b>7,340</b>	<b>8,665</b>	<b>-675</b>	<b>1,325</b>	
<b>Population</b>		<b>21,722</b>	<b>22,490</b>	<b>23,787</b>	<b>768</b>	<b>1,297</b>	
<b>Employment to Population Ratio</b>							
<b>Industrial and Other Employment</b>		<b>0.14</b>	<b>0.11</b>	<b>0.12</b>	<b>-0.03</b>	<b>0.01</b>	
<b>Population Related Employment</b>		<b>0.10</b>	<b>0.09</b>	<b>0.12</b>	<b>-0.01</b>	<b>0.02</b>	
<b>Institutional Employment</b>		<b>0.07</b>	<b>0.08</b>	<b>0.08</b>	<b>0.00</b>	<b>0.00</b>	
<b>Primary Industry Employment</b>		<b>0.06</b>	<b>0.05</b>	<b>0.05</b>	<b>-0.01</b>	<b>0.00</b>	
<b>Total</b>		<b>0.37</b>	<b>0.33</b>	<b>0.36</b>	<b>-0.04</b>	<b>0.04</b>	

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**



**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	143,950,912
	Services Related to a Highway - Public Works Facilities	\$253.90	1.1383	ft <sup>2</sup> of building area	223	per sq.ft.	1,404,321
	Services Related to a Highway - Roads and Related Vehicles	\$327.16	0.0036	No. of vehicles and equipment	90,878	per vehicle	1,809,522
Fire	Fire Facilities	\$340.42	1.0386	ft <sup>2</sup> of building area	328	per sq.ft.	1,882,863
	Fire Vehicles	\$322.70	0.0007	No. of vehicles	461,000	per vehicle	1,784,854
	Fire Small Equipment and Gear	\$50.81	0.0140	No. of equipment and gear	3,629	per Firefighter	281,030
Parking	Parking Spaces	\$42.30	0.0072	No. of spaces	5,875	per space	124,108
Parks	Parkland Development	\$1,296.83	0.0095	Acres of Parkland	136,508	per acre	3,804,899
	Parks Vehicles and Equipment	\$57.34	0.0026	No. of vehicles and equipment	22,054	per vehicle	168,236
Recreation	Indoor Recreation Facilities	\$1,211.80	4.1622	ft <sup>2</sup> of building area	291	per sq.ft.	3,555,421
Library	Library Facilities	\$221.06	0.5454	ft <sup>2</sup> of building area	405	per sq.ft.	648,590
	Library Collection Materials	\$58.12	3.4337	No. of library collection items	17	per collection item	170,524

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/km)
Collectors - Rural kilometres											
2 lane	213	213	221	230	239	248	248	248	248	248	\$1,728,800
Urban kilometres											
2 lane	61	61	61	61	61	61	61	61	61	61	\$3,114,000
<b>Total</b>	<b>274</b>	<b>274</b>	<b>282</b>	<b>291</b>	<b>300</b>	<b>309</b>	<b>309</b>	<b>309</b>	<b>309</b>	<b>309</b>	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0124	0.0124	0.0126	0.0129	0.0132	0.0134	0.0133	0.0131	0.0130	0.0129

10 Year Average	2008-2017
Quantity Standard	0.0129
Quality Standard	\$2,017,535
Service Standard	\$26,026

D.C. Amount (before deductions)	20 Year
Forecast Population	5,531
\$ per Capita	\$26,026
Eligible Amount	\$143,950,912

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Public Works Facilities  
Unit Measure: ft<sup>2</sup> of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/sq.ft.)	Value/ft <sup>2</sup> 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
<b>Total</b>	<b>29,544</b>	<b>29,544</b>	<b>29,544</b>	<b>24,544</b>	<b>24,544</b>	<b>24,544</b>	<b>24,544</b>	<b>24,544</b>	<b>24,544</b>	<b>24,544</b>		

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	5,531
\$ per Capita	\$254
Eligible Amount	\$1,404,321

**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



**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 Single Axle	1	1	1	1	1	-	-	-	-	-	\$269,200
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
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

**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)
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
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
											\$0
<b>Total</b>	<b>89</b>	<b>91</b>	<b>94</b>	<b>94</b>	<b>99</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	

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	5,531
\$ per Capita	\$327
Eligible Amount	\$1,809,522

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Fire Facilities  
Unit Measure: ft<sup>2</sup> of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/sq.ft.)	Value/ft <sup>2</sup> 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
<b>Total</b>	<b>22,442</b>	<b>22,442</b>	<b>22,442</b>	<b>22,442</b>	<b>24,640</b>	<b>24,640</b>	<b>24,640</b>	<b>24,640</b>	<b>24,640</b>	<b>25,408</b>		

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	5,531
\$ per Capita	\$340
Eligible Amount	\$1,882,863

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Vehicle)
Command	2	2	2	2	2	2	2	2	2	2	\$81,600
Prevention	1	1	1	1	1	1	1	1	2	2	\$54,200
Aerial (100 ft Platform)	1	1	1	1	1	1	1	1	1	1	\$1,521,500
Pumper Rescue	4	4	4	4	4	4	4	4	4	4	\$714,000
Tanker	2	2	3	3	3	3	3	3	3	3	\$372,300
Air/Rehab Unit	-	-	-	-	-	1	1	1	1	1	\$312,500
Heavy Rescue	1	1	1	1	1	1	1	1	1	1	\$663,000
Squad	3	3	3	3	3	3	3	3	3	3	\$116,900
Pumper Tanker	1	1	1	1	1	1	1	1	1	1	\$586,500
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
<b>Total</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>18</b>	<b>18</b>	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0008	0.0008

10 Year Average	2008-2017
Quantity Standard	0.0007
Quality Standard	\$461,000
Service Standard	\$323

D.C. Amount (before deductions)	20 Year
Forecast Population	5,531
\$ per Capita	\$323
Eligible Amount	\$1,784,854

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear  
Unit Measure: No. of equipment and gear

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/item)
Bunker Gear & Protective Clothing	101	101	101	101	101	101	101	101	101	118	\$4,900
Station Air Compressors	1	1	1	1	1	1	1	1	1	1	\$60,500
S.C.B.A.'s	34	34	34	34	34	40	40	40	40	44	\$6,400
SCBA Masks	56	56	56	56	56	61	61	61	61	80	\$550
Air Cylinders	103	103	103	103	103	115	115	115	115	115	\$1,300
Washer Extractors	-	-	1	1	1	4	4	4	4	4	\$6,600
Thermal Imaging Cameras	5	5	5	5	5	5	5	5	5	5	\$11,500
Hurst Auto Extrication	5	5	5	5	5	5	5	5	5	5	\$23,100
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
<b>Total</b>	<b>305</b>	<b>305</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>332</b>	<b>332</b>	<b>332</b>	<b>332</b>	<b>372</b>	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0138	0.0137	0.0137	0.0136	0.0134	0.0144	0.0142	0.0141	0.0140	0.0155

10 Year Average	2008-2017
Quantity Standard	0.0140
Quality Standard	\$3,629
Service Standard	\$51

D.C. Amount (before deductions)	20 Year
Forecast Population	5,531
\$ per Capita	\$51
Eligible Amount	\$281,030

**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
<b>Land (acres)</b>											
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
<b>Total</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	

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	2,934
\$ per Capita	\$42
Eligible Amount	\$124,108

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/Acre)
Neighbourhood Parks	34	34	34	34	38	38	38	38	38	38	\$132,600
Community Parks	178	178	178	178	178	178	178	178	178	178	\$132,600
Schools (Municipal Portion 33%)	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	3.30	3.30	\$66,300
Town Hall Soccer Field	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$74,000
Lincoln Trail	-	-	-	-	1.94	1.94	1.94	1.94	1.94	1.94	\$971,100
<b>Total</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>221</b>	<b>222</b>	<b>222</b>	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.0097	0.0097	0.0096	0.0095	0.0097	0.0096	0.0095	0.0094	0.0093	0.0093

10 Year Average	2008-2017
Quantity Standard	0.0095
Quality Standard	\$136,508
Service Standard	\$1,297

D.C. Amount (before deductions)	10 Year
Forecast Population	2,934
\$ per Capita	\$1,297
Eligible Amount	\$3,804,899



**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
Pickup Truck - Ford F 150 2014 (VP32)	-	-	-	-	-	-	1	1	1	1	\$35,900

**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 - 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
<b>Total</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>61</b>	<b>64</b>	<b>56</b>	<b>56</b>	<b>57</b>	<b>60</b>	<b>60</b>	

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	2,934
\$ per Capita	\$57
Eligible Amount	\$168,236

**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/ft² 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
<b>Total</b>	<b>76,111</b>	<b>81,138</b>	<b>81,138</b>	<b>81,138</b>	<b>81,138</b>	<b>81,138</b>	<b>119,296</b>	<b>119,296</b>	<b>119,296</b>	<b>119,296</b>		

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	2,934
\$ per Capita	\$1,212
Eligible Amount	\$3,555,421

**Town of Lincoln**  
**Service Standard Calculation Sheet**

Service: Library Facilities  
Unit Measure: ft<sup>2</sup> of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/sq.ft.)	Value/ft <sup>2</sup> with land, site works, etc.
Beam St. Facility	5,758	5,758	5,758	5,758	5,758	5,758	-	-	-	-	\$225	\$293
Moses F. Rittenhouse	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$432	\$544
Fleming Branch							10,000	10,000	10,000	10,000	\$251	\$325
<b>Total</b>	<b>10,858</b>	<b>10,858</b>	<b>10,858</b>	<b>10,858</b>	<b>10,858</b>	<b>10,858</b>	<b>15,100</b>	<b>15,100</b>	<b>15,100</b>	<b>15,100</b>		

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	0.4929	0.4895	0.4861	0.4828	0.4771	0.4715	0.6481	0.6406	0.6348	0.6310

10 Year Average	2008-2017
Quantity Standard	0.5454
Quality Standard	\$405
Service Standard	\$221

D.C. Amount (before deductions)	10 Year
Forecast Population	2,934
\$ per Capita	\$221
Eligible Amount	\$648,590

**Town of Lincoln  
Service Standard Calculation Sheet**

Service: Library Collection Materials  
Unit Measure: No. of library collection items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/item)
Collections*	78,066	78,549	78,968	77,798	82,446	78,234	77,067	82,418	76,671	76,671	\$16.48
Electronic Collection <sup>1</sup>	-	0.4	0.4	0.4	1.0	1.0	1.0	1.0	1.0	1.0	\$24,000
Public Computers	15	15	15	15	15	15	19	19	19	19	\$1,100
<b>Total</b>	<b>78,081</b>	<b>78,564</b>	<b>78,983</b>	<b>77,813</b>	<b>82,462</b>	<b>78,250</b>	<b>77,087</b>	<b>82,438</b>	<b>76,691</b>	<b>76,691</b>	

Population	22,030	22,184	22,338	22,490	22,760	23,030	23,300	23,570	23,787	23,932
Per Capita Standard	3.54	3.54	3.54	3.46	3.62	3.40	3.31	3.50	3.22	3.20

10 Year Average	2008-2017
Quantity Standard	3.4337
Quality Standard	\$17
Service Standard	\$58

D.C. Amount (before deductions)	10 Year
Forecast Population	2,934
\$ per Capita	\$58
Eligible Amount	\$170,524

## **Appendix C – Long Term Capital and Operating Cost Examination**





# Appendix C – Long Term Capital and Operating Cost Examination

## Town of Lincoln Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2016 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost Factor	
	Average Useful Life	Factor
Water Linear	75	0.005855083
Wastewater Linear	75	0.005855083
Stormwater Drainage	50	0.01182321
Facilities	50	0.01182321
Roads	40	0.016555748
Parkland Development	20	0.041156718
Fire Vehicles	15	0.057825472
Fire Small Equipment & Gear	15	0.057825472
Vehicles	12	0.074559597

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town

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. <u>Stormwater Drainage</u>				
1.1 Channels, drainage and ponds	13,073,617	694,057	15,252	709,309
2. Wastewater Services				
2.1 Sewers	9,327,056	514,803	146,685	661,488
3. Water Services				
3.1 Distribution systems	5,124,965	344,559	492,787	837,346
4. Services Related to a Highway				
4.1 Roads	30,713,787	1,982,571	920,149	2,902,720
4.2 Public Works Facilities and Vehicles	4,120,536	283,694	123,446	407,140
5. Fire Protection Services				
5.1 Fire facilities, vehicles, and equipment	11,721,380	652,086	506,637	1,158,723
6. Other Transportation Services				
6.1 Municipal parking spaces	829,388	45,129	1,093	46,222
7. Outdoor Recreation Services				
7.1 Parkland development, amenities & trails	9,254,759	871,596	170,260	1,041,856
8. Indoor Recreation Services				
8.1 Recreation facilities	15,656,766	524,390	217,258	741,648
9. Library Services				
9.1 Library facilities	454,827	4,579	105,979	110,558
9.2 Library materials	170,000	15,320	39,611	54,931
10. Administration				
10.1 Studies	2,791,789		0	0
<b>Total</b>	<b>103,238,871</b>	<b>5,932,784</b>	<b>2,739,156</b>	<b>8,671,940</b>

## **Appendix D – D.C. Reserve Fund Policy**



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# Appendix D – D.C. Reserve Fund Policy

## D.1 Legislative Requirements

The D.C.A. requires D.C. collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a Town shall establish a reserve fund for each service to which the D.C. by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the Town shall pay each D.C. it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as the Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter); and
- D.C. reserve funds may not be consolidated with other Town reserve funds for investment purposes (s.37).

Annually, the Treasurer of the Town is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing within 60 days of the statement being filed with Council.

O.Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;

- amount and source of money used by the Town to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Town, the service to which it applies, and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.

Based upon the above, Figure D-1 sets out the format for which annual reporting to Council should be provided.

## **D.2 D.C. Reserve Fund Application**

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

**Figure 1  
Town of Lincoln  
Annual Treasurer's Statement of Development Charge Reserve Funds**

Description	Services to which the Development Charge Relates										Total
	Non-Discounted Services					Discounted Services					
	Services Related to a Highway	Water Services	Wastewater Services	Stormwater Drainage	Fire Protection Services	Outdoor Recreation Services	Indoor Recreation Services	Library Services	Administration	Municipal parking spaces	
Opening Balance, January 1, _____											0
<b>Plus:</b>											
Development Charge Collections											0
Accrued Interest											0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>											0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0
<b>Less:</b>											
Amount Transferred to Capital (or Other) Funds <sup>2</sup>											0
Amounts Refunded											0
Amounts Loaned to Other D.C. Service Category for Interim Financing											0
Credits <sup>3</sup>											0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.

**Attachment 1  
Town of Lincoln  
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions**

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions					
<u>Services Related to a Highway</u>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Water Services</u>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Wastewater Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions**

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Water Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Wastewater Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



**Attachment 2  
Town of Lincoln  
Statement of Credit Holder Transactions**

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



## **Appendix E – Local Service Policy**



# Appendix E – Local Service Policy

## Town of Lincoln

### Recommended General Policy Guidelines on Development Charge and Local Service Funding for Road-related, Stormwater Management, Parkland Development, Water, and Sanitary Sewer Works

The following guidelines set out in general terms the size and nature of engineered infrastructure that is included in the study as a development charge project versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, these policy guidelines, the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, and subsection 59(2) of the Development Charges Act, 1997.

#### **SERVICES RELATED TO A HIGHWAY**

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes &

lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

**1. Arterial and Collector Roads (including Structures)**

- i. New Collector Roads internal to a development are direct developer responsibility.
- ii. New, widened, extended or upgraded, Arterial and Collector Roads external to a development are considered to be development charge projects.
- iii. New Collector Roads external to a development, but primarily acting as a connection serving a development, are a direct developer responsibility.
- iv. All other roads are considered to be the developer's responsibility.

**2. Traffic Control Systems, Signals and Intersection Improvements**

- i. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- ii. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- iii. On arterial or collector road intersections with Regional roads: include in D.C.'s or in certain circumstances, may be a direct developer responsibility
- iv. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s.5(1) of the D.C.A.

**3. Streetlights**

- i. Streetlights on new arterial roads an arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- ii. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

- iii. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

#### **4. Transportation Related Pedestrian and Cycling Facilities**

- i. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional roads and provincial highway corridors: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- ii. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street and is a direct developer responsibility through local service provisions (s.59 of D.C.A.).
- iii. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).
- iv. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.'s

#### **5. Transit Lanes and Lay-bys**

- i. Transit lanes and lay-bys located within municipal arterial and regional road corridors: considered part of the complete street and included in D.C.'s
- ii. Transit lanes and lay-bys located within non-arterial road corridors internal to development: considered part of the complete street and direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- iii. Transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link

with the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

**6. Transit Bus Stops and Amenities**

- i. Transit bus stops and amenities internal to development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- ii. Transit bus stops and amenities on arterial roads: included in Municipality's Transit D.C.'s consistent with D.C.A., s.5(1).

**LAND ACQUISITION FOR ROADS**

**7. Road Allowances**

- i. Land acquisition for Arterial or Collector Roads, to the widths required according to the approved engineering standards, is primarily provided by dedications under the Planning Act. In areas where limited or no development is anticipated, and direct dedication is unlikely, the land acquisition is considered to be part of the capital cost of the related development charge project

**8. Grade Separations**

- i. Land acquisition for Grade Separations (beyond normal dedication requirements) is considered to be part of the capital cost of the related development charge project.

The detailed engineering requirements of the above items are governed by the approved detailed engineering standards for the Town.

**PARKLAND DEVELOPMENT**

**9. Recreational Trails**

- i. Recreational trails (Multi-use trails) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal parkland D.C.'s.

**10. Parkland**

- i. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as per the parks standards as developed, as a local service provision.



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- ii. Program facilities, amenities, and furniture, within parkland: are included in D.C.s.
11. **Landscape Buffer Blocks. Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.**
- i. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
  - Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

## **WATER**

12. **Watermains**
- i. Watermains internal to the development are considered to be a local service unless the Town requests a watermain be oversized, in which case the oversizing is a development charge project.
- ii. External watermains of any size required by a development to connect to an existing local trunk main are considered to be the developer's local service responsibility.
- iii. Watermains of any size required to connect a development charge eligible pumping station or reservoir to the supply network are considered to be development charge projects.
- iv. Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm, are considered to be the developer's local service responsibility.

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**13. Booster Stations and Reservoirs**

- i. New or expanded water booster pumping stations and reservoir projects servicing two or more developments are considered to be development charge projects. All others are the responsibility of the developer.
- ii. All other new or expanded water booster pumping stations and reservoir projects that do not qualify as above are the responsibility of the developer.
- iii. The detailed engineering requirements of the above items are governed by the approved detailed engineering standards for the Town.

**WASTEWATER****14. Sanitary Sewers**

- i. Sanitary Sewers internal to the development are considered to be a local service, unless the Town requests a sewer be oversized, in which case the oversizing is a development charge project.
- ii. Sanitary Sewers of any size required by a development to connect to an existing local trunk main are considered to be the developer's responsibility.
- iii. Sanitary Sewers of any size required to connect a pumping station or treatment plant to the collection network are considered to be development charge projects.
- iv. Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm, are considered to be the developer's local service responsibility.

**15. Pumping Stations**

- i. New or expanded pumping stations internal or external to a development, that are fed by sanitary sewers which qualify as a development charge project are also considered to be development charge projects.
- ii. New or expanded pumping stations fed by sanitary sewers that do not qualify as a development charge project are the responsibility of the developer.

The above pipe sizes in section 15(iv) govern, unless the hydraulic conditions of a particular development require a different pipe size, in which case the minimum pipe size determined by such hydraulic conditions shall be the developer's responsibility.

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## LAND ACQUISITION FOR WATER AND WASTEWATER WORKS

### 16. Booster Stations and Reservoirs

- i. Where required, land acquisition for Booster Stations and Reservoirs which are development charge projects, to the size required by the design of the facility, is to be provided by the developer as part of the development approval process. The market value of the land is considered to be part of the capital cost of the related development charge project.

### 17. Pumping Stations

- i. Where required, land acquisition for Pumping Stations which are development charges projects, to the size required by the design of the facility, is to be provided by the developer as part of the development approval process. The market value of the land is considered to be part of the capital cost of the related development charge project.

The detailed engineering requirements of the above items are governed by the approved detailed engineering standards for the Town.

## STORMWATER MANAGEMENT

### 18. Stormwater

- i. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.'s.
- ii. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- iii. Monitoring works: included in D.C.'s consistent with the D.C.A., s.5(1).
- iv. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).



## **Appendix F – Asset Management Plan**



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## Appendix F – Asset Management Plan

The recent changes to the D.C.A. (new section 10(2) (c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

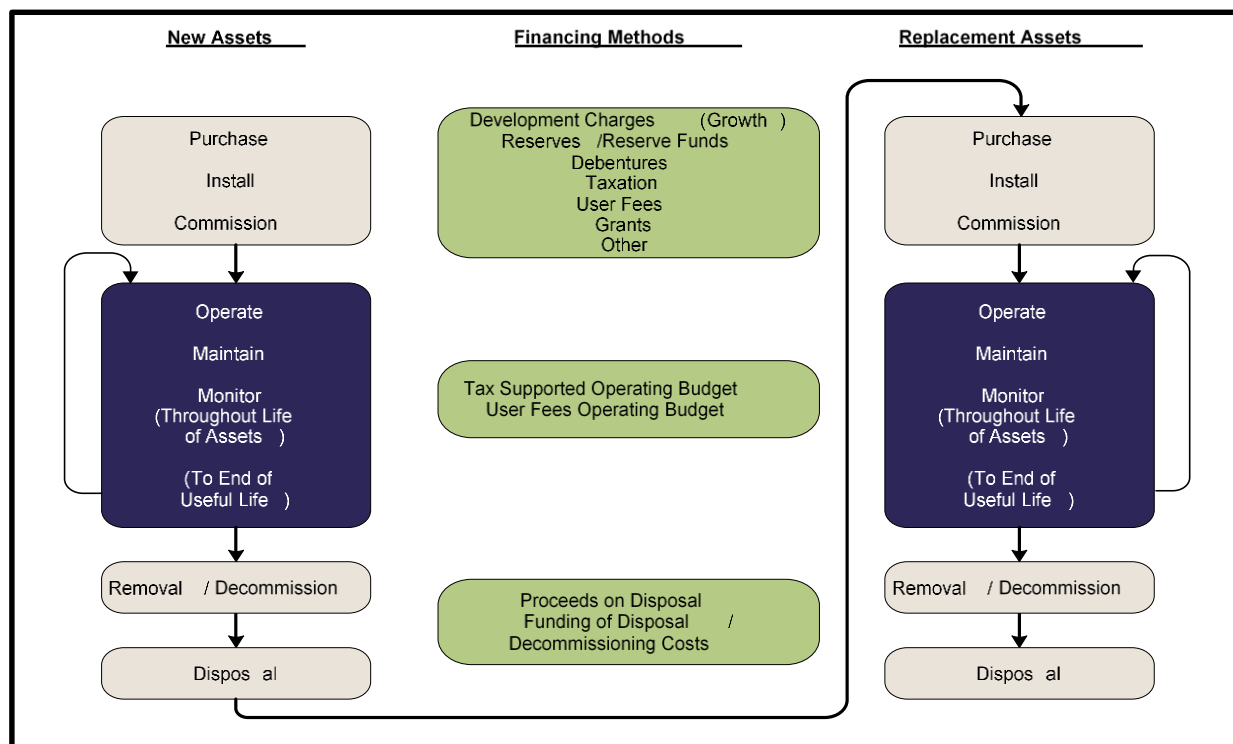
**The asset management plan shall,**

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- (c) contain any other information that is prescribed; and**
- (d) be prepared in the prescribed manner.**

In regard to the above, section 8 of the Regulations was amended to include subsections (2), (3) and (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the Background Study.

At a broad level, the Asset Management Plan provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete asset management plans, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these asset management plans (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an asset management plan (A.M.P.), as follows:

**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town prepared an Asset Management Plan in 2016 for its existing assets, however, the plan does not include all assets categories that are



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 \$9.9 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 \$4.6 million. This amount, totalled with the existing operating revenues of \$27.1 million, provide annual revenues of \$31.7 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\$**

	<b>2037 (Total)</b>
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup> (2014 D.C. and 2016 updates)	4,651,240
Annual Debt Payment on Post Period Capital <sup>2</sup>	2,599,973
<b>Lifecycle:</b>	
Annual Lifecycle - Town Wide Services	<b>\$6,978,617</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	
	\$2,739,156
<b>Total Expenditures</b>	
	<b>\$9,990,369</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$27,071,482
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$4,629,610
<b>Total Revenues</b>	<b>\$31,701,092</b>

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

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR

## **Appendix G – Proposed D.C. By-law**



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 historic 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 of 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 farm produce as an ancillary use to an agricultural use.
- (4) “Agricultural produce warehouse and/or shipping building or structure” means a building or structure or portion thereof where agricultural produce and/or products are stored and distributed to and from.
- (5) “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.
- (6) “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.
- (7) “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.
- (8) “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.
- (9) “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.
- (10) “*Bona fide* farming activity” or “*Bona fide* farming operation” means a farming activity or operation undertaken by a person who:
  - (a) owns, is employed on, and manages a farm operation;
  - (b) earns a majority of their income from farming and wherein the scale of the farm operation should be capable of generating a reasonable operating profit under normal economic conditions;

- (c) spends a majority of their working time on the farm and is available to work on the farm when required by the farm operation; and
  - (d) demonstrates a continuing commitment to the farm operation, such as through farm maintenance practices and investment in equipment, buildings and crops.
- (11) “Building Code Act” means the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, or any successor thereto.
- (12) “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.
- (13) “Commercial” means any non-residential development not defined under “institutional” or “industrial” and includes retail development and hotels/motels.
- (14) “Council” means the Council of the Corporation of the Town of Lincoln.
- (15) “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.
- (16) “Development charge” means a charge imposed pursuant to this By-law.
- (17) “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.

- (18) “Estate winery” means a building or structure as a secondary agricultural 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.
- (19) “Farm building” means that part of a *bona fide* farm operation encompassing barns, silos and other ancillary development to an agricultural use, but does not include:
- (a) residential uses;
  - (b) estate wineries;
  - (c) farm wineries;
  - (d) agricultural produce processing buildings or structures; or
  - (e) agricultural produce warehousing and/or shipping buildings or structures.
- (20) “Farm help house” within a farm building 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;
- (21) “Farm winery” means a building or structure as a secondary agricultural 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, along with farm craft breweries and farm distilleries.
- (22) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls.
- (23) “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.
- (24) “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 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.
- (25) “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.
- (26) “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.
- (27) “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 Production Facilities” are also included in this category.
- (28) “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.
- (29) “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.
- (30) “Local board” has the same definition as defined in the *Development Charges Act, 1997*.
- (31) “Local services” means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of

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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.

- (32) “Marijuana Production Facilities” means a building 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.
- (33) “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.
- (34) “Multiple dwellings” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment house dwellings.
- (35) “Municipality” means the Corporation of the Town of Lincoln.
- (36) “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.
- (37) “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.
- (38) “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.
- (39) “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.
- (40) “Regulation” means any regulation made pursuant to the Act.
- (41) “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.
- (42) “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.
- (43) “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.
- (44) “Services” or “Service” means those services set out in Schedule “A” to this By-law.
- (45) “Servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality.
- (46) “Single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes.
- (47) “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.
- (48) “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.

## 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 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 *bona fide* farming activities;
- (c) **The development of a farm help house within a farm building;**
- (d) 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
- (e) 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 row 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”, “C” and “C-1” 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”, “C” and “C-1” 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;

- (c) No credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law; and
- (d) 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 Council 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 SCHEDULES**

- 6.1 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 and Non-Residential Development Charges –  
Urban Area-specific

*Schedule "C-1"* Residential Development Charges – Area-specific  
(Campden)

*Schedules "D-1"*

*through "D-3"* Town of Lincoln Urban Service Areas

#### **7.0 HEADINGS FOR REFERENCE ONLY**

- 7.1 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.

#### **8.0 SEVERABILITY**

- 8.1 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.

#### **9.0 DATE BY-LAW IN FORCE**

- 9.1 This By-law shall come into force and effect on July 16, 2018.

**10.0 DATE BY-LAW EXPIRES**

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

**11.0 REPEAL**

11.1 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 16th day of July, 2018.

BY-LAW read a SECOND time this 16th day of July, 2018.

BY-LAW read a THIRD time and FINALLY PASSED this 16th day of July, 2018.

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MAYOR: BILL HODGSON

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CLERK: WILLIAM KOLASA

**SCHEDULE “A”**

**BY-LAW NO. 2018-xx**

**DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

100% Eligible Services

Services Related to a Highway

Roads

Depots and Domes

Public Works Rolling Stock

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 DEVELOPMENT CHARGES – MUNICIPAL WIDE**

Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. 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
<b>Municipal Wide Services:</b>								
Services Related to a Highway	9,077	6,112	3,729	7,335	3,056	6.66	2.79	4.77
Municipal parking spaces	71	48	29	57	24	0.05	0.02	0.04
Fire Protection Services	1,324	892	544	1,070	446	0.97	0.41	0.69
Outdoor Recreation Services	2,982	2,008	1,225	2,410	1,004	0.27	0.11	0.19
Indoor Recreation Services	3,122	2,102	1,282	2,523	1,051	0.28	0.12	0.20
Library Services	536	361	220	433	180	0.05	0.03	0.04
Administration	1,753	1,180	720	1,417	590	1.23	0.52	0.88
<b>Total Municipal Wide Services</b>	<b>18,865</b>	<b>12,703</b>	<b>7,749</b>	<b>15,245</b>	<b>6,351</b>	<b>9.51</b>	<b>4.00</b>	<b>6.81</b>

**SCHEDULE "C"**

TO BY-LAW NO. 2018 - \_\_\_\_\_

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES – URBAN AREA SPECIFIC**

Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. 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
<b>Urban Services</b>								
Stormwater Drainage	1,761	1,186	723	1,423	593	3.14	1.29	2.22
Wastewater Services	2,917	1,964	1,198	2,357	982	2.24	0.92	1.59
Water Services	1,653	1,113	679	1,336	557	1.27	0.52	0.90
<b>Total Urban Services</b>	<b>6,331</b>	<b>4,263</b>	<b>2,600</b>	<b>5,116</b>	<b>2,132</b>	<b>6.65</b>	<b>2.73</b>	<b>4.71</b>

**SCHEDULE "C-1"**

**TO BY-LAW NO. 2018 - \_\_\_\_\_**

**RESIDENTIAL DEVELOPMENT CHARGES – AREA SPECIFIC (CAMPDEN)**

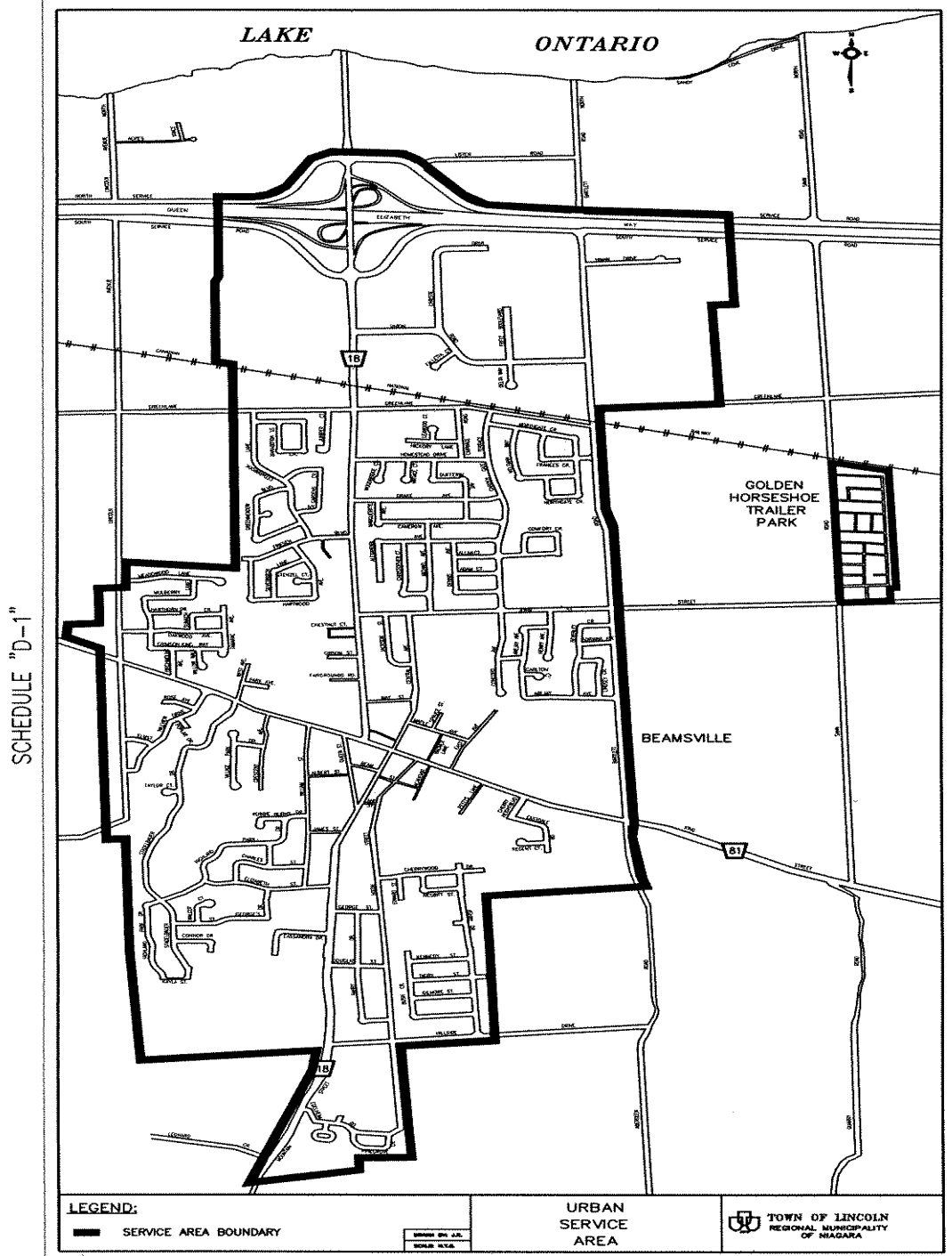
Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units
<b>Campden Area-Specific</b>					
Stormwater Drainage	12,903	8,689	5,300	10,427	4,344

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)

