



 **Watson
& Associates**
ECONOMISTS LTD.

Addendum #1 to the October 7, 2020 Development Charges Background Study

Town of LaSalle

November 18, 2020

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



Table of Contents

	Page
1. Background	1
2. Discussion	1
2.1 Local Service Policy.....	1
3. Process for the Adoption of the Development Charges By-law	2



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report to
the October 7, 2020
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Town has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

October 7, 2020 – Release of the D.C. Background Study and draft by-law

October 29, 2020 – Public Meeting

November 18, 2020 – Addendum to October 7th report released

December 8, 2020 – Council Considers adoption of Background Study and Passage of Development Charges By-law

The purpose of this addendum report is to correct headings and refine wording in the Local Service Policy.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have not impacted the calculated development charges.

2.1 Local Service Policy

As part of the public process, Town staff have received communication that the Local Service Policy should acknowledge the potential for cost sharing arrangements between landowners. This may include providing for area-specific by-laws in order to recover the potential added costs to one landowner from others for upsizing of facilities, added land costs or other incremental costs to provide servicing of other areas. As such, refinements have been made to the Stormwater and Sanitary Sewer sections of the Local Service Policy to clearly reflect this potential approach to costs sharing.

With respect to the refinements to the Local Service Policy, wording has been revised as follows:

- Under section 11, Storm Water Management, Item 11.2 on page E-5 initially read; “Oversizing of stormwater management works for development external to
-



developments will be subject to best efforts clauses or front-end financing.” This is to be amended by adding the words “and the costs associated with the oversizing may be recovered by an area specific by-law.”

- Under section 13, Sanitary Sewer. New Item 13.4 on page E-5 ; “Additional costs to oversize sewer mains and/or to provide the service at a greater depth to benefit other lands may be recovered by an area specific by-law.”

3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Town’s D.C. Background Study. If Council is satisfied with the above changes to the Background Study, this Addendum Report #1 will be considered for approval by Council.



Amended Pages



11. Storm Water Management

- 11.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses or front-end financing and the costs with associated with the oversizing may be recovered by an area-specific by-law.
- 11.3. Marginal costs of storm sewers within the subdivision included in DC 1200 mm and larger nominal diameter

12. Water

- 12.1. Water storage, pumping stations and associated works to be included. - within the Town-wide D.C., area municipal and County
- 12.2. Watermains external to subdivisions 250 mm and larger included in the D.C.
- 12.3. Marginal costs of waterworks within the subdivision included in DC 250 mm and larger nominal diameter
- 12.4. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

13. Sanitary Sewer

- 13.1. Capacity costs for treatment, pumping stations and associated costs shall be included in the Town-wide D.C.
- 13.2. Sanitary trunk sewers included in the Reaume/Sandwich West Parkway area specific D.C. and recovered via front end financing agreements.
- 13.3. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 13.4. Additional costs to oversize sewer mains and/or to provide the service at a greater depth to benefit other lands may be recovered by an area specific by-law.