

## The Corporation of the Town of LaSalle

### By-law Number 2026-031

A By-Law to Impose Development Charges on  
certain Residential and Non-Residential  
Development within the Town of LaSalle

**Whereas** the Development Charges Act, 1997, S.O. 1997, c.27 authorizes an area municipality to pass by-laws to establish and impose development charges against land to pay for increased capital costs required due to development within the municipality;

**And whereas** the Corporation has completed a background study to review development levels and service levels, both historic and projected, within the Town of LaSalle, which Development Charge Background Study has been reviewed, considered and approved by the Council of the Corporation;

**And whereas** the Council of the Corporation held a public meeting on February 10, 2026, to review the provisions of the Development Charge Background Study and a proposed development charges by-law, notice of which meeting was given in accordance with the provisions of the Development Charges Act, 1997;

**And whereas** the Council of the Corporation heard representations from any and all persons who attended the said public meeting and who requested the opportunity to be heard, and also reviewed and considered any and all written submissions received by the Corporation prior to the public meeting, no matter whether in objection to or in support of the said Study or proposed by-law;

**And whereas** the Council of the Corporation has determined it is not necessary to hold any further public meetings to continue to review the said Study or proposed by-law;

**And whereas** the development charges contained in this by-law have been determined in accordance with the provisions of the Development Charge Background Study;

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

#### DEFINITIONS

1. **In this by-law:**

- (1) "Act" means the *Development Charges Act, 1997, S.O. 1997, c.27*, as amended, or any successor thereof;
- (2) "affordable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- (3) "ancillary residential building" means a residential building that would be accessory to a detached dwelling, semi-detached dwelling or row dwelling;
- (4) "apartment dwelling unit" means a residential unit within a building containing four or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the outside and through a corridor or hallway from the inside, but shall not include a single-detached dwelling, semi-detached dwelling, or a townhouse dwelling;
- (5) "attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

- (6) "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
- a) to acquire land or an interest in land, including a leasehold interest;
  - b) to improve land;
  - c) to acquire, lease, construct or improve buildings and structures;
  - d) to acquire, lease, construct or improve facilities including,
    - 1. rolling stock with an estimated useful life of seven years or more,
    - 2. furniture and equipment, other than computer equipment, and
    - 3. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R. O. 1990, c. 57, and
  - e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - f) to complete the development charge background study required under section 10 of the Act;
  - g) interest on money borrowed to pay for costs in (a) to (d) above that are growth related;
- (7) "charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c, H.12;
- (8) "class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;
- (9) "commercial use" means use of any lands, buildings or structures for the purpose of buying and selling commodities and supplying services, as distinguished from such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar industrial uses;
- (10) "Corporation" means the body corporate referred to as The Corporation of the Town of LaSalle;
- (11) "correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by

the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

- (12) "Council" means the Council of The Corporation of the Town of LaSalle;
- (13) "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;
- (14) "development charge" means a charge imposed pursuant to this by-law, as adjusted in accordance with the provisions of this by-law;
  - a) "Town-wide development charge" means a charge, which is calculated on a per capita basis and is payable by all development within the Town of LaSalle.
  - b) "Urban Area development charge" means a charge, which is calculated on an urban area basis and is payable by a development within the urban areas of the Town of LaSalle.
  - c) "Area-specific development charge" means a charge, which is calculated on an area-specific basis and is payable by a development within the defined area in the Town of LaSalle.
- (15) "Development Charge Background Study" means the Development Charge Background Study, dated December 22, 2025, as amended;
- (16) "dwelling unit" means one or more habitable rooms occupied or designed to be occupied by one or more persons as an independent and separate housekeeping unit in which separate kitchen and sanitary facilities are provided for the use of such person or persons, with a private entrance from outside the building or from a common hallway or stairway inside the building;
- (17) "existing industrial building" means a building existing on land in the Town on the date of this by-law or the first building or buildings constructed on vacant land on or after the date of this by-law for which development charges were paid in full and such buildings are used for or in connection with an industrial use;
- (18) "gross floor area" means the sum total of the gross horizontal areas of all floors, above or below grade, of the building or buildings on the land concerned, measured from the exterior faces of the exterior walls, or from the centreline of the common wall separating two buildings to the exterior walls thereof, and the "gross floor area" of a building shall include a basement floor area where the basement ceiling height is 1.8 metres or more, but the "gross floor area" of a building shall not include:
  - a) elevator shafts and stairwells at each floor;
  - b) floor area used exclusively for the accommodation of heating, cooling, ventilating, electrical, telecommunications or mechanical equipment that service the building;
  - c) interior balconies and mezzanines and enclosed porches; and
  - d) loading facilities, above or below grade; or
  - e) any part of the building or structure that is used for the parking of motor vehicles, for storage units or any other accessory use.
- (19) "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public

subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

- (20) "hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained and family members may be active participants in care;
- (21) "industrial use" means the use of any land, building or structure for the purpose of manufacturing, processing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, storing or adopting for sale any goods, substance, article or thing, or any part thereof, and the storage of building and construction equipment and materials, as distinguished from the buying and selling of commodities and the supplying of personal services. A transportation terminal would also be considered an "industrial use";
- (22) "institutional use" means development of a building or structure intended for use,
- a) as a long-term care home within the meaning of subsection 2(1) of the Long-Term Care Homes Act, 2007;
  - b) as a retirement home within the meaning of subsection 2(1) of the Retirement Homes Act, 2010;
  - c) by any of the following post-secondary institutions for the objects of the institution:
    1. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
    2. a college or university federated or affiliated with a university described in subclause (1), or
    3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e) as a hospice to provide end of life care.
- (23) "interest rate" means the annual rate of interest as set out in section 26.3 of the Act;
- (24) "local services" means those services, facilities or things which are under the jurisdiction of the Town of LaSalle and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
- (25) "long-term care home" means development as defined in subsection 2(1) of the Fixing Long-Term Care Home Act, 2021;
- (26) "multiple dwellings" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment house dwellings and special care/special need dwellings;
- (27) "Non-profit housing development" means Development of a building or structure that meets the criteria set out in section 4.2 of the Act;

- (28) "non-residential use" means lands, buildings or structures or portions thereof used or designed or intended to be used for uses other than a residential use, and includes all commercial, industrial and institutional uses;
- (29) "nursing home" means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;
- (30) "owner" means the owner of land or the person who has made application for approval for the development of land upon which a development charge is imposed;
- (31) "rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (32) "residential use" means lands, buildings or structures used or designed or intended for use as a residence for one or more individuals, and shall include but is not limited to single detached dwellings, semi-detached dwellings, townhouse dwellings and apartment dwellings;
- (33) "retirement home or lodge" means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- (34) "semi-detached dwelling" means one of a pair of two attached single dwelling units with a common wall having a fire resistance rating of at least one hour, dividing the pair of single dwellings vertically, each of which has an independent entrance either directly from the outside or through a common vestibule;
- (35) "services" means services described in the Development Charge Background Study and as designated in section 6 of this by-law and includes classes of services;
- (36) "single detached dwelling" means a single dwelling which is freestanding, separate and detached from other main buildings or main structures, and includes dwellings that are free standing, separate and attached to one or more other main buildings below grade level only ("linked homes"), and also includes a mobile home that is permitted by the Corporation to attach to municipal water or sanitary sewer/wastewater services;
- (37) "special care/special need dwelling" means a building or a complex of buildings containing two or more dwelling units, which units have a common entrance from the street level, where occupants have the right to use, in common with other occupants, hallways, stairs, yards, common rooms and accessory buildings, which may or not may not have exclusive sanitary and/or kitchen facilities that are designed to accommodate persons with specific needs or persons who require special care, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels, and without limiting the generality of the foregoing includes retirement homes and lodges, nursing homes, charitable homes, group homes (including correctional group homes), hospices and student residences;
- (38) "Town of LaSalle" means the geographic area known as the Town of LaSalle; and

- (39) "townhouse dwelling" means a building divided vertically into three or more attached dwelling units by common walls extending from the base of the foundation to the roofline, each dwelling unit having a separate entrance at grade, and so located on a lot that individual units may not have legal frontage on a public street.

## **APPLICATION**

### 2. Lands Applicable

- (1) This by-law applies to all land within the Town of LaSalle.
- (2) Notwithstanding the provisions of subsection 2(1), this by-law shall not apply to lands that are owned by and used for the purposes of:
- a) The Corporation; or
  - b) A School Board as defined in section 1(1) of the Education Act;
  - c) The Corporation of the County of Essex; or
  - d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

### 3. Timing of Payment

- (1) Subject to the provisions of this by-law, development charges shall be payable by the owner of any land within the Town of LaSalle where such land is the subject of a development that requires any of the approvals set out in section 4 of this by-law.
- (2) Town-wide and Urban area development charges are payable by the owner of land at the time of the issuance of the first building permit.
- (3) 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.
- (4) Area-specific development charges for the Town Centre Sanitary Service Area are payable by the owner of the land at the time of the execution of the development agreement.
- (5) The Corporation may, by an agreement in writing, give an owner of land a credit towards all or part of a development charge in exchange for that owner performing works that relate to a designated municipal service for which a development charge or a part thereof is imposed under this by-law.
- (6) Notwithstanding 3(1) to 3(5), 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 payable on the anniversary date each year thereafter.
- (7) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 18 months of building permit issuance, the Development Charges under Subsections 3(1) to 3(6) shall be calculated on the rates set out in Schedules "B-1", "B-2" and "B-3" on the date of the planning application, including interest. Where both planning

applications apply, Development Charges under Subsections 3(1) to 3(6) shall be calculated on the rates, including interest (the maximum interest allowable under the Act), set out in Schedules "B-1", "B-2" and "B-3" on the date of the later planning application, including interest.

- a) If the total development charge that would be calculated and payable on the date of building permit issuance is less than the total amount calculated as per section 3(7), including applicable interest, the development charges shall be calculated and payable based on the rates in effect at building permit issuance.
- (8) A development charge in respect of residential development, other than rental housing or institutional development, shall be paid in full on the earlier of:
- a) the day a permit is issued under the Building Code Act, 1992 authorizing occupation of the building; and
  - b) the day the building is first occupied.
  - c) The Town may require the person required to pay the development charge to provide an instrument to be used to secure the payment of the development charge, subject to any prescribed limitations.
4. Development charges are hereby imposed on all lands within the Town of LaSalle that are developed or proposed to be developed for residential uses or non-residential uses if the development or proposed development requires:
- (1) the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;
  - (2) the approval of a minor variance under section 45 of the Planning Act;
  - (3) a conveyance of land to which a by-law passed under section 50(7) of the Planning Act applies;
  - (4) the approval of a plan of subdivision under section 51 of the Planning Act;
  - (5) a consent under section 53 of the Planning Act;
  - (6) the approval of a description under section 50 of the Condominium Act; or
  - (7) the issuing of a permit under the Building Code Act, 2006, in relation to a building or structure.
5. Notwithstanding the provisions of section 4, if two or more of the actions described in section 4 occur at different times, additional development charges may be imposed by the Corporation if the subsequent action has the effect of increasing the need for services.

## **SERVICES AND CLASSES**

6. The development charges imposed under this by-law have been calculated for the categories of services and classes and the components thereof as set out in Schedule "A" to this by-law and are as follows:
- (1) Services Related to a Highway;
  - (2) Public Works;
  - (3) Land – Buildout Services;
  - (4) Fire Protection Services;
  - (5) Land – 2051 Services
  - (6) Policing Services;
  - (7) Parks and Recreation Services;

- (8) Transit Services;
- (9) Library Services;
- (10) Growth Studies;
- (11) Water Services;
- (12) Wastewater Services;
- (13) Wastewater – Reaume Sanitary Service Area; and
- (14) Wastewater – Town Centre Sanitary Service Area.

## **DEVELOPMENT CHARGES**

### **7. Determination of the Charges**

- (1) The Town-wide development charges as set out in Schedules "B-1", "B-2" and "B-3" to this by-law shall apply to and be imposed on all land within the Town of LaSalle being developed for residential uses according to the type of residential unit to be developed thereon, which development charge shall be payable on a per dwelling unit basis.
- (2) The Town-wide development charges as set out in Schedules "B-1", "B-2" and "B-3" to this by-law shall apply to and be imposed on all land within the Town of LaSalle being developed for non-residential uses according to the provisions of this by-law, which development charges shall be payable for each square foot of the gross floor area of the building or buildings to be constructed thereon.
- (3) The Urban area development charges as set out in Schedules "B-1", "B-2" and "B-3" to this by-law shall apply to and be imposed on the municipal urban area as defined by Schedule "C" to this by-law for residential uses on a per dwelling unit basis and for non-residential uses on a per square foot of gross floor area basis.
- (4) The Wastewater - Reaume Sanitary Service Area area-specific development charges as set out in Schedules "B-1", "B-2" and "B-3" to this by-law shall apply to and be imposed on the Reaume Sanitary Service Area as defined by Schedule "D" to this by-law for residential uses on a per dwelling unit basis.
- (5) The Wastewater – Town Centre Sanitary Service Area area-specific development charges as set out in Schedules "B-1", "B-2" and "B-3" to this by-law shall apply to and be imposed on the Town Centre Sanitary Service Area as defined by Schedule "E" to this by-law for residential uses on a per dwelling unit basis and for non-residential uses for each square foot of the gross floor area of the building.

## **EXEMPTIONS**

- 8. Notwithstanding the provisions of this by-law, no development charge shall be payable where the development:
  - (1) is limited to the enlargement of an existing dwelling unit;
  - (2) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
  - (3) the creation of any of the following in new or existing houses:
    - a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-

detached house or rowhouse cumulatively contain no more than one residential unit.

- b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units

(4) is the enlargement of the gross floor area of an existing industrial building in accordance with the following provisions;

- a) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.
- b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
  - 1. determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - 2. divide the amount determined under subsection 1. by the amount of the enlargement

(5) Non-profit Housing Residential Development;

(6) Affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);

(7) Affordable Residential Units;

(8) Attainable Residential Units (when proclaimed as per section 4.1 of the Act)

(9) Long-term Care Homes; and

(10) The Commercial component of a mixed-use development where the project parcel size is 1 acre or more.

## **DISCOUNTS**

- 9. The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- Three (3) or more bedrooms – 25% reduction;
- Two (2) bedrooms – 20% reduction; and
- Fewer than two (2) bedrooms – 15% reduction.

## REMOVAL OF BUILDINGS

### 10. Redevelopment

- (1) Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 10 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be removed, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
  - a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Section 7 by the number, according to type, of dwelling units that have been or will be removed or converted to another principal use; and
  - b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 7, by the gross floor area that has been or will be removed or converted to another principal use;
- (2) For the purposes of subsection 10(1) herein, "removed" shall include 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.

## DEMOLITION CREDIT

### 11. Demolition Credit

- (1) Where a building or structure has been demolished or is to be demolished, in whole or in part, a demolition credit shall be given as provided herein for such demolished building or structure or part thereof against development charges otherwise payable with respect to development on the same land.
- (2) A demolition credit shall be given only where the date of demolition is three years or less prior to the date of the filing of the application for a building permit for the development of the same land. For the purposes of this section, the date of demolition shall be deemed to be the date of issuance of a demolition permit by the Corporation.
- (3) The demolition credit shall be calculated according to the following formula:

$$A - (B \times C) = D$$

where:

A = development charges otherwise paid or payable

B = the number of residential dwelling units (or sq.ft. of non-residential gross floor area) demolished no earlier than three years prior to the date of the filing of the application for the building permit

C = the current residential development charge per dwelling unit (or non-residential development charge per sq.ft. of gross floor area) which applies to residential units (or non-residential buildings) of the type demolished

D = development charges net of demolition credit (cannot be a negative amount)

- (4) In no event shall the amount of the demolition credit herein exceed the amount of development charges otherwise payable with respect to the development of the said land.
- (5) The onus will be on the owner of land to provide all of the appropriate evidence required so as to justify and accurately calculate the demolition credit that may be owing to the owner pursuant to the provisions of this section.

## **FRONT-ENDING AGREEMENTS**

12. The Corporation may enter into a front-ending agreement with an owner of land on terms and conditions satisfactory to the Corporation and in accordance with the provisions of the Development Charges Act, 1997. The details pertaining to such agreements will be established as part of individual development plan of subdivisions and/or other pertinent Planning Act applications.

## **INDEXING**

13. Development charges imposed pursuant to this by-law shall be adjusted annually without amendment to this by-law, commencing on January 1st, 2026 and on January 1st of each year thereafter, in accordance with the third quarter of the prescribed index in the Development Charges Act, 1997.

## **GENERAL**

14. Schedules

- (1) The following schedules shall form part of this by-law:

- Schedule A: Components of Services and Classes Designated in Section 6
- Schedule B-1: Schedule of Development Charges Applicable January 1<sup>st</sup>, 2026 to December 31<sup>st</sup>, 2026
- Schedule B-2: Schedule of Development Charges Applicable January 1<sup>st</sup>, 2027 to December 31<sup>st</sup>, 2027
- Schedule B-3: Schedule of Development Charges Applicable January 1<sup>st</sup>, 2028 onwards
- 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 Sanitary Service Area Area-specific Development Charges

15. This by-law shall be administered by the Treasurer of the Corporation and shall be enforced by the Chief Building Official of the Corporation.
16. This by-law shall come into force and take effect on the final passing thereof.

17. This by-law shall expire 10 years after the date it comes into force and takes effect, unless this by-law is repealed at an earlier date.
18. By-law 8501 of the Corporation, finally passed on December 8th, 2020, as amended, be and the same is hereby repealed.
19. By-law 8729 of the Corporation, finally passed on August 23<sup>rd</sup>, 2022, as amended, be and the same is hereby repealed.
20. That this by-law may be referred to as the Town of LaSalle Development Charges By-law 2026.

**Read** a first, second, and third time and finally passed this 28th day of April 2026.

1st Reading – April 28, 2026

2nd Reading – April 28, 2026

3rd Reading – April 28, 2026

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Mayor

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Clerk

**Schedule A to By-law 2026-031**

Components of Services and Classes Designated in Section 6

**Town-wide Services**

- Services related to a Highway
  - Roads
  - Active Transportation
- Fire Protection Services
  - Fire Facilities
  - Fire Vehicles & Equipment
  - Fire Small Equipment & Gear
- Policing Services
  - Police Facilities
  - Police Vehicles
  - Police Small Equipment & Gear
- Transit Services
  - Transit Vehicles
- Water Services
  - Treatment, Storage, Distribution
- Parks and Recreation Services
  - Parkland Development
  - Parkland Amenities
  - Recreation Facilities
- Library Services
  - Library Facilities

**Town-wide Classes of Services**

- Public Works
  - Facilities and Fleet
- Growth Studies
  - Growth Studies
- Land – Buildout Services
  - Services Related to a Highway
- Land – 2051 Services
  - Fire Protection Services
- Urban Area Services**
  - Wastewater Services
    - Wastewater Plant & Sewers
- Area-specific Services**
  - Wastewater Services
    - Reaume Sanitary Service Area
  - Wastewater Services
    - Town Centre Sanitary Service Area

**Schedule B-1 to By-law 2026-031**  
**Schedule of Development Charges**  
**January 1<sup>st</sup>, 2026 to December 31<sup>st</sup>, 2026**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services</b>						
Services Related to a Highway	6,794	4,228	3,684	2,848	2,380	4.34
Public Works (Facilities and Fleet)	1,580	983	856	662	553	1.06
Fire Protection Services	1,321	823	717	554	463	0.89
Policing Services	906	564	491	380	317	0.61
Parks and Recreation Services	9,685	6,027	5,251	4,060	3,392	1.38
Transit Services	173	108	94	73	60	0.10
Library Services	41	26	22	17	14	-
Growth Studies	164	102	89	69	57	0.10
Water Services	2,172	1,352	1,178	911	761	0.07
Land - Buildout Services	2,930	1,823	1,589	1,229	1,026	1.87
Land - 2051 Services	20	12	11	9	7	0.01
<b>Sub-total Town-Wide Services/Class of Services</b>	<b>25,786</b>	<b>16,047</b>	<b>13,981</b>	<b>10,811</b>	<b>9,032</b>	<b>10.45</b>
<b>Urban Area Services</b>						
Wastewater Services	3,155	1,963	1,710	1,324	1,106	1.75
<b>Sub-total Urban Area Services</b>	<b>3,155</b>	<b>1,963</b>	<b>1,710</b>	<b>1,324</b>	<b>1,106</b>	<b>1.75</b>
<b>Area-Specific Services</b>						
Wastewater - Reaume Sanitary Service Area	3,332	2,065	1,800	1,400	1,166	-
Wastewater - Town Centre Sanitary Service Area	2,653	1,652	1,438	1,113	928	1.54
<b>Total - Town-wide</b>	<b>25,786</b>	<b>16,047</b>	<b>13,981</b>	<b>10,811</b>	<b>9,032</b>	<b>10.45</b>
<b>Total - Urban Area</b>	<b>28,941</b>	<b>18,010</b>	<b>15,691</b>	<b>12,135</b>	<b>10,138</b>	<b>12.20</b>
<b>Total - Reaume Sanitary Service Area</b>	<b>32,273</b>	<b>20,075</b>	<b>17,491</b>	<b>13,535</b>	<b>11,304</b>	<b>12.20</b>
<b>Total - Town Centre Sanitary Service Area</b>	<b>31,594</b>	<b>19,662</b>	<b>17,129</b>	<b>13,248</b>	<b>11,066</b>	<b>13.74</b>

**Schedule B-2 to By-law 2026-031**  
**Schedule of Development Charges**  
**January 1st, 2027 to December 31st, 2027**

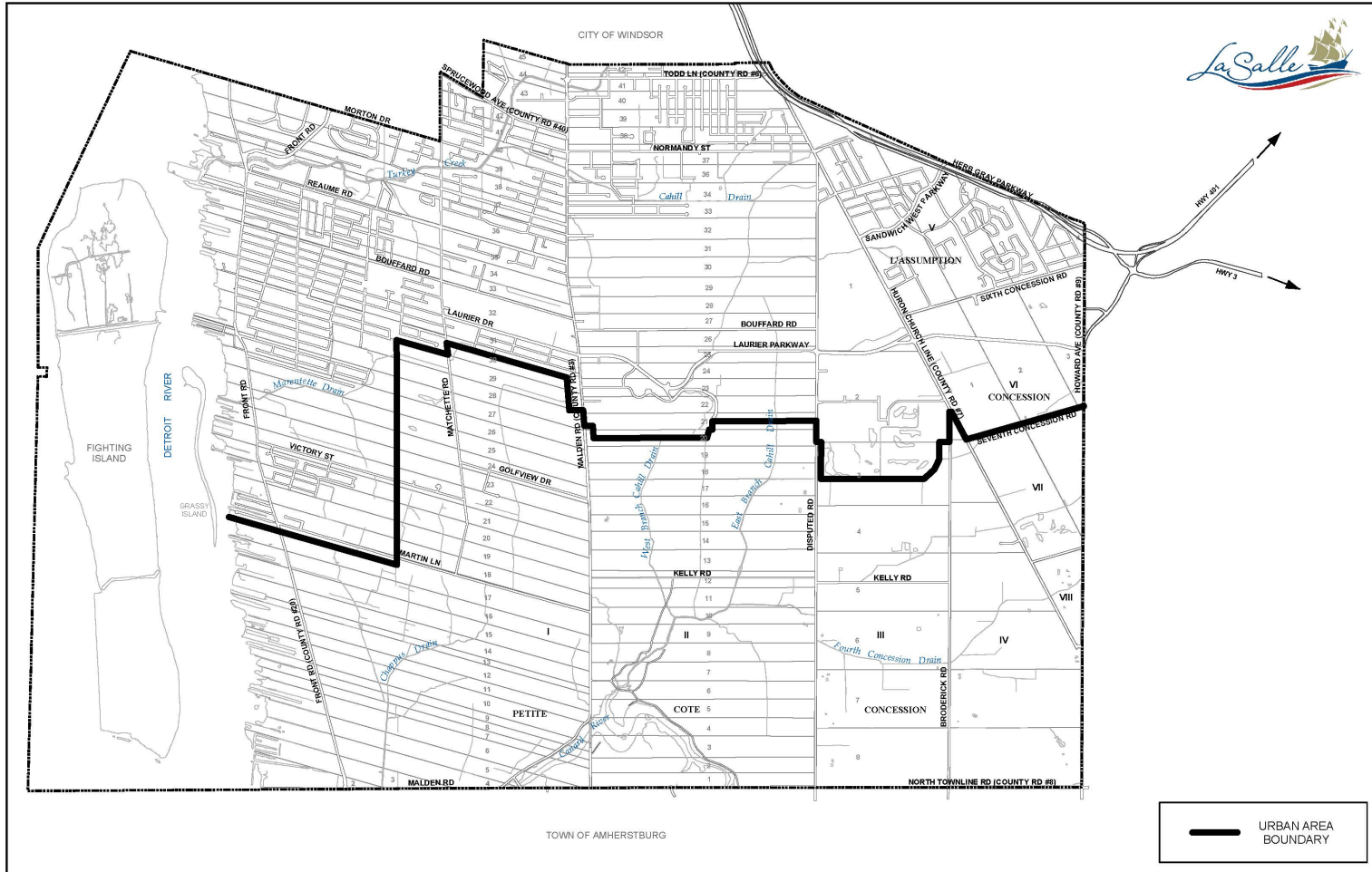
Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services</b>						
Services Related to a Highway	7,744	4,910	4,431	3,205	2,639	3.75
Public Works (Facilities and Fleet)	1,800	1,142	1,030	745	614	0.92
Fire Protection Services	1,506	955	862	623	513	0.77
Policing Services	1,033	654	591	427	352	0.53
Parks and Recreation Services	11,039	6,998	6,316	4,568	3,761	1.19
Transit Services	198	125	113	82	67	0.09
Library Services	47	30	27	19	16	-
Growth Studies	187	118	106	78	63	0.09
Water Services	2,476	1,570	1,417	1,025	844	0.06
Land - Buildout Services	3,339	2,117	1,911	1,382	1,138	1.62
Land - 2051 Services	23	14	13	10	8	0.01
<b>Sub-total Town-Wide Services/Class of Services</b>	<b>29,392</b>	<b>18,635</b>	<b>16,816</b>	<b>12,165</b>	<b>10,015</b>	<b>9.03</b>
<b>Urban Area Services</b>						
Wastewater Services	4,190	2,661	2,410	1,733	1,424	2.24
<b>Sub-total Urban Area Services</b>	<b>4,190</b>	<b>2,661</b>	<b>2,410</b>	<b>1,733</b>	<b>1,424</b>	<b>2.24</b>
<b>Area-Specific Services</b>						
Wastewater - Reaume Sanitary Service Area	3,755	2,371	2,135	1,556	1,271	-
Wastewater - Town Centre Sanitary Service Area	2,674	1,692	1,522	1,108	913	1.70
<b>Total - Town-wide</b>	<b>29,392</b>	<b>18,635</b>	<b>16,816</b>	<b>12,165</b>	<b>10,015</b>	<b>9.03</b>
<b>Total - Urban Area</b>	<b>33,581</b>	<b>21,296</b>	<b>19,226</b>	<b>13,898</b>	<b>11,439</b>	<b>11.27</b>
<b>Total - Reaume Sanitary Service Area</b>	<b>37,336</b>	<b>23,666</b>	<b>21,361</b>	<b>15,454</b>	<b>12,710</b>	<b>11.27</b>
<b>Total - Town Centre Sanitary Service Area</b>	<b>36,255</b>	<b>22,988</b>	<b>20,747</b>	<b>15,006</b>	<b>12,352</b>	<b>12.97</b>

**Schedule B-3 to By-law 2026-031**  
**Schedule of Development Charges**  
**January 1st, 2028 onwards**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services</b>						
Services Related to a Highway	8,968	5,762	5,326	3,677	2,994	3.75
Public Works (Facilities and Fleet)	2,085	1,340	1,238	855	696	0.92
Fire Protection Services	1,744	1,121	1,036	715	582	0.77
Policing Services	1,196	768	710	490	399	0.53
Parks and Recreation Services	12,783	8,213	7,592	5,241	4,267	1.19
Transit Services	229	147	136	94	76	0.09
Library Services	54	35	32	22	18	-
Growth Studies	216	139	128	89	72	0.09
Water Services	2,867	1,842	1,703	1,176	957	0.06
Land - Buildout Services	3,867	2,485	2,297	1,586	1,291	1.62
Land - 2051 Services	27	17	16	11	9	0.01
<b>Sub-total Town-Wide Services/Class of Services</b>	<b>34,036</b>	<b>21,869</b>	<b>20,214</b>	<b>13,956</b>	<b>11,361</b>	<b>9.03</b>
<b>Urban Area Services</b>						
Wastewater Services	5,351	3,438	3,178	2,194	1,786	2.24
<b>Sub-total Urban Area Services</b>	<b>5,351</b>	<b>3,438</b>	<b>3,178</b>	<b>2,194</b>	<b>1,786</b>	<b>2.24</b>
<b>Area-Specific Services</b>						
Wastewater - Reaume Sanitary Service Area	4,311	2,759	2,543	1,768	1,423	-
Wastewater - Town Centre Sanitary Service Area	2,801	1,800	1,664	1,149	935	1.70
<b>Total - Town-wide</b>	<b>34,036</b>	<b>21,869</b>	<b>20,214</b>	<b>13,956</b>	<b>11,361</b>	<b>9.03</b>
<b>Total - Urban Area</b>	<b>39,387</b>	<b>25,307</b>	<b>23,392</b>	<b>16,150</b>	<b>13,147</b>	<b>11.27</b>
<b>Total - Reaume Sanitary Service Area</b>	<b>43,698</b>	<b>28,066</b>	<b>25,935</b>	<b>17,918</b>	<b>14,570</b>	<b>11.27</b>
<b>Total - Town Centre Sanitary Service Area</b>	<b>42,188</b>	<b>27,107</b>	<b>25,056</b>	<b>17,299</b>	<b>14,082</b>	<b>12.97</b>

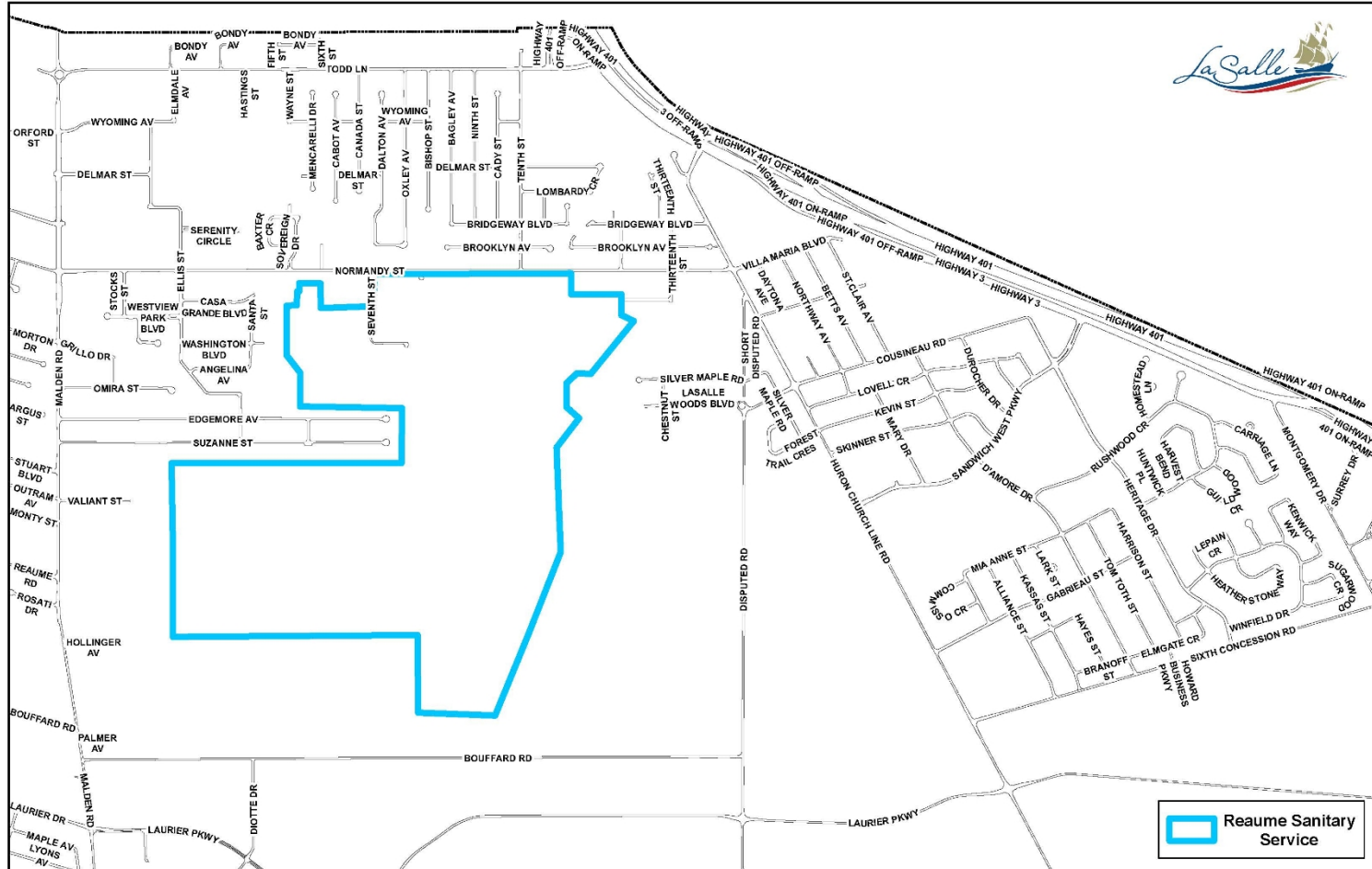
# Schedule C to By-law 2026-031

## Map of Urban Serviced Areas of the Town



# Schedule D to By-law 2026-031

## Map of Applicable Lands for Wastewater-Reaume Sanitary Service Area Area-specific Development Charges



**Schedule E to By-law 2026-031**

**Map of Applicable Lands for Wastewater – Town Centre Area Area-Specific Development Charge**

