



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Tano Ferraro, Manager of Finance/Deputy Treasurer

Department: Finance

Date of Report: June 17, 2025

Report Number: FIN-12-2025

Subject: 2025 Asset Management Plan

Recommendation

That the report of the Manager of Finance dated June 17, 2025 (FIN-12-2025) regarding the 2025 Asset Management Plan be received; and

That Council approves the 2025 Asset Management Plan.

Report

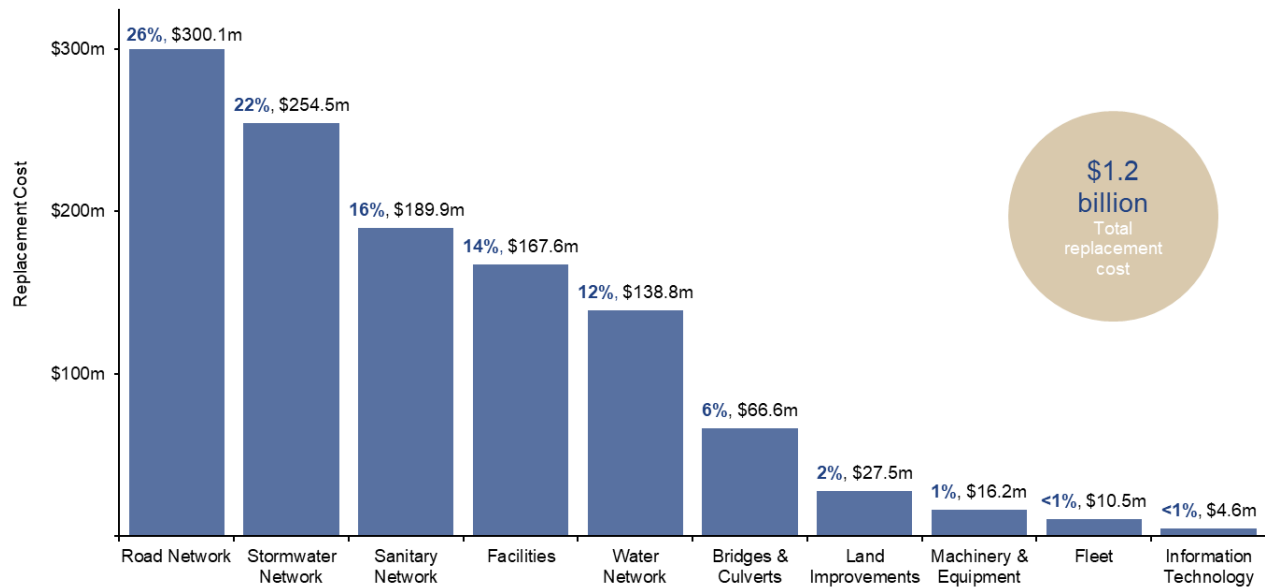
The Town of LaSalle 2025 Asset Management Plan (AMP) 2025 satisfies Ontario Regulation 588/17 requirements by addressing proposed levels of service, assessing asset conditions, analyzing lifecycle strategies, and providing a long-term financial framework. It enables LaSalle to make informed decisions, optimize infrastructure investments, and ensure service reliability in the face of growth and climate change.

Asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of infrastructure assets. It requires an understanding of the condition of the infrastructure and the levels of service for which it is intended to deliver in order to achieve long-term cost savings through timely rehabilitation or renewal of assets before they begin to deteriorate to a level that requires a greater investment to restore them to their intended level of service. The attached study speaks about the Town's asset management practices, with a specific focus on the state of the Town's infrastructure, the existing levels of services, as well as LaSalle's asset management and financing strategies. Full detail is provided in Appendix 1, with several key points summarized as follows:

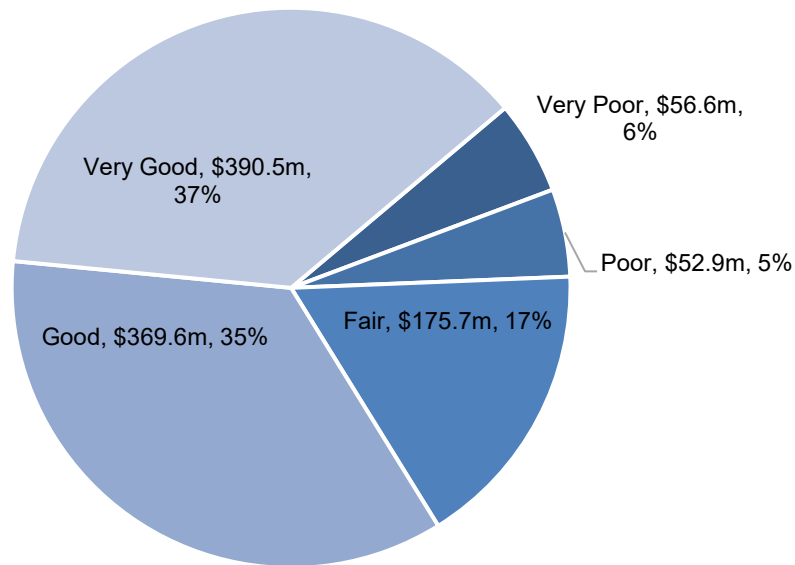
Asset Value and Condition

The Town has \$1.2B in assets based on the estimated replacement value. With a current replacement cost of \$300.1 million, the Town's Road network makes up the largest portion of the asset portfolio accounting for 26% of the total. The next largest

asset group is the stormwater network, which represents 22% of the portfolio. Combined these two portfolios comprise approximately half of the Town's assets. The following chart shows replacement values of the ten asset categories.



The following chart presents a summary of the state of the Town's assets. Where detailed condition studies are undertaken and asset-level condition assessment data is available (which is 52% of the Town's assets), the results of those studies are included in the assessment. For the remaining Town assets, an age-based approach is utilized to estimate the asset condition. Based on this combination of assessed condition and age-based analysis, nearly 90% of the Town's assets are in fair or better condition. The remaining 10%, with a replacement value of \$109.5 million, have been identified as being in poor or worse condition. It is important to note that a portion of the asset portfolio classified as being in poor or worse condition is based on age-based assessments rather than direct condition evaluations. Since age-based assessments often underestimate the actual condition of assets, this may not accurately reflect their true state. As a result, there is a probability that their conditions are in better shape than what is included in the asset management plan.



Lifecycle Management, Risk Strategy and Levels of Service

The Town's approach to lifecycle management is described within each asset category of the Asset Management Plan. Developing and implementing proactive lifecycle strategies will maximize useful life at the lowest total cost of ownership.

Risk is a product of two variables: the probability of asset failure, and the resulting consequences of that failure. A risk matrix for each asset category has been developed with the AMP and a risk-based approach to infrastructure spending can assist the Town in prioritizing capital projects to direct funds where they are needed most.

The AMP also identifies the Town's current and proposed levels of service for all assets. Overall, the level of service targets have been largely set to maintain current levels reflecting a balanced approach of commitment to affordability, operational capacity and community needs. In addition, the AMP reports on metrics required under O. Reg. 588/17 and internal performance measures.

Financial

The following table compares the Town's current funding levels with the annual requirements for both tax funded and rate funded asset categories. In total the Town is meeting 65% of its annual funding needs. It is important to note that significant capital funding enhancements have occurred through the annual budget process. This improvement is the result of a significant increase in Provincial OCIF funding, an increase in federal CCBF funding (formerly federal gas tax), an increase of the municipal tax rate dedicated to capital asset replacement between 1% and 2% annually, and the continued build-up of water and wastewater rates directly allocated to capital replacement.

Asset Category	Average Annual Funding Requirement	Average Annual Funding Available	Annual Infrastructure Deficit	Funding Level
Tax funded Assets	\$24,803,575	\$14,847,800	\$9,955,775	60%
Water Network	\$2,776,719	\$3,092,200	\$0	Fully funded
Wastewater Network	\$3,797,461	\$2,506,100	\$1,291,361	66%
Total	\$31,377,755	\$20,446,100	\$11,247,136	65%

Consultations

A cross functional team with representation from Facilities, Finance, GIS, Engineering, Roads and Water/Wastewater contributed to the development of the Town's Asset Management plan by Public Sector Digest.

Financial Implications

Financial implications discussed within the report.

Prepared By:



Manager of Finance/Deputy Treasurer

Tano Ferraro

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Not Applicable
4. Build on our high-quality of life - Not Applicable

5. Sustaining strong public services and infrastructure - Yes

Communications

Not Applicable

Report Approval Details

Document Title:	2025 Asset Management Plan.docx
Attachments:	- LaSalle2025AssetManagementPlan.pdf
Final Approval Date:	Jul 7, 2025

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



Director of Finance/Treasurer

Dale Langlois



Chief Administrative Officer

Joe Milicia