



# The Town of Niagara-On-The-Lake

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**Report:** ADC-21-11 **Committee Date:** December 03, 2021

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**Report To:** Committees of Council  
**Subject:** Proposed 2022 Cash-in-Lieu of Parking Indexing

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## 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 the annual indexing of Cash-in-Lieu of Parking be approved and set at \$57,083 per stall, being a 11.6% increase, effective January 1, 2022.

## 2. PURPOSE / PROPOSAL

The purpose of this report is to seek Committee's approval for the annual indexing of Cash-in-Lieu of Parking.

## 3. BACKGROUND

The Ontario Planning Act [Section 40(1)] states that "(w)here an owner or occupant of a building is required under a by-law of a local municipality to provide and maintain parking facilities on land that is not part of a highway, the council of the municipality and such owner or occupant may enter into an agreement exempting the owner or occupant, to the extent specified in the agreement, from the requirement of providing or maintaining the parking facilities". Typically, an owner or occupant of commercial property is required to provide and maintain parking facilities. However, The Corporation of The Town of Niagara-on-the-Lake (Town) has adopted By-Law #3093-97, which allows the Town to enter into cash-in-lieu of parking agreements with owners or occupants of commercial properties with residential units in the Queen-Picton Heritage Conservation District.

The Ontario Planning Act [Section 40(3)] also states that "(a)ll money received by a municipality under an agreement entered into under this section shall be paid into a special account...". Payments received as cash-in-lieu of parking are transferred to the Town's Cash-in-Lieu of Parking Reserve to fund future parking initiatives.

At a Committee of the Whole meeting on December 10, 2018, Council passed a motion that interest be added annually to any agreed upon amount for Cash in Lieu Agreements or amend the policy to include that current rates paid are indexed.

During the 2020 budget process staff brought forward report FC-19-012A which recommended that the Cash In-Lieu of Parking rate be brought up to \$50,000 per stall based on the cost of acquiring land and developing

#### **4. DISCUSSION / ANALYSIS**

By-law 3699-03 was approved on January 13, 2003 and allows for the cash-in-lieu of parking fee to be adjusted on the 1st day of January in each year by resolution of Council to allow for the increase in inflation as set out in the Statistics Canada Quarterly, Non-Residential Construction Price Index.

The Statistics Canada Quarterly, Non-Residential Construction Price Index has increased 11.6% for the third quarter. Therefore, it is proposed that Cash-in-Lieu of Parking be increased 11.6%, from \$51,150 (2021) to \$57,083 per stall effective January 1, 2022.

#### **5. STRATEGIC PLAN**

N/A

#### **6. OPTIONS**

Committee is presented with the following options for consideration:

Option 1 – Committee approve the proposed 2022 Cash-in-Lieu of Parking indexing (as recommended).

Option 2 – Continue with the current Cash-in-Lieu of Parking fee schedule approved December 10, 2020. (not recommended)

#### **7. FINANCIAL IMPLICATIONS**

The proposed annual indexing of Cash-in-Lieu of Parking be approved and set at \$57,083 per stall effective January 1, 2022.

The Town has not received Cash-in-Lieu of parking funds for approximately ten (10) years.

#### **8. COMMUNICATIONS**

The revised fee structure will be posted on the Town's web site and available at the Town's Customer Service counter.

#### **9. CONCLUSION**

Once approved, the revised rate will be incorporated into site plan, subdivision and other Planning applications as required.

**Respectfully submitted,**



**Nick Alaimo  
Manager of Finance  
/Deputy Treasurer**



**Kyle Freeborn, CPA, CMA  
Director, Corporate Services**

ATTACHMENTS

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