

**TOWN OF LINCOLN
MUNICIPAL DEVELOPMENT CHARGES**

The purpose of municipal development charges is to recover the growth-related costs associated with the capital infrastructure needed to service new development within the municipality. On November 18, 2024, Council approved By-law No. 2024-75 to 2024-82 (which repealed Development Charges By-law No. 2024-28 to 2024-35. These new By-law's set out the services to which development charges apply. On June 6, 2024, Bill 185, the Cutting Red Tape to Build More Homes Act, was enacted, removing the mandatory phase-in provisions which were imposed up to June 5, 2024 and allowing for the recovery of the cost of growth studies. The rate of development charges effective January 1, 2025 are as per the schedule below:

**Schedule of Development Charges - Effective January 1, 2025
(per By-Law No. 2024-75 to 2024-82)**

Service	RESIDENTIAL PER UNIT CHARGES					NON-RESIDENTIAL (Per sq.m. of Gross Floor Area)		
	Single & Semi-detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Studio & 1 Bedroom	Multiples	Special Care/Special Dwelling Units	Commercial	Industrial	Institutional
Municipal Wide Services:								
Services Related to a Highway	\$ 19,180	\$ 13,572	\$ 8,794	\$ 15,871	\$ 7,351	\$ 155.54	\$ 64.80	\$ 115.26
Fire Protection Services	\$ 4,010	\$ 2,837	\$ 1,838	\$ 3,318	\$ 1,537	\$ 32.45	\$ 13.51	\$ 24.05
Parks and Recreations Services	\$ 10,614	\$ 7,511	\$ 4,868	\$ 8,783	\$ 4,068	\$ 37.55	\$ 15.63	\$ 27.84
Library Services	\$ 1,006	\$ 712	\$ 462	\$ 832	\$ 385	\$ 3.91	\$ 1.65	\$ 2.84
Growth Studies	\$ 1,185	\$ 839	\$ 544	\$ 982	\$ 455	\$ 10.30	\$ 4.27	\$ 7.70
Total Municipal-Wide Services	\$ 35,995	\$ 25,471	\$ 16,506	\$ 29,786	\$ 13,796	\$ 239.75	\$ 99.86	\$ 177.69
Urban Services:								
Stormwater Drainage and Control Services	\$ 2,292	\$ 1,622	\$ 1,051	\$ 1,897	\$ 878	\$ 18.82	\$ 7.82	\$ 13.97
Wastewater Services	\$ 4,905	\$ 3,471	\$ 2,249	\$ 4,058	\$ 1,879	\$ 40.16	\$ 16.71	\$ 29.74
Water Services	\$ 6,567	\$ 4,648	\$ 3,012	\$ 5,436	\$ 2,516	\$ 53.78	\$ 22.39	\$ 39.81
Total Urban Services	\$ 13,764	\$ 9,741	\$ 6,312	\$ 11,391	\$ 5,273	\$ 112.76	\$ 46.92	\$ 83.52
Campden Area-Specific:								
Stormwater Drainage	\$ 20,662	\$ 14,623	\$ 9,474	\$ 17,100	\$ 7,919	\$ -	\$ -	\$ -
GRAND TOTAL MUNICIPAL WIDE	\$ 35,995	\$ 25,471	\$ 16,506	\$ 29,786	\$ 13,796	\$ 239.75	\$ 99.86	\$ 177.69
GRAND TOTAL MUNICIPAL + URBAN	\$ 49,759	\$ 35,212	\$ 22,818	\$ 41,177	\$ 19,069	\$ 352.51	\$ 146.78	\$ 261.21

The schedule of development charges will be adjusted annually as of January 1st each year, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics."

The Municipal Development Charge is calculated and collected for development that requires:

- The passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the Planning Act;
- The approval of a minor variance under Section 45 of the Planning Act;
- The conveyance of land to which a by-law passed under Section 50(7) of the Planning Act applies;
- A consent under Section 53 of the Planning Act;
- The approval of a description under Section 50 of the Condominium Act;
- The issuing of a permit under the Building Code Act, in relation to a building or structure.

The By-law applies to residential development based on the number and type of dwelling units and non-residential development based on total floor area and type, as applicable. A development charge shall not include a charge in respect of certain services where those services are not available and may be subject to adjustment depending on exemptions, demolitions, conversions, renovations, reductions or other credits, as applicable.

Statement of the Treasurer

The Municipal Treasurer will document the continuity of each Development Charge Reserve Fund on an annual basis, including services covered, development charge collections, draws, interest earned, money borrowed from a fund and for what purpose, and credit transactions. The Annual Statement of the Treasurer is available upon request at Town Hall during normal business hours or on the Town's website.

FOR MORE INFORMATION PLEASE CONTACT THE TOWN'S FINANCE OR PLANNING & DEVELOPMENT DEPARTMENTS

This pamphlet and the information contained herein is intended only to be used as a guide. Applicants should review By-law Nos. 2024-75 through 2024-82 and consult the above department staff to determine the applicable charges for specific development projects.