



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: G. Beggs, Director of Planning & Development

Department: Planning & Development

Date of Report: January 7, 2025

Report Number: PD-24-2024

Subject: Parkland Dedication By-law

Recommendation

That the report of the Director of Planning & Development dated January 7, 2025 (PD-24-2024) regarding the proposed Parkland Dedication By-law be received;

And that, Council adopts the proposed Parkland Dedication By-law.

Report

The dedication of parkland is a requirement under the *Planning Act* that allows municipalities to ensure that the park system grows at the same rate as the development of the community. The *Planning Act* authorizes municipalities to prepare and adopt a Parkland Dedication By-law (PDB) to impose conditions on development and redevelopment to receive parkland or payment-in-lieu of parkland.

The Official Plan, Draft Howard Bouffard Secondary Plan, and Parks and Recreation Master Plan identify broad goals for the municipal park system. Parkland dedication policies and the PDB are tools upon which the municipality can rely to implement the objectives outlined in its policy documents. PDB revenues can be used for the acquisition of future parkland, in keeping with the Town of LaSalle's Official Plan and the Parks Plan, or for any other public recreational purpose including the erection, improvement or repair of buildings and the acquisition of machinery for parks or other public recreational purposes.

At the December 2023 Council Meeting, the Parks Plan was presented to Council, and Administration received direction to hold a joint Parkland Dedication Consultation Session, in conjunction with neighbouring municipalities who are also undertaking the work necessary to adopt a PDB. The session was advertised by each participating municipality and circulated to the Windsor Home Builders Association as well as the Heavy Construction Association and local school boards. The in-person meeting took

place in April of 2024, with a virtual option available to those who could not attend in person.

Summary of Consultation

The session included members of the development community, members of the public, and Administration and Councillors from various participating municipalities. Roughly 20 people attended the session. Watson & Associates made a presentation regarding the project to explain the methodology used when preparing the draft by-law, followed by a question-and-answer period. The summary table below lists the comments and questions received at the meeting. Following the consultation session, we have received no additional feedback regarding the proposed by-law.

Question/Comment	Feedback Provided
Are school boards exempt from having to pay Parkland Dedication Fees?	All by-laws will exempt those school boards with a shared use agreement for recreational services between the municipality and the individual school.
Why are the land values different between the municipalities? Can the municipalities look at a reasonable range among all areas?	Fees are based on land values as per the <i>Planning Act</i> . Land values differ among the municipalities and were estimated using MPAC data.
Can we receive a copy of the PowerPoint Slide Deck?	Yes. One will be shared with the registered participants.

Following the session, and after discussion with participating municipalities, an appraiser was commissioned to provide updated land value data by municipality.

Proposed Parkland Dedication By-law

The proposed PDB, attached as Appendix 1 to the report, will be an important tool for the municipality to collect adequate parkland and secure the required funds for the additional parks identified within the Town’s policy documents. The PDB sets guidelines for how the Town collects these fees and land acquisition so that it is consistent with Provincial legislation. In the absence of an official PDB that governs how parkland and cash-in-lieu of parkland is to be collected, the municipality has limited its ability to effectively build its park system on pace with new development.

Schedule A to the By-law establishes the per unit rate for parkland dedication when cash-in-lieu is required. These rates were derived based on land values established by

appraisal, which calculated the average current market values for low, medium and high-density residential lands. The final valuation is based on the appraiser’s work and establishes values to ensure relative consistency across all County municipalities. To ensure that the rates remain reflective of current market conditions, Administration will undertake a review of the By-law and associated land values every five years to ensure that they are reflective of current market conditions.

The table below summarizes the proposed parkland dedication rates per unit by municipality, alongside existing 2024 development charge rates for single detached dwellings. The objective of the table is to highlight for Council that while the development charge rates vary by municipality given individual municipal growth directives, so too do parkland cash-in-lieu requirements, depending on individual land valuations by region.

Municipality	2024 Development Charge	Proposed Parkland Dedication
Lakeshore	\$ 34,581.00	\$ 7,300.00
Tecumseh	\$ 33,916.00	\$ 13,800.00
LaSalle	\$ 26,887.00	\$ 13,800.00
Essex	\$ 19,971.00	\$ 9,400.00
Kingsville	\$ 15,659.00	\$ 9,100.00
Leamington	\$ 12,104.84	\$ 7,300.00

Given that the new rates proposed in the By-law represent a significant departure from our parkland fees currently collected, the participating municipalities have decided to integrate a phase-in structure for the new rates to lessen the financial burden on development (see Schedule “A” of Appendix 1). We have also modified the timing for the valuation of land for plans of subdivision, given some feedback heard early in the process. It is our hope that these efforts will reduce the impact on development, while also ensuring that the Town, over time, can adequately collect what it needs to build its municipal parkland system in accordance with our approved policy documents.

Next Steps

Administration is requesting that Council adopt the PDB. Following this, a notice of by-law adoption will be circulated. Once finalized, the municipality can begin to charge and collect parkland dedication for new development in accordance with the approved by-law.

Consultations

Watson & Associates, Regional Municipal Planning Directors, Director of Public Works, Director of Finance.

Financial Implications

Funds from cash-in-lieu of parkland dedication will be held in the Town's Parkland Dedication reserve account and used in accordance with the legislative requirements of the *Planning Act*.

The PDB is being proposed to adequately develop the municipal parkland system as planned. If the By-law is not supported, the funds to grow and enhance the parkland system will need to be subsidized by the municipal tax base.

Prepared By:



Director of Planning and Development

Gudrin Beggs, MCIP, RPP

Link to Strategic Goals

1. Enhancing organizational excellence - No
2. Strengthen the community's engagement with the Town - No
3. Grow and diversify the local economy - No
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

Report Approval Details

Document Title:	Parkland Dedication By-law Approval.docx
Attachments:	- Public Notice.pdf - Parkland Dedication By-law.pdf
Final Approval Date:	Jan 7, 2025

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia