

2022 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 amending by-law No. 8729 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, 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 and Amending By-law No. 8729 on August 23, 2022 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 and Town Centre 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

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 and Amending By-law No. 8729, Effective August 23, 2022

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	6,963	4,332	3,776	2,918	2,440	4.14
Public Works (Facilities and Fleet)	494	308	268	208	173	0.30
Fire Protection Services	959	597	520	402	336	0.57
Policing Services	112	69	60	47	39	0.07
Parks and Recreation Services	8,190	5,097	4,442	3,433	2,869	1.19
Transit Services	116	73	62	49	40	0.07
Library Services	0	0	0	0	0	0.00
Growth Studies	203	126	110	85	71	0.11
Water Services	2,408	1,499	1,306	1,009	844	1.43
Sub-total Town-wide Services	19,445	12,100	10,545	8,150	6,812	7.88
Wastewater Services	2,379	1,481	1,290	998	834	1.32
Sub-total Urban Area Services	2,379	1,481	1,290	998	834	1.32
Area-Specific Services – Wastewater – Reaume Sanitary Service Area	2,513	1,558	1,357	1,056	879	0.00
Area-Specific Services – Wastewater – Town Centre Sanitary Service Area	2,001	1,245	1,085	839	701	1.16
Grand Total – Town-wide	19,445	12,100	10,545	8,150	6,812	7.88
Grand Total – Urban Area	21,824	13,581	11,835	9,148	7,645	9.19
Grand Total – Reaume Sanitary Service Area	24,337	15,139	13,192	10,203	8,525	9.19
Grand Total – Town Centre Sanitary Service Area	23,825	14,826	12,920	9,986	8,346	10.35

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