



Development Charges Update Study

Township of West Lincoln

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Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Township of West Lincoln imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The Township's D.C. by-law imposes charges for the following services:

- Municipal-Wide Services:
 - Services Related to a Highway;
 - Fire Protection;
 - Parks and Recreation (formerly Indoor and Outdoor Recreation Services);
 - Library; and
 - Growth Studies (formerly Administration).
- Urban Area Services:
 - Water Services;
 - Wastewater Services; and
 - Stormwater Services.

The D.C.s came into effect on June 24, 2019 and are imposed through by-law 2019-51. The following documents provide the details to the calculations and policies:

- “Township of West Lincoln Draft Development Charges Background Study” – April 15, 2019; and
- “Addendum to Development Charges Background Study dated April 15th 2019 – Township of West Lincoln” – December 1, 2020.

The Township's D.C.s have been indexed (in accordance with section 10 of the by-law) annually on January 1st, beginning in 2020, and are currently 17.9% higher than the rates implemented under By-law 2019-51. The 2019 D.C.s (unindexed), as amended, are shown in Figure 1-1.

The purpose of this report is to update the current D.C. by-law to reflect cost changes to a select number of existing projects and to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (*More Homes, More Choice Act, 2019*), Bill 138 (*Plan to Build Ontario Act, 2019*), Bill 197 (*COVID-19 Economic Recovery Act*,



2020), and Bill 213 (*Better for People, Smarter for Business Act, 2020*). A full discussion on the amending legislation is provided in Chapter 2.

A summary of the changes contained in this D.C. Update are provided below:

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the Township, the 10% deduction may be removed for the following services:
 - Indoor and Outdoor Recreation Services (Parks and Recreation Services);
 - Library Services; and
 - Administration (Growth Studies).
- An additional change brought forth through Bill 197 is related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this update report provides for Growth Studies (formerly Administration) as a class of service. Further discussion on classes of services is provided in Chapter 2.
- The amended regulations provide for mandatory D.C. exemptions for additional dwelling units in new residential buildings, an additional dwelling unit in a residential building that is ancillary to a new residential building, and for universities receiving government funding. These exemptions are to be added to the Township's amending D.C. by-law.
- Further changes related to the timing of payments for rental housing, institutional, and non-profit development were proclaimed through Bill 108. Additionally, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, shall be determined based on the D.C. in effect as of the date of receipt of a complete application for Site Plan or Zoning By-law Amendment. If the development is not proceeding via these planning approvals, then the amount is determined as the earlier of the date of issuance of a building permit or occupancy. These changes will be addressed in the amending by-law, discussed in Chapter 5, and provided in Appendix C.



Figure 1-1
Township of West Lincoln
Development Charges (unindexed)
As per By-law 2019-51, as amended

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



1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 2019-51.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the Township's current D.C. by-law (By-law 2019-51) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Updating the service standards for the related services;
- Creating a class of service for Growth Studies;
- Removing ineligible items from Growth Studies; and
- Updating the D.C. policies in the by-law with respect to:
 - D.C. instalment payments;
 - D.C. rate freeze;
 - Mandatory exemption for new additional units and universities; and
 - Updated definitions (which have been established as part of Bills 108, 138, 197, and 213).

Details of the changes to the calculations and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix C to this report.

1.4 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for August 11, 2022. Its purpose is to present the update 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 Township's D.C. by-law.

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
- Council consideration of the amending by-law on September 26, 2022.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-2
Schedule of Key D.C. Process Dates for the Township of West Lincoln

Schedule of Study Milestone	Dates
1. Data collection, staff review, D.C. calculations and policy work	April to June, 2022
2. Background study and proposed by-law available to public	July 22, 2022
3. Public meeting advertisement placed in newspaper(s)	No later than July 23, 2022
4. Public meeting of Council	August 11, 2022
5. Council considers adoption of background study and passage of amending by-law	September 26, 2022
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. Township makes pamphlet available (where by-law no appealed)	By 60 days after in force date

1.5 Policy Recommendations

It is recommended that the Township's current D.C. policies, as identified in Appendix A of this report, be continued.

Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213 and O.Reg. 82/98 as amended by O.Reg. 454/19 are recommended to be included. This is discussed in more detail in Chapter 2 of this report.



Chapter 2

Changes to the D.C.A. Legislation



2. Changes to the D.C.A. Legislation

2.1 Bill 108 – *More Homes, More Choice Act, 2019*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). The following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services," with the "soft services" being removed from the D.C.A. These services would be considered as part of a new



community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services (as noted below), in addition to parkland dedication and other types of cost formerly recovered under Section 37 of the Planning Act.

2.2 Bill 138 - *Plan to Build Ontario Together Act, 2019*

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

2.3 Bill 197 - *COVID-19 Economic Recovery Act, 2020*

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



2.3.1 D.C. Related Changes

List of D.C. Eligible Services

As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension.
- Transit services.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library services
- Long-term Care services
- Parks and Recreation services, but not the acquisition of land for parks.
- Public Health services
- Childcare and early years services.
- Housing services.
- Provincial Offences Act services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allows for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The amending legislation repealed and replaced the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Note: An initial consideration of “class” appears to mean any group of services.

10% Mandatory Deduction

The removal of 10% deduction for soft services under Bill 108 has been maintained.

10-Year Planning Horizon

The “maximum” 10-year planning horizon has been removed for all services except transit.

2.3.2 Community Benefit Charges (C.B.C.)

While a Community Benefit Charge is not being considered within this report, a summary of the legislated changes is provided herein for information purposes.

C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge. O.Reg. 509/20 was filed on September 18, 2020 and provides for the following:

- A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C



may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.

- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

2.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

Transition – D.C. and C.B.C.

The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).

- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose.
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.



If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner retains may be used towards payment of that landowner's C.B.C.

2.4 Bill 213 – *Better for People, Smarter for Business Act, 2020*

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Due to this, a revision to the exemptions section will be made in the proposed amending D.C. by-law.



Chapter 3

Anticipated Development



3. Anticipated Development

3.1 Growth Forecast in the 2019 D.C. Study

The 2019 D.C. study provided for the anticipated residential and non-residential growth within the Township of West Lincoln. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1
Township of West Lincoln
2019 D.C. Background Study – Growth Forecast Summary

Measure	10 Year 2019 to 2029
(Net) Population Increase	4,812
Residential Unit Increase	1,784
Non-Residential Gross Floor Area Increase (sq.ft.)	1,031,400

For the purposes of this D.C. update, the 2019 D.C. Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



Chapter 4

Updates to the Township's D.C. Study



4. Updates to the Township's D.C. Study

As noted earlier, the Township's D.C. By-law 2019-51 came into effect on June 24 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Study, as amended, identified anticipated capital needs for recovery through D.C.s for municipal-wide and area-specific services. The capital and service standard information contained in that study have been utilized in this D.C. update analysis.

This chapter of the report discusses the removal of the 10% mandatory deduction for parks and recreation services, library services, and growth studies. A discussion is also provided on the classification of Growth Studies as a class of service.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. No service levels have been exceeded by the calculations provided herein.

As the Township's D.C. by-law was passed in 2019, the analysis contained herein is presented in 2019 dollars to reflect the valuation year of the by-law.

4.1 Parks and Recreation Services

The Township currently collects for capital costs for Parks and Recreation services under two categories, Indoor and Outdoor Recreation Services. With the changes to the D.C. Act, these charges continue to be eligible as a combined Parks and Recreation Services.

As discussed earlier, the capital costs included for Parks and Recreation services have been modified to remove the mandatory 10% deduction. Figure 4-1 provides the updated capital project listings with the removal of the 10% deduction.

The updated service standard calculations for Parks and Recreation services provides a total D.C. eligible amount for recovery of \$8,591,682. Given that the growth-related capital costs are \$6,751,551, the D.C.-eligible capital amounts are within the service standard ceiling.



Based on the Township's 2019 D.C. Study, as the predominant users of parks and recreation tend to be residents of the Township, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.



Figure 4-1
Township of West Lincoln
Parks and Recreation Capital – Update

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	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	Non-Residential Share
	2019-2029									95%	5%
1	North Creek Trail - Streamside Park to MURS	2021	300,000	-		300,000	205,798		94,202	89,492	4,710
2	Smithville Square Parkette	2019	295,000	-		295,000	202,368		92,632	88,000	4,632
3	Streamside Playground - New playground equipment	2019	32,000	-		32,000	21,952		10,048	9,546	502
4	Alma Acres Park Trail - New trail	2019	49,500	-		49,500	33,957		15,543	14,766	777
5	College Street Trail - New trail	2019	36,400	-		36,400	24,970		11,430	10,859	572
6	Leisureplex Trail - Oakland to Leisureplex	2020	294,000	-		294,000	201,682		92,318	87,702	4,616
7	Rock Street Trail - New trail	2021	98,200	-		98,200	67,365		30,835	29,293	1,542
8	Leisureplex Trail - Extend to South Creek Trail	2022	168,000	-		168,000	115,247		52,753	50,115	2,638
9	Station Meadows Playground - Playground Equipment	2022	80,000	-		80,000	54,879		25,121	23,865	1,256
10	Leisureplex - New soccer field - no lighting / irrigation	2023	60,000	-		60,000	41,160		18,840	17,898	942
11	Townline Road-St. Catherine St. Connection - New trail	2023	111,300	-		111,300	76,351		34,949	33,202	1,747
12	Spring Creek Nature Trail - New trail	2024	33,600	-		33,600	23,049		10,551	10,023	528
13	North Loop Trail - New trail	2025	313,500	-		313,500	215,059		98,441	93,519	4,922
14	Leisureplex - New baseball diamond	2026	655,000	-		655,000	449,325		205,675	195,391	10,284
15	Skate Park - MURS	2019	468,200	-		468,200	321,182		147,018	139,667	7,351
16	Splash Pad - MURS	2019	233,300	-		233,300	160,042		73,258	69,595	3,663
17	Playground - MURS	2019	106,600	-		106,600	73,127		33,473	31,799	1,674
18	New Playground Equipment-Caistorville	2021	60,000	-		60,000	41,160		18,840	17,898	942
19	New Playground Equipment - Smithville Station Park	2019	140,000	-		140,000	-		140,000	133,000	7,000



Figure 4-1 Continued
Township of West Lincoln
Parks and Recreation Capital – Update

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	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 95%	Non-Residential Share 5%
	2019-2029										
20	New Playground Equipment - Station Meadows West	2021	150,000	-		150,000	-		150,000	142,500	7,500
21	New Playground Equipment - South Community Park	2021	150,000	-		150,000	-		150,000	142,500	7,500
22	Leisureplex-New Pavillion	2020	52,000	-		52,000	35,672		16,328	15,512	816
23	Tractor	2021	85,000	-		85,000	-		85,000	80,750	4,250
24	Multi-Use Recreation Site	2019	20,061,600	2,350,582		17,711,018	10,432,032		7,278,986	6,915,037	363,949
25	Wellandport Community Centre	2025	952,000	-		952,000	856,800		95,200	90,440	4,760
26	Reserve Fund Adjustment	Reserve	-			-	2,229,890		(2,229,890)	(2,118,396)	(111,495)
	Total		24,985,200	2,350,582	-	22,634,618	15,883,067	-	6,751,551	6,413,973	337,578



4.2 Library Services

With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-2 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated library service standards are provided in Appendix B. The updated service standard calculations for library services provides a total D.C. eligible amount for recovery of \$1,429,020. Given that the growth-related capital costs are \$1,213,560, the D.C.-eligible capital amounts are within the service standard ceiling.

Based on the Township's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.



Figure 4-2
Township of West Lincoln
Library Services – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	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 95%	Non- Residential Share 5%
	2019-2029										
1	Library - Wellandport - Addition of 2,000 sqft to building	2019	1,338,000	-		1,338,000	616,022	440,000	281,978	267,879	14,099
2	Smithville	2019	3,176,300	762,174		2,414,126	1,588,150		825,976	784,677	41,299
3	Library-Smithville - Addition to printed collection	2019-2028	144,000			144,000	-		144,000	136,800	7,200
4	Library-Caistorville - Addition to printed collection	2019-2028	76,500			76,500	-		76,500	72,675	3,825
5	Library-Wellandport - Addition to printed collection	2019-2028	91,500			91,500	-		91,500	86,925	4,575
							-		-	-	-
6	Reserve Fund Adjustment	Reserve	-			-	206,394		(206,394)	(196,074)	(10,320)
	Total		4,826,300	762,174	-	4,064,126	2,410,566	440,000	1,213,560	1,152,882	60,678



4.3 Growth Studies

Bill 197 introduced an amendment to the D.C.A. regarding the creation of classes of services . A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

In addition, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

As a result of these changes to the D.C.A., this update study provides for the former “Administration” to be categorized as a class of service entitled “Growth Studies.” Growth Studies provide for studies comprised of the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

Figure 4-3 depicts how the costs of capital projects are allocated across the services. For planning related studies, a deduction of 10% has been applied to recognize the extent to which some studies relate to non-D.C.-eligible services. All planning studies have been allocated to the class of services in the following manner:

- Services Related to a Highway – 20%
- Fire Protection Services – 15%
- Parks and Recreation Services – 15%
- Library Services – 5%



- Water Services – 15%
- Wastewater Services – 15%
- Stormwater Services – 15%

With respect to the capital cost of D.C. background studies, they have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Services Related to a Highway – 49.1%
- Fire Protection Services – 3.3%
- Parks and Recreation Services – 30.2%
- Library Services – 5.4%
- Water Services – 8.1%
- Wastewater Services – 3.4%
- Stormwater Services – 0.5%

In addition to the changes noted above, the mandatory 10% deduction has been removed. Furthermore, the zoning by-law updates have been removed from the capital listing as they would not be considered D.C. eligible due to the recent changes to the D.C.A. Therefore, the total revised growth-related capital costs included in the updated D.C. calculations equal \$599,054.

The capital costs have been allocated 79% to residential development and 21% to non-residential development based on the incremental growth in population to employment for the 10-year forecast period. This is consistent with the 2019 D.C. Background Study.



Figure 4-3
Township of West Lincoln
Growth Studies – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 79%	Non-Residential Share 21%
1	2019-2029											
	Development Charges Study:											
1a	Development Charges Study	2023	Services Related to a Highway	24,528	-		24,528	-		24,528	19,377	5,151
1b	Development Charges Study	2023	Fire Protection Services	1,649	-		1,649	-		1,649	1,303	346
1c	Development Charges Study	2023	Parks and Recreation Services	15,090	-		15,090	-		15,090	11,921	3,169
1d	Development Charges Study	2023	Library Services	2,712	-		2,712	-		2,712	2,143	570
1e	Development Charges Study	2023	Stormwater Drainage and Control Services	268	-		268	-		268	211	56
1f	Development Charges Study	2023	Wastewater Services	1,677	-		1,677	-		1,677	1,325	352
1g	Development Charges Study	2023	Water Supply Services	4,075	-		4,075	-		4,075	3,219	856
	Sub-total Development Charges Study			50,000	-	-	50,000	-	-	50,000	39,500	10,500
2	Development Charges Study:											
2a	Development Charges Study	2028	Services Related to a Highway	29,434	-		29,434	-		29,434	23,253	6,181
2b	Development Charges Study	2028	Fire Protection Services	1,979	-		1,979	-		1,979	1,564	416
2c	Development Charges Study	2028	Parks and Recreation Services	18,109	-		18,109	-		18,109	14,306	3,803
2d	Development Charges Study	2028	Library Services	3,255	-		3,255	-		3,255	2,571	684
2e	Development Charges Study	2028	Stormwater Drainage and Control Services	321	-		321	-		321	254	67
2f	Development Charges Study	2028	Wastewater Services	2,013	-		2,013	-		2,013	1,590	423
2g	Development Charges Study	2028	Water Supply Services	4,890	-		4,890	-		4,890	3,863	1,027
	Sub-total Development Charges Study			60,000	-	-	60,000	-	-	60,000	47,400	12,600



Figure 4-3 Continued
Township of West Lincoln
Growth Studies – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 79%	Non-Residential Share 21%
	2019-2029											
3	Fire Protection Plan	2026	Fire Protection Services	50,000	-		50,000	12,500		37,500	29,625	7,875
4	Traffic Master Plan	2019	Services Related to a Highway	65,000	-		65,000	16,250		48,750	38,513	10,238
5	Traffic Master Plan	2027	Services Related to a Highway	80,000	-		80,000	20,000		60,000	47,400	12,600
6	Bike Trails Master Plan	2019	Parks and Recreation Services	25,000	-		25,000	17,150		7,850	6,202	1,649
7	Railroad Crossing Justification Study	2019	Services Related to a Highway	30,000	-		30,000	-		30,000	23,700	6,300
8	Urban Boundary Expansion											
8a	Urban Boundary Expansion	2019	Services Related to a Highway	200,000	-	2,000	198,000	-	180,000	18,000	14,220	3,780
8b	Urban Boundary Expansion	2019	Fire Protection Services	150,000	-	1,500	148,500	-	135,000	13,500	10,665	2,835
8c	Urban Boundary Expansion	2019	Parks and Recreation Services	150,000	-	1,500	148,500	-	135,000	13,500	10,665	2,835
8d	Urban Boundary Expansion	2019	Library Services	50,000	-	500	49,500	-	45,000	4,500	3,555	945
8e	Urban Boundary Expansion	2019	Stormwater Drainage and Control Services	150,000	-	1,500	148,500	-	135,000	13,500	10,665	2,835
8f	Urban Boundary Expansion	2019	Wastewater Services	150,000	-	1,500	148,500	-	135,000	13,500	10,665	2,835
8g	Urban Boundary Expansion	2019	Water Supply Services	150,000	-	1,500	148,500	-	135,000	13,500	10,665	2,835
	Sub-total Urban Boundary Expansion			1,000,000	-	10,000	990,000	-	900,000	90,000	71,100	18,900



Figure 4-3 Continued
Township of West Lincoln
Growth Studies – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 79%	Non-Residential Share 21%
9	Corporate Strategic Plan											
9a	Corporate Strategic Plan	2019	Services Related to a Highway	9,000	-	900	8,100	5,557		2,543	2,009	534
9b	Corporate Strategic Plan	2019	Fire Protection Services	6,750	-	675	6,075	4,167		1,908	1,507	401
9c	Corporate Strategic Plan	2019	Parks and Recreation Services	6,750	-	675	6,075	4,167		1,908	1,507	401
9d	Corporate Strategic Plan	2019	Library Services	2,250	-	225	2,025	1,389		636	502	134
9e	Corporate Strategic Plan	2019	Stormwater Drainage and Control Services	6,750	-	675	6,075	4,167		1,908	1,507	401
9f	Corporate Strategic Plan	2019	Wastewater Services	6,750	-	675	6,075	4,167		1,908	1,507	401
9g	Corporate Strategic Plan	2019	Water Supply Services	6,750	-	675	6,075	4,167		1,908	1,507	401
	Sub-total Corporate Strategic Plan			45,000	-	4,500	40,500	27,781	-	12,719	10,048	2,671
10	Wellandport Streetscape Master Plan	2019	Services Related to a Highway	60,000	-		60,000	41,160		18,840	14,884	3,956
11	Economic Development Master Plan - Industrial Park											
11a	Economic Development Master Plan - Industrial Park	2020	Services Related to a Highway	12,000	-	1,200	10,800	5,400		5,400	4,266	1,134
11b	Economic Development Master Plan - Industrial Park	2020	Fire Protection Services	9,000	-	900	8,100	4,050		4,050	3,200	851
11c	Economic Development Master Plan - Industrial Park	2020	Parks and Recreation Services	9,000	-	900	8,100	4,050		4,050	3,200	851
11d	Economic Development Master Plan - Industrial Park	2020	Library Services	3,000	-	300	2,700	1,350		1,350	1,067	284
11e	Economic Development Master Plan - Industrial Park	2020	Stormwater Drainage and Control Services	9,000	-	900	8,100	4,050		4,050	3,200	851
11f	Economic Development Master Plan - Industrial Park	2020	Wastewater Services	9,000	-	900	8,100	4,050		4,050	3,200	851
11g	Economic Development Master Plan - Industrial Park	2020	Water Supply Services	9,000	-	900	8,100	4,050		4,050	3,200	851
	Sub-total Economic Development Master Plan - Industrial Park			60,000	-	6,000	54,000	27,000	-	27,000	21,330	5,670



Figure 4-3 Continued
Township of West Lincoln
Growth Studies – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 79%	Non-Residential Share 21%
	2019-2029											
12	Township Trails and Corridors Master Plan	2020	Parks and Recreation Services	100,000	-		100,000	68,599		31,401	24,807	6,594
13	Smithville Parks and Recreation Master Plan	2025	Parks and Recreation Services	70,000	-		70,000	17,500		52,500	41,475	11,025
14	Municipal Comprehensive Review											
14a	Municipal Comprehensive Review	2023	Services Related to a Highway	10,000	-	1,000	9,000	2,250		6,750	5,333	1,418
14b	Municipal Comprehensive Review	2023	Fire Protection Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
14c	Municipal Comprehensive Review	2023	Parks and Recreation Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
14d	Municipal Comprehensive Review	2023	Library Services	2,500	-	250	2,250	563		1,687	1,333	354
14e	Municipal Comprehensive Review	2023	Stormwater Drainage and Control Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
14f	Municipal Comprehensive Review	2023	Wastewater Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
14g	Municipal Comprehensive Review	2023	Water Supply Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
	Sub-total Municipal Comprehensive Review			50,000	-	5,000	45,000	11,253	-	33,747	26,660	7,087
15	Smithville Parks and Recreation Master Plan	2020	Parks and Recreation Services	70,000	-		70,000	17,500		52,500	41,475	11,025
16	Smithville Trails and Corridors Master Plan (Update)	2026	Parks and Recreation Services	40,000	-		40,000	27,440		12,560	9,922	2,638
17	Official Plan Update											
17a	Official Plan Update	2020	Services Related to a Highway	10,000	-	1,000	9,000	2,250		6,750	5,333	1,418
17b	Official Plan Update	2020	Fire Protection Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
17c	Official Plan Update	2020	Parks and Recreation Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
17d	Official Plan Update	2020	Library Services	2,500	-	250	2,250	563		1,687	1,333	354
17e	Official Plan Update	2020	Stormwater Drainage and Control Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
17f	Official Plan Update	2020	Wastewater Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
17g	Official Plan Update	2020	Water Supply Services	7,500	-	750	6,750	1,688		5,062	3,999	1,063
	Sub-total Official Plan			50,000	-	5,000	45,000	11,253	-	33,747	26,660	7,087



Figure 4-3 Continued
Township of West Lincoln
Growth Studies – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 79%	Non-Residential Share 21%
	2019-2029											
18	Mandatory Parks Study	2019	Parks and Recreation Services	30,000	-		30,000	20,580		9,420	7,442	1,978
19	Municipal Comprehensive Review											
19a	Municipal Comprehensive Review	2025	Services Related to a Highway	12,000	-	1,200	10,800	2,700		8,100	6,399	1,701
19b	Municipal Comprehensive Review	2025	Fire Protection Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
19c	Municipal Comprehensive Review	2025	Parks and Recreation Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
19d	Municipal Comprehensive Review	2025	Library Services	3,000	-	300	2,700	675		2,025	1,600	425
19e	Municipal Comprehensive Review	2025	Stormwater Drainage and Control Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
19f	Municipal Comprehensive Review	2025	Wastewater Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
19g	Municipal Comprehensive Review	2025	Water Supply Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
	Sub-total Municipal Comprehensive Review			60,000	-	6,000	54,000	13,500	-	40,500	31,995	8,505
20	Official Plan Update											
20a	Official Plan Update	2026	Services Related to a Highway	12,000	-	1,200	10,800	2,700		8,100	6,399	1,701
20b	Official Plan Update	2026	Fire Protection Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
20c	Official Plan Update	2026	Parks and Recreation Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
20d	Official Plan Update	2026	Library Services	3,000	-	300	2,700	675		2,025	1,600	425
20e	Official Plan Update	2026	Stormwater Drainage and Control Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
20f	Official Plan Update	2026	Wastewater Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
20g	Official Plan Update	2026	Water Supply Services	9,000	-	900	8,100	2,025		6,075	4,799	1,276
	Sub-total Official Plan			60,000	-	6,000	54,000	13,500	-	40,500	31,995	8,505



Figure 4-3 Continued
Township of West Lincoln
Growth Studies – Updated Capital Listing

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 79%	Non-Residential Share 21%
21	Secondary Plan-South Smithville											
21a	Secondary Plan-South Smithville	2021	Services Related to a Highway	10,000	-	1,000	9,000	-		9,000	7,110	1,890
21b	Secondary Plan-South Smithville	2021	Fire Protection Services	7,500	-	750	6,750	-		6,750	5,333	1,418
21c	Secondary Plan-South Smithville	2021	Parks and Recreation Services	7,500	-	750	6,750	-		6,750	5,333	1,418
21d	Secondary Plan-South Smithville	2021	Library Services	2,500	-	250	2,250	-		2,250	1,778	473
21e	Secondary Plan-South Smithville	2021	Stormwater Drainage and Control Services	7,500	-	750	6,750	-		6,750	5,333	1,418
21f	Secondary Plan-South Smithville	2021	Wastewater Services	7,500	-	750	6,750	-		6,750	5,333	1,418
21g	Secondary Plan-South Smithville		Water Supply Services	7,500		750	6,750	-		6,750	5,333	1,418
	Sub-total Secondary Plan-South Smithville			50,000	-	5,000	45,000	-	-	45,000	35,550	9,450
22	Agricultural CIP									-	-	-
22a	Agricultural CIP	2019	Services Related to a Highway	16,000	-	1,600	14,400	9,900		4,500	3,555	945
22b	Agricultural CIP	2019	Fire Protection Services	12,000	-	1,200	10,800	7,400		3,400	2,686	714
22c	Agricultural CIP	2019	Parks and Recreation Services	12,000	-	1,200	10,800	7,400		3,400	2,686	714
22d	Agricultural CIP	2019	Library Services	4,000	-	400	3,600	2,500		1,100	869	231
22e	Agricultural CIP	2019	Stormwater Drainage and Control Services	12,000	-	1,200	10,800	7,400		3,400	2,686	714
22f	Agricultural CIP	2019	Wastewater Services	12,000	-	1,200	10,800	7,400		3,400	2,686	714
22g	Agricultural CIP	2019	Water Supply Services	12,000	-	1,200	10,800	7,400		3,400	2,686	714
	Sub-total Agricultural CIP			80,000	-	8,000	72,000	49,400	-	22,600	17,854	4,746
23	Reserve Fund Adjustment	Reserve		-	-			218,080		(218,080)	(172,283)	(45,797)
	Total			2,185,000	-	55,500	2,129,500	630,446	900,000	599,054	473,253	125,801



4.4 D.C. By-law Revised Schedule of Charges

4.4.1 *Updated D.C. Calculations*

Figures 4-4 provides the calculations for the proposed D.C. to be imposed on anticipated development in the Township for services over the various forecast periods. These calculations are based on the changes described earlier in this chapter.

The approach to the calculations provided herein is the same as was provided for in the 2019 D.C. Study. For the residential calculations, the total cost is divided by the new population to determine the per capita amount. The eligible D.C. cost calculations set out in Figures 4-1 to 4-3 are based on the anticipated population increase. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge. With respect to non-residential development, the total costs allocated to non-residential development (based on need for service) have been divided by the anticipated gross floor area of development over the planning periods to calculate costs per sq.ft. of gross floor area for each service/class of service.

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 (studies). The revisions to the growth studies provided in this D.C. update will modify the studies portion of the Wind Turbines charge.



Figure 4-4
Township of West Lincoln
Municipal-wide D.C. Calculations
10-Year

SERVICE/CLASS		2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		\$	\$	\$	\$
1. <u>Parks and Recreation Services</u>					
1.1	Park development, amenities, trails, recreation facilities, and vehicles and equipment	6,413,973	337,578	4,399	0.32
		6,413,973	337,578	4,399	0.32
2. <u>Library Services</u>					
2.1	Library facilities and materials	1,152,882	60,678	791	0.06
		1,152,882	60,678	791	0.06
3. <u>Growth Studies</u>					
3.1	Water Services	35,240	9,368	24	0.01
3.2	Wastewater Services	32,185	8,556	22	0.01
3.3	Stormwater Services	30,389	8,078	21	0.01
3.4	Services Related to a Highway	162,568	43,214	111	0.05
3.5	Fire Protection Services	53,868	14,319	37	0.01
3.6	Library Services	13,452	3,576	9	-
3.7	Parks and Recreation Services	145,550	38,691	100	0.04
		473,253	125,801	324	0.13
TOTAL		\$8,040,108	\$524,057	\$5,514	\$0.51
D.C.-Eligible Capital Cost		\$8,040,108	\$524,057		
10-Year Population/GFA Growth (sq.ft.)		4,812	1,031,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)		\$1,671	\$0.51		
<u>By Residential Unit Type</u>					
	<u>P.P.U.</u>				
	Single and Semi-Detached Dwelling	3.300	\$5,514		
	Multiples	2.200	\$3,676		
	Apartments - 2 Bedrooms +	2.100	\$3,509		
	Apartments - Bachelor and 1 Bedroom	1.300	\$2,172		
	Special Care/Special Dwelling Units	1.100	\$1,838		



Figure 4-5 compares the existing and calculated single detached dwelling unit charges. Figure 4-6 compares the existing and calculated non-residential charges per square foot. Both these figures are presented in 2019 values.

Figure 4-5
Township of West Lincoln
Comparison of Existing and Calculated
Residential Single Detached Development Charges

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

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

² Previously presented as Administration



Figure 4-6
Township of West Lincoln
Comparison of Existing and Calculated
Non-Residential Development Charges per Square Foot

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

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

² Previously presented as Administration

Based on the information provided in Figures 4-5 and 4-6, the Township's D.C. rates (2019\$) are summarized below:

- Municipal-wide D.C.s (including the urban services):
 - Single Detached D.C.s to increase from \$11,778 to \$12,965 per unit
 - Non-residential D.C.s to increase from \$3.19 to \$3.26 per sq.ft. of building area.

4.4.2 Revised D.C. Rates (2019\$ and 2022\$)

Figure 4-7 provides for the updated Municipal-wide D.C.s in 2019 values to reflect the updates to the 2019 D.C. by-law. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-8 provides for the indexed 2022 values as the Township's current D.C.s have been indexed by 17.9% from the amounts presented in "Schedule B" to By-law 2019-51.



Figure 4-7
Township of West Lincoln
Updated Development Charge Schedule (2019\$)

Service/Class of Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		
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



Figure 4-8
Township of West Lincoln
Updated Development Charge Schedule (2022\$)

Service/Class of Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		
Municipal Wide Services/Class of Service:						
Services Related to a Highway	6,528	4,351	4,154	2,572	6,528	2.43
Fire Protection Services	440	294	280	173	440	0.17
Parks and Recreation Services ¹	5,188	3,459	3,301	2,044	-	0.38
Library Services	933	622	593	368	-	0.07
Growth Studies ²	382	255	243	151	382	0.15
Total Municipal Wide Services/Class of Services	13,471	8,981	8,571	5,308	7,350	3.20
Urban Services						
Stormwater Drainage and Control Services	81	55	51	32	-	0.02
Wastewater Services	506	337	321	200	-	0.17
Water Services	1,235	822	786	487	-	0.44
Total Urban Services	1,822	1,214	1,158	719	-	0.63
GRAND TOTAL RURAL AREA	13,471	8,981	8,571	5,308	7,350	3.20
GRAND TOTAL URBAN AREA	15,293	10,195	9,729	6,027	7,350	3.83

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

² Previously presented as Administration



Chapter 5

Updates to the D.C. By-law



5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the “Time of Payment of Development Charges” section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for Rental Housing and Institutional Developments;
- Non-profit Housing Developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- The D.C. amount for all developments occurring within 2 years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application.

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application are subject to annual interest charges. The interest rate will be based on the Township’s Development Charges Interest Policy (POL-T-01-2022). This policy may be amended from time to time.

For the purposes of administering the by-law, the following definitions are provided as per O.Reg. 454/19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:



- i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

In addition to the changes provided above, the following definition for “Class” will be provided:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the *Development Charges Act*.

With respect to exemptions, the following will be included as per O.Reg. 454/19 and Bill 213.

Ontario Regulation 454/19:

No development charge shall be payable where the development:



- is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the *Development Charges Act, 1997*; and
- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit in prescribed classes of new residential buildings as set out in the Regulations to the *Development Charges Act, 1997*.

Bill 213:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



Chapter 6

Recommendations



6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated July 22, 2022, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated July 22, 2022”;

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

“Approve the Amending Development Charge By-law as set out in Appendix C”.



Appendix A

Existing Policies under By-law 2019-51



A-1: Existing Policies under By-law 2019-51

The following subsections set out the rules governing the calculation, payment and collection of D.C.s as provided in By-law 2019-51 as amended, in accordance with the D.C.A.

Development Charges Imposed

Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of the by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires:

- 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*;
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

Calculation of Development Charges

The development charge with respect to the uses of any land, building or structure shall be calculated as follows:

- a) The development charges described in the by-law shall be imposed on all residential development, including a dwelling unit accessory to a non-residential development and the residential component of a mixed-use building, including the residential component of a live/work unit, according to the number and type



of dwelling unit and calculated with respect to each of the services according to the type of residential use;

- b) The development charges described in the by-law shall be imposed on all non-residential development and, in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a live/work unit, according to the type and gross floor area of the non-residential component.

Rules with Respect to Redevelopment

Despite any other provisions of the by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge in place at the time the development charge is payable by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- b) In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge in place at the time the development charge is payable by the gross floor area that has been or will be demolished or converted to another principal use.

Exemptions (full or partial)

The following are exempted from D.C.s:

- Statutory exemptions
 - a) 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;

- b) buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s. 3); and
 - c) 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).
- Non-statutory exemptions
 - lands, buildings or structures used or to be used 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;
 - that portion of the place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to the place of worship space;
 - agricultural uses;
 - granny flats;
 - canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles;
 - lands and buildings used or intended to be used for municipal housing project facilities, as set out in section 110 of the Municipal Act, 2001, S.O. 2001 c25, O.Reg. 603/06 under the Municipal Act 2001, and the Region's Municipal Housing Facility By-law, all as may be amended;
 - lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region, provided that
 - (i) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing and;
 - (ii) the owner of the lands continues to use the lands and buildings for affordable housing. If the owner ceases to use the proportionate share of the lands and buildings for affordable housing, the development charges exempted under this section shall become due and payable. The owner shall be required to enter into an agreement with the Town under section 27 of the Act respecting the



timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands;

Indexing

Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2020 and on January 1 of each year thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

Timing of Calculation and Payment

Development charges shall be calculated using the rate effective on the calculation date with respect to such development and shall be payable on the issuance of the first building permit with respect to the structure.



Appendix B

Service Standards



TABLE B-1
SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED FOR
SERVICES REVISED IN THE 2022 UPDATE

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Parks & Recreation	Parkland Development	\$606.54	0.0125	Acres of Parkland	48,523	per acre	2,918,670
	Parkland Trails	\$9.55	0.1119	Linear Metres	85	per linear m	45,955
	Recreation Facilities	\$1,117.76	4.4967	sq.ft. of building area	249	per sq.ft.	5,378,661
	Parks & Recreation Vehicles and Equipment	\$51.62	0.0018	No. of vehicles and equipment	28,678	per item	248,395
Library	Library Services - Facilities	\$186.20	0.4923	sq.ft. of building area	378	per sq.ft.	895,994
	Library Services - Collection Materials	\$110.77	3.1137	No. of library collection items	36	per collection item	533,025



**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Value (\$/Acre)
Community Parks											
Wellandport Community Park	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	18.74	\$47,400
Caistor Community Park	9.12	9.12	9.12	9.12	9.12	9.12	9.12	9.12	9.12	9.12	\$90,200
West Lincoln Community Park	15.16	15.16	15.16	15.16	15.16	15.16	15.16	15.16	15.16	15.16	\$231,800
Silverdale Community Park	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$124,700
Urban Parks											
Rock Street	10.27	10.27	10.27	10.27	10.27	10.27	10.27	10.27	10.27	10.27	\$22,700
Station Meadows Park	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$19,400
Hank MacDonald Park	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$155,400
Alma Park	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	3.03	\$74,900
Anastasio Park	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	\$143,500
Streamside Park	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$380,400
Harvest Gate Park	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$113,200
Township Parks											
Leisureplex	116.71	116.71	116.71	116.71	116.71	116.71	116.71	116.71	116.71	116.71	\$19,600
Roadside											
St. Anne's Park	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	\$37,700
Old Bridge Park	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$4,700
Smithville Square Parkette	-	-	-	-	-	-	-	0.16	0.16	0.16	\$73,300
Parkette -Murgatord	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$73,300
Park Amenities											
WLCC - Skatepark	-	-	-	-	-	-	0.33	0.33	0.33	0.33	\$403,000
WLCC - Splashpad	-	-	-	-	-	-	0.45	0.45	0.45	0.45	\$200,900
Total	185.67	185.67	185.67	185.67	185.67	185.67	186.45	186.61	186.61	186.61	

Population	14,086	14,228	14,337	14,446	14,665	14,994	15,324	15,475	15,630	15,846
Per Capita Standard	0.0132	0.0130	0.0130	0.0129	0.0127	0.0124	0.0122	0.0121	0.0119	0.0118

10 Year Average	2012-2021
Quantity Standard	0.0125
Quality Standard	\$48,523
Service Standard	\$607

D.C. Amount (before deductions)	10 Year
Forecast Population	4,812
\$ per Capita	\$607
Eligible Amount	\$2,918,670



**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Linear Metres

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Value (\$/ Linear Metre)
South Creek Trail	-	-	765	765	765	765	765	765	765	765	\$188
Leisureplex Trail	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	\$27
Total	1,060	1,060	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	

Population	14,086	14,228	14,337	14,446	14,665	14,994	15,324	15,475	15,630	15,846
Per Capita Standard	0.08	0.07	0.13	0.13	0.12	0.12	0.12	0.12	0.12	0.12

10 Year Average	2012-2021
Quantity Standard	0.1119
Quality Standard	\$85
Service Standard	\$10

D.C. Amount (before deductions)	10 Year
Forecast Population	4,812
\$ per Capita	\$10
Eligible Amount	\$45,955



**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Bld'g Value (\$/sq.ft.)
Smithville Arena & Community Centre	31,635	31,635	31,635	31,635	31,635	31,635	-	-	-	-	\$255
Leisureplex	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	\$90
Silverdale Community Centre	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	\$390
Caistor Community Centre - Abingdon Hall	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	\$279
Wellandport Community Centre (Excluding Library)	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	\$200
West Lincoln Community Center- exclude library	-	-	-	-	-	-	57,951	57,951	57,951	57,951	\$242
West Lincoln Community Center- Bandshell	-	-	-	-	-	-	-	-	-	517	\$243
Greenhouse - Hank MacDonald Park	-	-	-	-	-	-	-	-	-	100	\$125
Total	56,786	56,786	56,786	56,786	56,786	56,786	83,102	83,102	83,102	83,719	

Population	14,086	14,228	14,337	14,446	14,665	14,994	15,324	15,475	15,630	15,846
Per Capita Standard	4.0314	3.9911	3.9608	3.9309	3.8722	3.7872	5.4230	5.3701	5.3168	5.2833

10 Year Average	2012-2021
Quantity Standard	4.4967
Quality Standard	\$249
Service Standard	\$1,118

D.C. Amount (before deductions)	10 Year
Forecast Population	4,812
\$ per Capita	\$1,118
Eligible Amount	\$5,378,661



**Township of West Lincoln
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Value (\$/Item)
Front Mount Riding Mower John Deere (AR-40019)	1	1	1	1	1	1	1	-	-	-	\$17,900
GMC Sierra Pickup - RD-10012	1	1	1	1	1	1	-	-	-	-	\$35,100
Ford F150 Pickup (RD-10013)	1	1	1	1	1	1	1	-	-	-	\$35,100
2015 GMC Sierra - 1GTR1TEC5FZ146780	-	-	1	1	1	1	1	1	1	1	\$35,200
2015 GMC Sierra - 1GTR1TEC5FZ146603	-	-	1	1	1	1	1	1	1	1	\$35,200
2015 Top Dresser	-	-	-	1	1	1	1	1	1	1	\$21,700
2016 John Deere Tractor 5045E	-	-	-	-	1	1	1	1	1	1	\$46,500
Kubota Riding Lawn Mower (AR-40017)	1	1	1	1	1	1	1	-	-	-	\$22,700
John Deere Farm Tractor (AR-40004)	1	1	1	1	1	1	1	-	-	-	\$36,600
Chevrolet Silverado (RD 10015)	1	1	1	1	1	1	1	1	1	-	\$35,100
Kubota Farm Tractor (RD-40101) PLUS ATTACHM	1	1	1	1	1	1	1	-	-	-	\$84,200
Ford Truck One Ton (RD-25015)	1	1	1	-	-	-	-	-	-	-	\$54,300
Sound Equipment	1	1	1	1	1	1	1	1	1	1	\$7,000
Split Seeder Unit	1	1	1	1	1	1	1	1	1	1	\$7,700
Infr. Red Ice Temp Controller	-	1	1	1	1	1	1	1	1	1	\$8,300
Ice Edger	-	-	-	-	1	1	1	1	1	1	\$4,500
Bannerman Baseball Groomer	-	-	-	-	-	1	1	1	1	1	\$6,000
Arena Condensor	-	-	-	1	1	1	1	1	1	1	\$12,400
Arena Scoreboard	1	1	1	1	1	1	1	-	-	-	\$103,300
Zamboni Ice Resurfacer	1	1	1	1	1	-	-	-	-	-	\$7,300
Floor Cleaning Machine (AR-70011)	1	1	1	1	1	1	1	-	-	-	\$6,900
Floor Sweeper AR71001	1	1	1	1	1	1	1	1	1	1	\$86,200
Olympia Ice Resurfacer	-	-	-	-	1	1	1	1	1	1	\$15,800
John Deere Riding Mower 60" AR 40020	1	1	1	1	1	1	1	1	1	1	\$2,500



**Township of West Lincoln
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Value (\$/Item)
Turf Edger	1	1	1	1	1	1	1	1	1	1	\$56,200
2012 Kubota Gator Vehicle	1	1	1	1	1	1	1	1	1	1	\$15,500
2012 John Deere 1600 Lawnmower	1	1	1	1	1	1	1	1	1	1	\$71,600
2013 Kubota Zero Turn Mower	-	1	1	1	1	1	1	1	1	1	\$13,200
2005 Nando Landscape Trailer	1	1	1	1	1	1	1	1	1	1	\$5,400
Floor Cleaning Machine	1	1	1	1	1	1	1	1	1	1	\$5,800
Arena Scoreboard	-	-	-	-	-	-	-	1	1	1	\$9,600
John Deere X758 Signature Series Tractor w/ Mowing Deck	-	-	-	-	-	-	-	-	-	1	\$16,000
2020 John Deere 4044M	-	-	-	-	-	-	-	-	1	1	\$45,700
2020 GMC Sierra 1500 Pickup Truck	-	-	-	-	-	-	-	-	1	1	\$35,200
2019 GMC Sierra 1500 Pickup Truck	-	-	-	-	-	-	-	1	1	1	\$35,200
2018 Landscape Trailer	-	-	-	-	-	-	1	1	1	1	\$5,400
2017 Kubota ZD331 Zero Turn Mower	-	-	-	-	-	1	1	1	1	1	\$19,900
Farm Tractor -14' Mower	1	1	1	1	1	1	1	1	1	1	\$25,000
2018 John Deere Z997R - Zero Turn Mower	-	-	-	-	-	-	1	1	1	1	\$26,800
Total	21	23	25	26	29	30	31	26	28	28	

Population	14,086	14,228	14,337	14,446	14,665	14,994	15,324	15,475	15,630	15,846
Per Capita Standard	0.0015	0.0016	0.0017	0.0018	0.0020	0.0020	0.0020	0.0017	0.0018	0.0018

10 Year Average	2012-2021
Quantity Standard	0.0018
Quality Standard	\$28,678
Service Standard	\$52

D.C. Amount (before deductions)	10 Year
Forecast Population	4,812
\$ per Capita	\$52
Eligible Amount	\$248,395



**Township of West Lincoln
Service Standard Calculation Sheet**

Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Smithville Branch	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$304	\$374
Caistor New Library Building	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	\$281	\$346
Wellandport - Library Only	1,000	1,000	1,000	1,000	1,000	1,000	1,000	3,000	3,000	3,000	\$369	\$450
Total	6,754	6,754	6,754	6,754	6,754	6,754	6,754	8,754	8,754	8,754		

Population	14,086	14,228	14,337	14,446	14,665	14,994	15,324	15,475	15,630	15,846
Per Capita Standard	0.4795	0.4747	0.4711	0.4675	0.4606	0.4504	0.4407	0.5657	0.5601	0.5524

10 Year Average	2012-2021
Quantity Standard	0.4923
Quality Standard	\$378
Service Standard	\$186

D.C. Amount (before deductions)	10 Year
Forecast Population	4,812
\$ per Capita	\$186
Eligible Amount	\$895,994



**Township of West Lincoln
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Value (\$/item)
Books	50,558	52,000	44,088	45,780	41,389	38,612	38,612	33,701	35,154	38,612	\$36
References	125	130	314	398	260	260	260	-	-	-	\$36
Periodicals	102	103	68	74	68	64	64	48	42	59	\$41
Electronic Media	2,010	2,400	3,939	4,301	4,180	4,368	4,368	4,465	4,769	5,744	\$31
Total	52,795	54,633	48,409	50,553	45,897	43,304	43,304	38,214	39,965	44,415	

Population	14,086	14,228	14,337	14,446	14,665	14,994	15,324	15,475	15,630	15,846
Per Capita Standard	3.75	3.84	3.38	3.50	3.13	2.89	2.83	2.47	2.56	2.80

10 Year Average	2012-2021
Quantity Standard	3.1137
Quality Standard	\$36
Service Standard	\$111

D.C. Amount (before deductions)	10 Year
Forecast Population	4,812
\$ per Capita	\$111
Eligible Amount	\$533,025



Appendix C

Draft Amending Development Charge By-law



Township of West Lincoln

By-law Number _____

Being a By-law of the Township of West Lincoln to Amend By-law 2019-51 Respecting Development Charges

Whereas the Township of West Lincoln (the “Township”) enacted By-law 2019-51 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

And Whereas the Township has undertaken a study pursuant to the Act which has provided updated Schedules to By-law 2019-51;

And Whereas the Council of the Township of West Lincoln (“Council”) has before it a report entitled “Township of West Lincoln 2022 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated July 22, 2022 (the “update study”);

And Whereas the update study and proposed amending By-law were made available to the public on July 22, 2022 and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas Council, on August 11, 2022 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE Council hereby enacts as follows:

1. By-law 2019-51 is hereby amended as follows:

A. Addition of Class to the definitions in Section 1 as follows:

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in Section 7 of the Development Charges Act.

B. Addition of Institutional Development to definitions in Section 1 as follows:



“Institutional Development” means development of a building or structure intended for use:

- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act*, 2007;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act*, 2010;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - 2. a college or university federated or affiliated with a university described in subclause (1), or
 - 3. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act*, 2017;

C. Addition of Interest Rate to the definitions in Section 1 as follows:

“Interest Rate” means the annual rate of interest calculated as per the Township’s Development Charges Interest Policy (POL-T-01-2022) as may be revised from time to time.

D. Addition of Non-profit Housing Development to the definitions in Section 1 as follows:

“Non-profit Housing Development” means development of a building or structure intended for use as residential premises by,

- (i) a corporation to which the *Not-for-Profit Corporations Act*, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
- (ii) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or



- (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

E. Addition of Rental Housing to the definitions in Section 1 as follows:

“Rental Housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

F. Replace Section 2 titled “Designation of Services,” with the following:

Designation of Services/Classes of Services

G. Replace Section 2.1 to read as follows:

The categories of services/class 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) Parks and recreation services;
- (d) Library services;
- (e) Growth studies;
- (f) Stormwater drainage and control services (urban serviced area);
- (g) Wastewater services (urban serviced area); and
- (h) Water services (urban service area).

H. Replace Section 2.2 with the following:

The components of the services/classes of services designated in section 2.1 are described in Schedule A to this By-law.

I. Addition to the following university exemption to Section 3.3:

New bullet (d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of



post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

J. Addition to the following exemptions with respect to new residential buildings to Section 3.5:

New bullet (d) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the issuance of a building permit in accordance with Section 2(3) of the Act if the only effect of the action is to permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including residential dwelling structures ancillary to dwellings, subject to the restrictions set out in Table :

Table 1

Maximum Number of Additional Dwelling Units in New Residential Buildings

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

K. Addition of policies related to the timing of development charges payments.
These will be included after Section 4.3 of the development charges by-law:



New Sections:

- (4.4) Notwithstanding sections 4.1 and 4.2, Development Charges for Rental Housing and Institutional Developments are due and payable in six equal annual instalment payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest as per the Township's Development Charges Interest Policy, payable on the anniversary date each year thereafter.
- (4.5) Notwithstanding Sections 4.1 and 4.2, Development Charges for Non-profit Housing Developments are due and payable in 21 equal annual instalment payments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest as per the Township's Development Charges Interest policy, payable on the anniversary date each year thereafter.
- (4.6) Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under sections 3.9.1, 3.9.2, and 3.9.3 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under sections 3.9.1, 3.9.2, and 3.9.3 shall be calculated on the rates payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest as provided in the Township's Development Charges Interest Rate Policy.

- L. Replace Section 11.1 Schedule "A" description as follows:

Schedule "A" Components of Services/Classes of Services Designated in section 2.1

- M. Schedule "A" is deleted, and the attached Schedule "A" is substituted, therefore.
- N. Schedule "B" is deleted, and the attached Schedule "B" is substituted, therefore.



2. This By-law shall come into force and effect at 12:01AM on September 26, 2022.
3. Except as amended by this By-law, all provisions of By-law 2019-51 are and shall remain in full force and effect.

By-law read a first and second time this 26th day of September, 2022.

By-law read a third time and finally passed this 26th day of September, 2022.

Mayor: _____

Clerk: _____



**SCHEDULE “A”
TO BY-LAW NO. 2019-51
DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS
BY-LAW**

Township-Wide Services/Classes of Services

- Services Related to a Highway
 - Roads and Related
 - Public Works Facilities, Vehicles and Equipment
- Fire Protection Services
 - Fire Facilities
 - Fire Vehicles
 - Fire Small Equipment & Gear
- Parks and Recreation Services
 - Parkland Development, Amenities, and Trails
 - Recreation Facilities
 - Parks and Recreation Vehicles and Equipment
- Library Services
 - Library Facilities
 - Collection Materials
- Growth Studies

Urban Area Services

- Water Services
 - Distribution Systems
- Wastewater Services
 - Collection Systems
- Stormwater Drainage and Control Services
 - Storm Sewers



**SCHEDULE “B”
TO BY-LAW NO. 2019-51
RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		
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	4,399	2,933	2,799	1,733	-	0.32
Library Services	791	527	503	312	-	0.06
Growth Studies	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