
**THE CORPORATION OF THE
TOWNSHIP OF WEST LINCOLN**

**PUBLIC MEETING - DEVELOPMENT CHARGES BACKGROUND STUDY
MINUTES**

MEETING HELD: Thursday, August 11, 2022, Township Administration Building, 318 Canborough Street, Smithville – 6:42 p.m.

Council: Mayor Dave Bylsma
Councillor Shelley Bradaric
Councillor Cheryl Ganann
Councillor William Reilly

Absent: Councillor Harold Jonker (notification provided – with regrets)
Councillor Mike Rehner (notification provided – with regrets)
Councillor Jason Trombetta (notification provided – with regrets)

Staff: Joanne Scime, Director of Legislative Services/Clerk
Bev Hendry, CAO
Donna DeFilippis, Treasurer/Director of Finance*
Dennis Fisher, Fire Chief
Mike DiPaola, Director of Public Works & Recreation
Brian Treble, Director of Planning & Building
Gerrit Boerema, Planner II
Kevin Geoghegan, IT Help Desk Analyst
Stephanie Pouliot, Planner I

Others: Regional Councillor Albert Witteveen
Karl Grueneis
Aaron Farrell
Paul Lowes
Bryon Tan, Watson & Economists Ltd.
Gary Scandlan, Watson & Economists Ltd.
Subrina Goolsarran, Watson & Economists Ltd.
Steve Weber
Richard Vandezande
Scott Antonides
Ron Budenas
Sylvie Budenas
Bruce Harris, WeeStream

1. **CHAIR:** Mayor Dave Bylsma

2. **PURPOSE OF THE MEETING:**

The Chair advised that this is a public meeting being held under Section 12 of the *Development Charges Act, 1997*. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments, and make representations on the Development Charge Background Study dated August 11th, 2022 and proposed By-law.

The Chair advised that Council will be considering the approval of the final By-Law at the September 26th, 2022 Council Meeting.

The Chair stressed that, at this point, no decision has been made on the proposed report or by-law and any comments received will be taken into account by Council in their consideration.

The Chair stated that prior to receiving the public comments, he would ask the consultant, Watson & Associates Economists Ltd., to do a brief presentation on the findings of the study.

3. **PRESENTATION:**

- (a) Subrina Goolsarran, Bryon Tan & Gary Scandlan, Watson & Economists Ltd,
Re: 2022 Development Charges Background Study – Township of West Lincoln

The consultants of Watson & Economists Ltd. reviewed their PowerPoint presentation which is attached as **Schedule “A”** to these minutes.

4. **COMMENTS FROM PUBLIC & COUNCIL:**

The Chair asked if there were any Members of Council who wished to ask any questions or provide any comments with respect to the 2022 Development Charge Background Study and proposed by-law.

There were no Members of Council who wished to ask any questions or provide any comments with respect to the 2022 Development Charge Background Study and proposed by-law.

The Chair asked if there were any Members of the Public present who wished to ask any questions or provide any comments with respect to the Development Charge Background Study and proposed by-law.

Regional Councillor Witteveen inquired when the Township’s Development Charges By-law would be reviewed again.

In response to Regional Councillor Witteveen’s inquiry, Mr. Scandlan stated that the Township’s Development Charges By-law was adopted in 2019 and the maximum life of a Development Charges By-law was five-years. Mr. Scandlan advised that unless the Township wanted to review it Development Charge By-law again, this by-law would need to be renewed in 2024 in order to allow the Township to continue with its charges.

The Director of Planning & Building stated that because the Urban Boundary Expansion project was progressing, the Development Charges By-law may be revisited as early as next year due to the fact that the Master Plan work will identify some significant infrastructure that should be in the Background Study.

Mayor Bylsma inquired into the process of a challenge to the Development Charges By-law.

In response to Mayor Bylsma's inquiry, Mr. Scandlan explained that once the Development Charge By-law has been considered and subsequently adopted by Council, the by-law would be advertised with an appeal period of 40 days. Mr. Scandlan advised that if no appeals are made then the updated rates would stay in effect. Mr. Scandlan advised that only the adjustments that have been made to the by-law could be appealed. Mr. Scandlan stated that if there was a challenge it could go to the board or can be settled outside of having to go to the board.

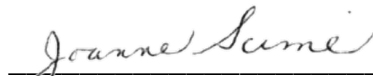
The Chair stated having heard all comments, this public meeting was now closed.

Council would urge the public to submit their comments in writing prior to September 26th, 2022.

Council consideration of the Development Charges By-law has been scheduled to occur at the September 26th, 2022 Council Meeting.

8. ADJOURNMENT:

The Chair declared this Development Charges Background Study Public Meeting adjourned at the hour of 7:03 p.m.



**JOANNE SCIME, DIRECTOR OF
LEGISLATIVE SERVICES/CLERK**

MAYOR DAVE BYLSMA, CHAIR

SCHEDULE "A" TO THE AUGUST 11, 2022 PUBLIC MEETING MINUTES



Township of West Lincoln

2022 Development Charges Update Study

Public Meeting

August 11, 2022

Format for Public Meeting



- D.C.A Public Meeting
 - Opening Remarks
 - Overview of the Study Process
 - Presentation of the Revisions and Proposed Charges
 - Presentations by the Public
 - Questions from Council
 - Conclude Public Meeting

Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. by-law to:
 - Remove the mandatory 10% deduction for certain services; and
 - Incorporate additional mandatory exemptions and refined definitions in the by-law to reflect recent changes to the Development Charges Act (D.C.A.).
- The meeting is a mandatory requirement under the D.C.A.
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage.

Study Process & Timelines



1

April to June 2022

Meetings with Township Staff & Revisions to Calculations

2

July 22, 2022

Release of Background Study and Draft Amending By-law

3

August 11, 2022

Public Meeting of Council

4

September 26, 2022

Council Consideration of the Amending by-law

Development Charges (D.C.)



Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

Recent Changes to the D.C. Legislation



There were a number of changes to the D.C.A. These changes were provided through:

- Bill 108: More Homes, More Choice Act, 2019
 - Provided timing of payment provisions (for Rental Housing, Institutional development, and non-profit housing), D.C. rate freeze for site plan and zoning by-law amendments, and allows for interest to be applied.
- Bill 138: Plan to Build Ontario Together Act, 2019
 - Removed installment payments for commercial and industrial developments (identified in Bill 108)
- Bill 197: COVID-19 Economic Recovery Act, 2020
 - Provides a list of D.C. eligible services, classes of services, and removal of the 10% mandatory deduction and 10-year planning horizon.
- Bill 213: Better for People, Smart for Business Act, 2020
 - Provides for a mandatory exemption for development of land intended for use by a university that receives operating funds from the Government

2022 D.C. Update – 10% Deduction Removal



- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the Township, the 10% deduction has been removed for the following services:
 - Indoor and Outdoor Recreation Services (Now “Parks and Recreation Services”);
 - Library Services; and
 - Administration Studies (Now a Class of Service: “Growth Studies”).

2022 D.C. Update - Growth Studies



- The Township currently has an “Administration” category which contains several D.C. eligible studies. Due to the changes from Bill 197, this category will need to be considered a “Class of Services”. With this change, the “Administration” service is being renamed to “Growth Studies”.
- In addition to the removal of the mandatory 10% deduction, planning related studies (e.g., official plan updates, municipal comprehensive reviews, etc.) have been allocated a 10% deduction to recognize the extent to which some studies relate to non-D.C.-eligible services.

Updated D.C. Calculations – Wind Turbines



- With respect to Wind Turbines, the Township currently imposes a D.C. equal to a single detached dwelling for services related to a highway, fire protection, and administration (growth studies).
- The revisions to the growth studies provided in this D.C. update will modify the studies portion of the Wind Turbines charge.

2022 D.C. Update – Other By-law Revisions



The following provisions are being included in the Township's D.C. By-law:

- Timing of Payment Provisions:
 - Rental housing and institutional developments (six equal annual payments)
 - Non-profit housing (21 equal annual payments)
- D.C. Rate Freeze:
 - Site plan or Zoning by-law amendment application (D.C. rates frozen for 2 years)
- Interest Rates for the above
- The Addition of Policies and Definitions as described in O.Reg. 454/19

Current Development Charges – By-law 2019-51 (2019\$)



Service/Class of Service	Residential				Wind Turbines	Non-Residential
	Single and Semi Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		per sq.ft.
Municipal Wide Services/Class of Service:						
Services Related to a Highway	5,534	3,689	3,522	2,180	5,534	2.06
Fire Protection Services	373	249	237	147	373	0.15
Outdoor Recreation Services	858	572	546	338	-	0.06
Indoor Recreation Services	2,548	1,698	1,621	1,004	-	0.20
Library Services	604	403	384	238	-	0.05
Administration	317	211	202	125	317	0.13
Total Municipal-Wide Services	10,234	6,822	6,512	4,032	6,224	2.66
Urban Services						
Stormwater Drainage and Control Services	69	46	44	27	-	0.02
Wastewater Services	429	286	273	169	-	0.15
Water Services	1,046	697	666	412	-	0.37
Total Urban Services	1,544	1,030	983	608	-	0.55
Grand Total Municipal + Urban	11,778	7,852	7,495	4,640	6,224	3.21

SCHEDULE "A" TO THE AUGUST 11, 2022 PUBLIC MEETING MINUTES

Calculated D.C. Rates (2019\$)



Service/Class of Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	5,534	3,689	3,522	2,180	5,534	2.06
Fire Protection Services	373	249	237	147	373	0.15
Parks and Recreation Services ¹	4,399	2,933	2,799	1,733	-	0.32
Library Services	791	527	503	312	-	0.06
Growth Studies ²	324	216	206	128	324	0.13
Total Municipal Wide Services/Class of Services	11,421	7,614	7,267	4,500	6,231	2.72
Urban Services						
Stormwater Drainage and Control Services	69	46	44	27	-	0.02
Wastewater Services	429	286	273	169	-	0.15
Water Services	1,046	697	666	412	-	0.37
Total Urban Services	1,544	1,029	983	608	-	0.54
GRAND TOTAL RURAL AREA	11,421	7,614	7,267	4,500	6,231	2.72
GRAND TOTAL URBAN AREA	12,965	8,643	8,250	5,108	6,231	3.26

¹ Previously presented as two separate charges for Indoor and Outdoor Recreation Services

² Previously presented as Administration

Note: the above figures will need to be indexed to 2022\$ at 17.9%

Rate Comparison – Residential (Single-detached Units)



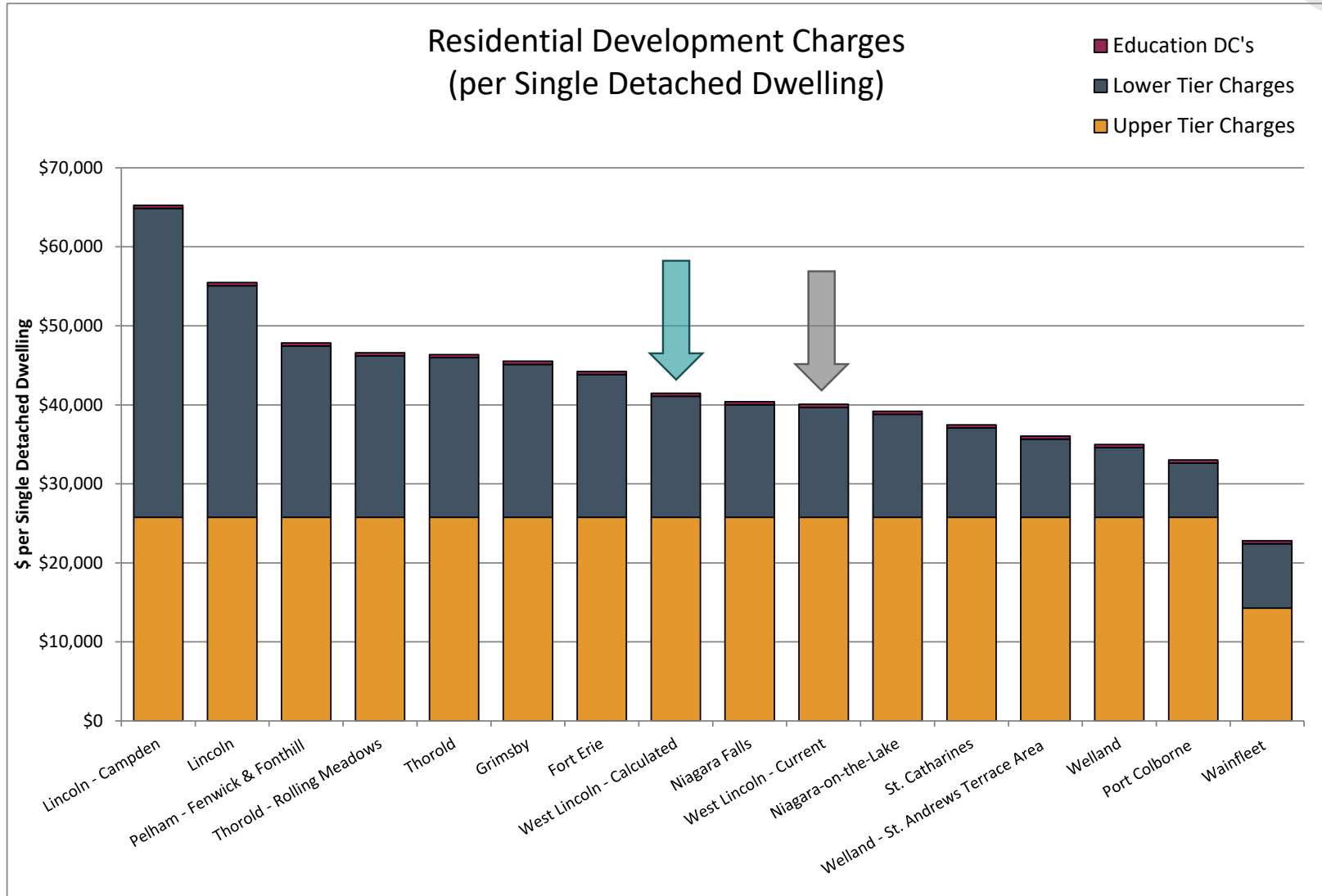
Service/Class of Service	By-law 2019-51 (2019\$)	D.C. Update Calculations (2019\$)
Municipal Wide Services/Classes:		
Services Related to a Highway	5,534	5,534
Fire Protection Services	373	373
Parks and Recreation Services ¹	3,406	4,399
Library Services	604	791
Growth Studies ²	317	324
Total Municipal Wide Services/Classes	10,234	11,421
Area Specific Services:		
Stormwater Drainage and Control Services	69	69
Wastewater Services	429	429
Water Services	1,046	1,046
Total Area Specific Services	1,544	1,544
Grand Total - Urban Area	11,778	12,965

Rate Comparison – Non- Residential (per sq.ft. of gross floor area)



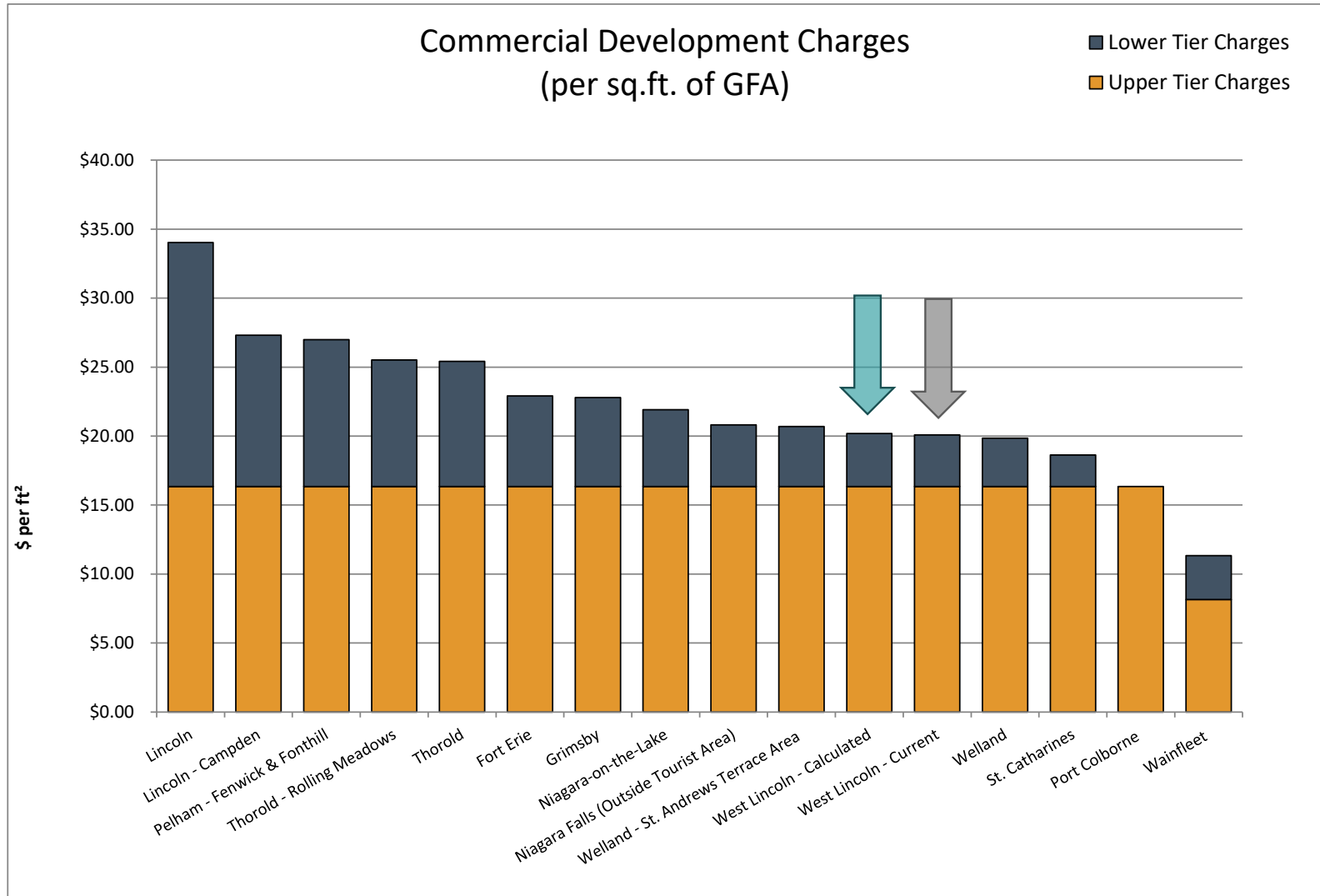
Service/Class of Service	By-law 2019-51 (2019\$)	D.C. Update Calculations (2019\$)
Municipal Wide Services/Classes:		
Services Related to a Highway	2.06	2.06
Fire Protection Services	0.15	0.15
Parks and Recreation Services ¹	0.26	0.32
Library Services	0.05	0.06
Growth Studies ²	0.13	0.13
Total Municipal Wide Services/Classes	2.65	2.72
Area Specific Services:		
Stormwater Drainage and Control Services	0.02	0.02
Wastewater Services	0.15	0.15
Water Services	0.37	0.37
Total Area Specific Services	0.54	0.54
Grand Total - Urban Area	3.19	3.26

Survey of D.C. Rates – Residential



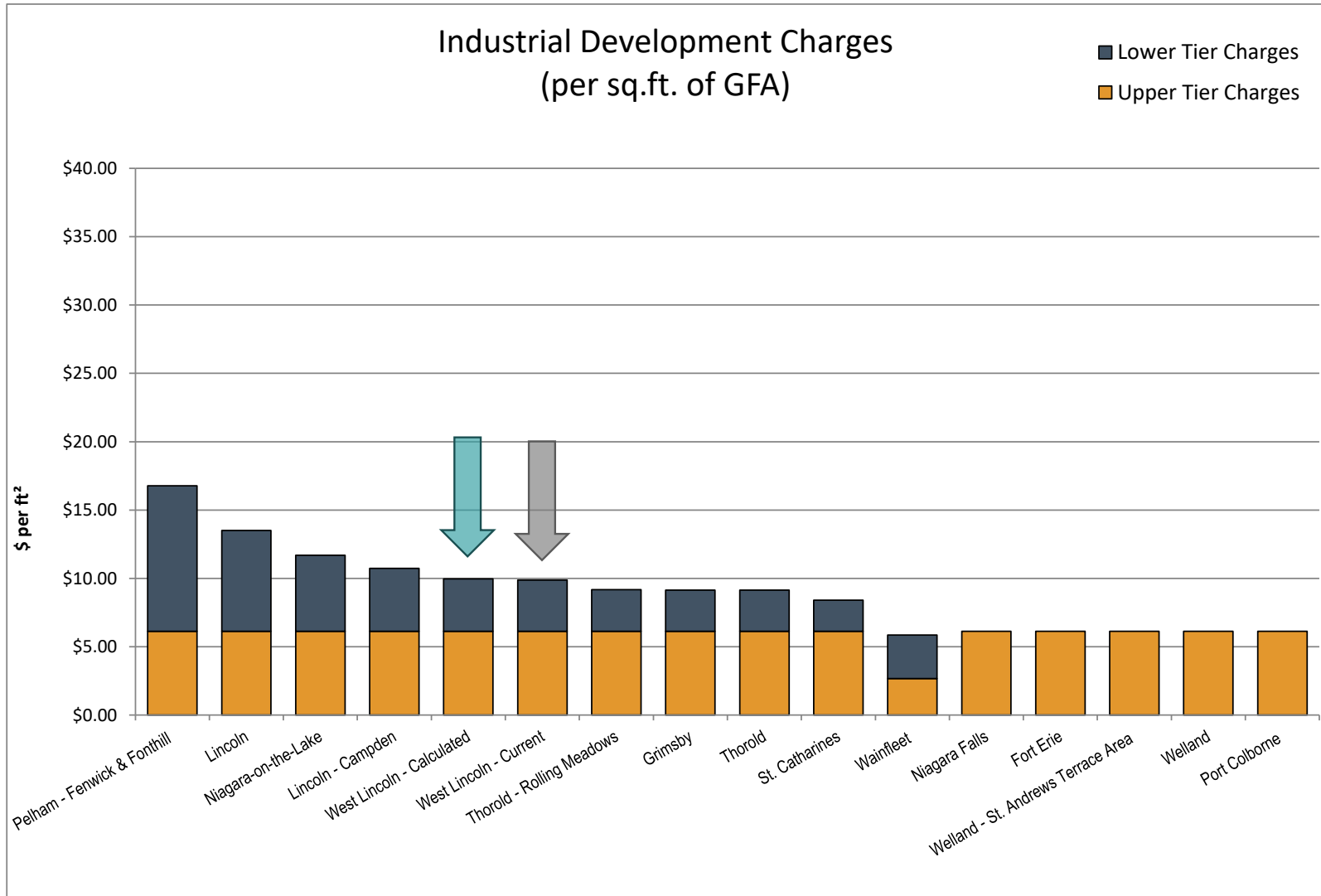
Note: Niagara Region's D.C. By-law comes into effect September 1, 2022 (Upper Tier Charges)

Survey of D.C. Rates – Commercial



Note: Niagara Region's D.C. By-law comes into effect September 1, 2022 (Upper Tier Charges)

Survey of D.C. Rates – Industrial



Note: Niagara Region's D.C. By-law comes into effect September 1, 2022 (Upper Tier Charges)

Next Steps



Council
Consideration
of the By-law
(September 26,
2022)