



Development Charges Update Study

Town of Lasalle

Area-Specific Wastewater Development Charge

June 15, 2022

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act
G.F.A.	Gross Floor Area
P.P.U.	Persons per Unit
Sq.ft.	Square Feet



1. Introduction

1.1 Background

The Town of LaSalle imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The Town currently has municipal-wide D.C.s for the following services/classes of services:

- Services related to a highway;
- Public works (facilities and fleet);
- Fire protection services;
- Policing services;
- Parks and recreation services;
- Transit services;
- Growth studies; and
- Water services.

In addition to these services, the Town also recovers wastewater costs related to treatment capacity and broader infrastructure within the Town's urban-serviced areas. Further, there is an area-specific D.C. for localized wastewater collection infrastructure in the Reaume sanitary service area.

The basis for these D.C.s is documented in the "Town of LaSalle Development Charges Background Study" dated October 7, 2020, which provided the supporting documentation for By-law 8501. The D.C. by-law came into effect on December 8, 2020.

The Town's D.C.s have been indexed (in accordance with section 12 of the by-law) annually on January 1st and are currently 11.60% higher than the 2020 rates implemented under By-law 8501. The 2020 D.C.s (unindexed) are presented in Figure 1-1.

The purpose of this report is to update the current D.C. by-law to establish an area-specific D.C. in the Town Centre to facilitate intensification. This D.C. provides for the recovery of growth-related costs for wastewater infrastructure. The area and associated development to which this area-specific D.C. is to be applied is outlined in Chapter 2.



The specific wastewater infrastructure projects required for new development within this area are discussed in Chapter 3.



Figure 1-1
Town of LaSalle
2020 Development Charges

Service/Class of Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq.ft. 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	0.00
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/Class of 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 Wastewater - Reaume Sanitary Service Area	2,252	1,396	1,216	946	788	0.00
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



1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 8501.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the Town's current D.C.s by-law (By-law 8501). The purpose of this amendment is to establish an area-specific D.C. recovery for wastewater for specific capital works that have been identified to benefit the Town Centre area.

Details on the calculation of the charge are presented in Chapter 3. The draft amending by-law is presented in Appendix C to this report.

1.4 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for August 9, 2022. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C. by-law.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the Public Meeting; and
- Council consideration of the amending by-law on August 23, 2022.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.



Figure 1-2
Schedule of Key D.C. Process Dates for the Town of LaSalle

Project Milestone	Timing
1. Data collection, staff review, D.C. calculations and policy work	February to April 2022
2. Background study and proposed by-law available to public	June 15, 2022
3. Public meeting advertisement placed in newspaper(s)	No later than July 18, 2022
4. Public meeting of Council	August 9, 2022
5. Council considers adoption of background study and passage of by-law	August 23, 2022
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.5 Policy Recommendations

It is recommended that the Town's current D.C. policies, as identified in Appendix A of this report, be continued.



2. Anticipated Development

2.1 Description of the Benefiting Area

The benefiting area is depicted in Figure 2-1 and is located in the north end of the Town and southwest of Highway 401. This area is herein referred to as Town Centre.

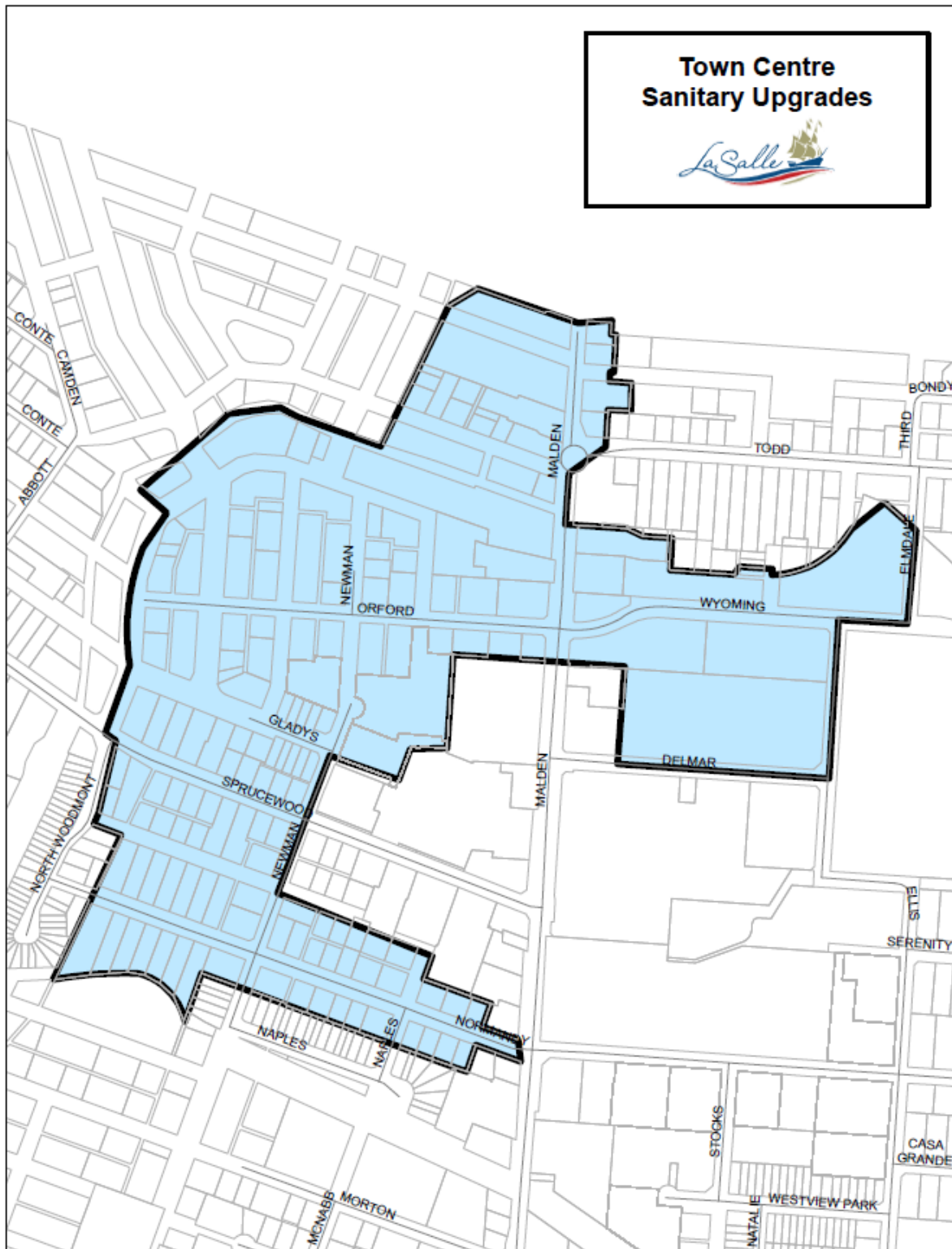
Currently, the area predominantly consists of low-density residential development, however, with recent changes in zoning, there will be an increased amount of high-density residential development. The existing wastewater infrastructure was sized to accommodate approximately 1,000 people. In order to accommodate the high-density uses in the area, the infrastructure will need to be upsized to accommodate approximately 4,660 additional people and 125 employees. The growth in employment is forecasted as a result of small commercial developments within high-density residential buildings. The additional growth within the Town Centre area is summarized in Table 2-1.

Table 2-1
Town of LaSalle
Town Centre Sanitary Upgrades Growth Forecast

Incremental Population	Incremental Employment
4,659	125



Figure 2-1
Map of Benefiting Area





3. Updates to the Town's D.C. Study

As noted earlier, the Town's D.C. By-law (By-law 8501) came into effect on December 8, 2020, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2020 D.C. study and by-law identified anticipated capital needs for recovery through D.C.s for Town-wide, urban area (wastewater services), and area specific services (wastewater within the Reaume Sanitary Service Area).

This chapter of the report summarizes the required wastewater capital needs for the Town Centre area in order to establish an area-specific D.C. charge. As this study represents an update to the 2020 D.C. Background Study, the capital costs are presented in 2020 dollars.

3.1 Area-Specific Wastewater Services – Town Centre

3.1.1 *Background*

Stantec Consulting Limited recently undertook a Sanitary Sewer System Capacity Study (January 13, 2022) on behalf of the Town. This study assessed the capacity of the current sanitary sewer system and identified required upgrades to accommodate future development in the sanitary collection service area.

3.1.2 *Proposed Capital Works*

To accommodate the high-density development within the Town Centre Area, a number of infrastructure projects were identified within the Sanitary Sewer System Capacity Study. The proposed upgrades and the associated costs (in 2020 dollars) are outlined in Figure 3-1 below:



Figure 3-1
Town of LaSalle – Town Centre Sanitary Upgrades
Capital Works and Associated Costs
(2020 dollars)

Capital Project	Cost (2020\$)
Pump Station #13 Upgrades	591,000
North Woodmont Sewer Upsizing (250 mm PVC to 375 mm PVC)	525,000
Orford Sewer Upsizing (200 mm PVC to 250 mm PVC)	657,000
Normandy Sewer Upsizing (250 mm PVC to 525 mm PVC)	66,000
Normandy Sewer (375 mm PVC to 525 mm PVC)	1,773,000
Flow Diversion (internal wier/gate)	39,000
Total	3,651,000

These works have an estimated gross cost of \$3.65 million. A reduction in the amount of \$919,000 has been applied to reflect the benefit to existing development from upsizing the existing pipes. As a result, the net growth-related amount resulting from these works is \$2,732,000. These calculations are summarized in Figure 3-2.



Figure 3-2
Town of LaSalle
Town Centre Sanitary Service Area Capital Project Listing

Project Number	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total
1	Pump Station #13 Upgrades	591,000	0	0	591,000	227,000	0	364,000
2	North Woodmont Sewer Upsizing (250 mm PVC to 375 mm PVC)	525,000	0	0	525,000	114,000	0	411,000
3	Orford Sewer Upsizing (200 mm PVC to 250 mm PVC)	657,000	0	0	657,000	183,000	0	474,000
4	Normandy Sewer Upsizing (250 mm PVC to 525 mm PVC)	66,000	0	0	66,000	10,000	0	56,000
5	Normandy Sewer (375 mm PVC to 525 mm PVC)	1,773,000	0	0	1,773,000	385,000	0	1,388,000
6	Flow Diversion (internal wier/gate)	39,000	0	0	39,000	0	0	39,000
	Total	3,651,000	0	0	3,651,000	919,000	0	2,732,000



The following table calculates the proposed D.C. to be imposed on anticipated development in the Town Centre area for the area-specific wastewater projects.

Figure 3-3a
Town of LaSalle – Town Centre Sanitary Upgrades
Area-Specific D.C. Calculation

Description	2020 \$
Gross Costs of Wastewater Infrastructure:	3,651,000
Total Growth-Related Costs	2,732,000
Growth in Population	4,659
Growth in Non-Residential Equivalent Population*	125
Total Equivalent Population:	4,784
Cost per capita/employee	\$571

**Non-residential floor space per worked is 550 sq.ft.*

Figure 3-3b
Town of LaSalle – Town Centre Sanitary Upgrades
Area-Specific D.C. Calculation

D.C. By Residential Unit Type/G.F.A.:	P.P.U.	D.C. per Unit/sq.ft.
Single and Semi-Detached Dwelling	3.140	\$1,793
Other Multiples	1.954	\$1,116
Apartments - 2 Bedrooms +	1.703	\$972
Apartments - Bachelor and 1 Bedroom	1.316	\$751
Non-Residential G.F.A. (sq.ft.)	N/A	\$1.04

Based on the additional population and employment of 4,659 and 125, respectively, the total growth in population and employment that would benefit from these works is 4,784. Note: as per the Sanitary Sewer System Capacity Study, the anticipated flow per person is equal to the anticipated flow per employee. This provides for a net cost of \$571 per capita/per employee. For residential development, the cost per capita is then multiplied by the average occupancy of the new units to calculate the charge in Figure 3-3. With respect to non-residential development, the cost per square foot of gross floor area (G.F.A.) is calculated by dividing the \$571 cost per population/employee charge by the



assumed floor space per worker for commercial employment (550 sq.ft. per employee). This calculation is completed as per the table below:

Figure 3-4
Town of LaSalle
Non-Residential D.C. Calculation

Cost per capita/employee	\$571
Commercial Floor Space per Worker Assumption in sq.ft. (based on 2020 D.C.)	550
D.C. per sq.ft. of G.F.A.	\$1.04

3.2 D.C. By-law Revised Schedule of Charges

Based on the calculations above, the area-specific D.C. (in 2020 dollars) for the Town Centre Area is calculated as \$1,793 per single detached unit (\$972 for 2+ bedroom apartments, \$751 for bachelor and 1 bedroom apartments) and \$1.04 per square foot of non-residential development.

Figure 3-4 provides for the updated D.C. schedule in 2020 values, as the study was originally completed in 2020. This figure would be included as the amending schedule to the D.C. by-law. Figure 3-5 provides for the indexed 2022 values, as the Town's current D.C.s have been indexed by 11.60% since the passage of the D.C. by-law.



Figure 3-5
Town of LaSalle
Updated D.C. Schedule (2020\$)

Service/Class of Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq.ft. 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	0.00
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/Class of 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 Wastewater - Reaume Sanitary Service Area	2,252	1,396	1,216	946	788	0.00
Area Specific Wastewater - Town Centre Sanitary Service Area	1,793	1,116	972	751	628	1.04
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
Grand Total - Town Centre Sanitary Service Area	21,349	13,286	11,577	8,948	7,479	9.28



Figure 3-6
Town of LaSalle
Updated D.C. Schedule (2022\$)

Service/Class of Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq.ft. 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
Wastewater - Reaume Sanitary Service Area	2,513	1,558	1,357	1,056	879	0.00
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



4. Local Service Policy Revisions

The Town's 2020 D.C. Background Study includes a local service policy that sets out the Town's guidelines on D.C.s versus local funding requirements. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

Through this D.C. update study, the local service policy is being revised to set out that sanitary works within the Town Centre area are to be recovered through an area-specific D.C.

The full revised local service policy is included in Appendix B.



5. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated June 15, 2022, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 3 of the Development Charges Update Study dated June 15, 2022”;

“Approve the updated local service policy set out in Appendix B of the Development Charges Update Study dated June 15, 2022”;

“Determine that no further public meeting is required”; and

“Approve the Amending Development Charge By-law as set out in Appendix C”.



Appendices



Appendix A

Existing Policies under By-law 8501



Appendix A: Existing Policies under By-law 8501

The following subsections set out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 8501, in accordance with the D.C.A.

Approvals for Development

Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,

- a) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the Planning Act, R.S.O. 1990;
- b) the approval of a minor variance under Section 45 of the Planning Act, S.O. 1990;
- c) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act, R.S.O. 1990, applies;
- d) the approval of a plan of subdivision under Section 51 of the Planning Act;
- e) a consent under Section 53 of the Planning Act;
- f) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990; or
- g) the issuing of a permit under the Building Code Act S.O. 1990, in relation to a building or structure.

Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and is based upon different forms of housing types (single and semi-detached, apartments with two or more bedrooms, one-bedroom apartments and bachelors, multiples, and special care/special dwelling units). The total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges



that service capacity will be “freed up” by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.

Reduction of Development Charges for Redevelopment

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The redevelopment credit is allowed only if the land was improved by occupied structures and if the existing structure was removed from the site no less than ten years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

Note: removal of a building refers to the physical moving of a building or structure, or the destruction of a building or structure as a result of any man-made or natural disaster.

Exemptions (full or partial)

The following are exempted from D.C.s:

- Statutory exemptions
 - industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);



- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3);
- residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- residential development in new dwellings: development that includes the creation of an additional unit within the dwelling unit (detached, semi-detached, or row dwelling and based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- residential development of a new dwelling unit (detached, semi-detached, or row dwelling) would allow for an additional ancillary dwelling unit (based on prescribed limits set out in section 2 of O. Reg. 82/98).
- Non-statutory exemptions
 - Non-residential uses (limited to development applications executed prior to June 30, 2022); and
 - Apartment development (limited to development applications executed prior to June 30, 2022).

Indexing

The D.C.s imposed shall be adjusted annually, without amendment to the by-law, based on the prescribed index in the D.C.A. on January 1, commencing on January 1, 2021.

By-law Duration

The by-law will expire on December 9, 2025, unless it is repealed by Council at an earlier date.

Timing of D.C. Payments

The D.C.s for all services are payable upon issuance of the first building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Town and an owner under s.27 of the D.C.A., 1997.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments



occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning Bylaw Amendment application may be subject to annual interest charges. The applicable interest rate is provided in the Town's "Development Charge Interest Rate Policy".



Appendix B

Local Service Policy



Appendix B: Local Service Policy

General Policy Guidelines on Development Charge and Local Service Funding for Road-Related, Stormwater Management, Water and Sanitary Sewer Works

This Policy sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services related to roads, stormwater management, Transit Bus stops and Amenities, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing proposed development in the area.

1. Roads

- 1.1. Roads Internal to or within the area of the development - Direct developer responsibility under s.59 of the D.C.A. (as a local service) to a two lane full urban cross section - incremental costs to expand to a three or four lane road to be included in the D.C.
- 1.2. Upgrading Existing Roads (collector and arterial) external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).



2. Traffic Signals and Control Systems

2.1 Traffic signalization - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Intersection improvements

- 1.1 New roads (collector and arterial) and road (collector and arterial) improvements - include as part of road costing noted in item 1.1.
- 1.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service)
- 1.3 Intersections with County roads and provincial highways - include in D.C. calculation to the extent that they are Town responsibility.
- 1.4 Intersection improvements on other roads due to development growth increasing traffic - include in D.C. calculation.

4. Streetlights

- 4.1 Streetlights on external roads - include in area municipal D.C. (linked to collector road funding source in item 1).
- 4.2 Streetlights within specific developments - Direct developer responsibility under s.59 of D.C.A. (as a local service).

5. Sidewalks

- 5.1 Sidewalks on M.T.O., County and local roads -direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 5.2 Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.)



6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- 6.1. Off-road bike routes, bike lanes, bike paths, multi-use trails, naturalized walkways external to development - Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.2. Bike lanes, within road allowance, internal to development - Direct developer responsibility under s.50 of the D.C.A. (as a local service),
- 6.3. Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility under s.50 of the D.C.A. (as a local service).
- 6.4. Trail Bridges/underpasses, signalized pedestrian crossings and associated works - Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).

7. Noise Abatement Measures

- 7.1. Internal to or within the area of the development - Direct developer responsibility though local service provisions (s.59 of DCA)

8. Land Acquisition for Road Allowances

- 8.1. Land Acquisition for arterial roads - Dedication under the Planning Act subdivision provisions (s.51)
- 8.2. Land Acquisition for collector roads - Dedication under the Planning Act subdivision provision (s.51).

9. Land Acquisition for Easements

- 9.1. Easements to be provided to the municipality at no cost.

10. Transit Bus Stops and Amenities

- 10.1. Transit bus stops and amenities internal to development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- 10.2. Transit bus stops and amenities on arterial roads: included in Town's Transit D.C.'s consistent with D.C.A, s5(1).



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.
- 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 specific to the Reaume/Sandwich West Parkway area shall be included in the Reaume/Sandwich West Parkway area specific D.C. and recovered via front end financing agreements.
- 13.3. Sanitary infrastructure specific to the Town Centre area shall be included in the Town Centre area specific D.C.
- 13.4. Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.



Appendix C

Draft Amending Development Charge By-law



Appendix C: Draft Amending Development Charge By-law

Town of LaSalle

By-law Number ___

Being a By-Law of the Town of LaSalle To Amend By-Law 8501, Respecting Development Charges

Whereas the Town of LaSalle (the “Town”) enacted By-law 8501 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

And Whereas the Town has undertaken a study pursuant to the Act which has provided an updated Schedule B to By-law 8501;

And Whereas Council has before it a report entitled “Town of LaSalle 2022 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated June 15, 2022 (the “update study”);

And Whereas the update study was made available to the public on June 15, 2022 and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas the proposed amending By-law was made available to the public on June 15, 2022, and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas Council, on August 9, 2022, held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE Council hereby enacts as follows:



1. By-law 8501 is hereby amended as follows:

A. Section 6 (12) is added as follows:

(12) Wastewater – Town Centre Sanitary Service Area

B. Replace Section 13 (1) with the following:

“The following schedules shall form part of this by-law:

Schedule A: Components of Services and Classes Designated in Section 6

Schedule B: Schedule of Development Charges

Schedule C: Map of Urban Serviced Areas of the Town

Schedule D: Map of Applicable Lands for Wastewater – Reaume Sanitary Service Area Area-specific Development Charges

Schedule E: Map of Applicable Lands for Wastewater – Town Centre Area" Area-specific Development Charges

C. Schedule “A” is deleted and the attached Schedule “A” is substituted therefore.

D. Schedule “B” is deleted and the attached Schedule “B” is substituted therefore.

E. The attached Schedule “E” is added.

2. This By-law shall come into force and effect at 12:01AM on August 23, 2022.



3. Except as amended by this By-law, all provisions of By-law 8501, as amended, are and shall remain in full force and effect.

By-law read a first and second time this 23rd day of August 2022.

By-law read a third time and finally passed this 23rd day of August 2022.

Mayor: _____

Clerk: _____



Schedule A

By-law 8501

Components of Services and Classes Designated in Section 6

Town-wide Services

- Services Related to a Highway
 - Roads
- Fire Protection Services
 - Fire Facilities
 - Fire Vehicles
 - Fire Small Equipment & Gear
- Policing Services
 - Police Facilities
 - Police Vehicles
 - Police Small Equipment & Gear
- Transit Services
 - Transit Vehicles
- Water Services
 - Water Distribution
- Parks and Recreation Services
 - Parkland Development
 - Parkland Amenities
 - Recreation Facilities
- Library Services
 - Library Facilities

Urban Area Services

- Wastewater Services
 - Wastewater Collection & Treatment

Area-specific Services

- Wastewater Services
 - Reaume Sanitary Service Area
 - Town Centre Area

Town-wide Classes of Services

- Public Works
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
- Growth Studies
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Fire Protection Services
 - Policing Services
 - Transit Services
 - Library Services
 - Parks and Recreation Services



Schedule B
By-law _____
Schedule of Development Charges
(2020 \$)

Service/Class of Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq.ft. 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
Wastewater - Reaume Sanitary Service Area	2,513	1,558	1,357	1,056	879	0.00
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



Schedule E
To By-law ____
Map of Applicable Lands for Wastewater – Town Centre Area Area-Specific
Development Charge

