

2021 Development Charges Pamphlet

This pamphlet summarizes the Town of LaSalle's policy with respect to development charges.

The information contained herein is intended only as a guide. Applicants should review by-law No. 8501 and consult with the Building division to determine the applicable charges that may apply to specific development proposals.

The development charge by-law is available for inspection on the Town of LaSalle's website at www.lasalle.ca

Statement of the Treasurer

As required by the *Development Charges Act, 1997*, as amended, and Bill 73, the Treasurer for the Town of LaSalle must prepare an annual financial statement reporting on the status and transactions relating to the development charge reserve funds for the previous year. This statement is presented to the Council of the Town of LaSalle for their review and may be reviewed by the public in the Clerk's Department during regular business hours at 5950 Malden Road, LaSalle, ON N9H 1S4.

Purpose of Development Charges

The general purpose for which the municipality imposes development charges is to assist in providing the infrastructure required by future development in the municipality through the establishment of a viable capital funding source to meet the municipality's financial requirements. The Council of the Town of LaSalle passed municipal-wide By-law No. 8501 on December 8, 2020 under subsection 2 (1) of the *Development Charges Act, 1997*, as amended.

Development Charge Rules

Town-wide and urban area development charges are payable by the owner of the land at the time of the issuance of the first building permit. Area-specific development charges for the Reaume Sanitary Service Area are payable by the owner of the land at the time of the execution of the development agreement. Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest (as provided in the Town's Development Charge Interest Rate Policy, as amended), payable on the anniversary date each year thereafter. Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest (as provided in the Town's Development Charge Interest Rate Policy, as amended), payable on the anniversary date each year thereafter.

Notwithstanding the provisions of this by-law, no development charge shall be payable where the development::

- is limited to lands owned by a School Board or the Corporation of the County of Essex;
- is limited to the enlargement of an existing dwelling unit;
- is limited to the creation of up to two additional dwelling units as prescribes, in prescribed classes of existing residential buildings as set out in the regulations to the Development Charges Act, 1997;
- 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;
- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997;

- is the enlargement of the gross floor area of an existing industrial building in accordance with specific provisions identified in the by-law
- is a non-residential use. This exemption is limited to development applications executed prior to June 30, 2022. Subsequently, no exemption for this development type will be provided;
- is an apartment development. This exemption is limited to development applications executed prior to June 30, 2022. Subsequently, no exemption for this development type will be provided.

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".

Development Charges under By-law No. 8501, Effective January 1, 2021

A list of the municipal services for which municipal development charges are imposed and the amount of the charge by development type is as follows:

Service / Class of Service	Residential -Single and Semi-Detached Dwelling	Residential - Other Multiples	Residential - 2+ Bedroom Apartments	Residential - Bachelor and 1 Bedroom Apartments	Residential - Special Care / Special Dwelling Units	Non-Residential (per square foot of Gross Floor Area)
Services Related to a Highway	6,239	3,882	3,384	2,615	2,186	3.71
Public Works (Facilities and Fleet)	443	276	240	186	155	0.27
Fire Protection Services	859	535	466	360	301	0.51
Policing Services	100	62	54	42	35	0.06
Parks and Recreation Services	7,339	4,567	3,980	3,076	2,571	1.07
Transit Services	104	65	56	44	36	0.06
Library Services	0	0	0	0	0	0
Growth Studies	182	113	99	76	64	0.10
Water Services	2,158	1,343	1,170	904	756	1.28
Sub-total Town-wide Services	17,424	10,843	9,449	7,303	6,104	7.06
Wastewater Services	2,132	1,327	1,156	894	747	1.18
Sub-total Urban Area Services	2,132	1,327	1,156	894	747	1.18
Area-Specific Services – Wastewater – Reaume Sanitary Service Area	2,252	1,396	1,216	946	788	0
Sub-total Area-Specific Services	2,252	1,396	1,216	946	788	0
Grand Total – Town-wide	17,424	10,843	9,449	7,303	6,104	7.06
Grand Total – Urban Area	19,556	12,170	10,605	8,197	6,851	8.24
Grand Total – Reaume Sanitary Service Area	21,808	13,566	11,821	9,143	7,639	8.24

For further information, please contact:

Dale Langlois, CPA, CPA, Director of Finance and Treasurer
Town of LaSalle, 5950 Malden Road, LaSalle, Ontario N9H 1S4

Telephone: 519-969-7770