



Development Charges

This pamphlet summarizes the Town of LaSalle development charge By-law for public information. It is intended as a guide only. Applicants should review By-law Number 2026-031 and consult Town staff to confirm the development charges that may apply to a specific proposal.



General Purpose of Development Charges

Development charges (DCs) are imposed to allow the Town to recover growth-related capital expenditures that arise from providing municipal services to new residential and non-residential development.

Council passed By-law Number 2026-031 on April 28, 2026, under the Development Charges Act, 1997. The By-law applies to residential and non-residential development within the Town of LaSalle. It will expire within 10 years unless repealed earlier. The DC rates are phased-in in accordance with the approved By-law.

Services Included in the DCs

The DCs in By-law Number 2026-031 have been calculated for the following services and classes of services:

- Services Related to a Highway
- Public Works
- Land -Buildout Services
- Fire Protection Services
- Land – 2051 Services
- Policing Services
- Parks and Recreation Services
- Transit Services
- Library Services
- Growth Studies
- Water Services
- Wastewater Services
- Wastewater - Reaume Sanitary Service Area
- Wastewater - Town Centre Sanitary Service Area

When are DCs Collected?

Payment of DCs may be required when development involves:

- Constructing a new building or structure;
- Making an addition or alteration to an existing building that increases the number of residential units or increases non-residential gross floor area;
- Redeveloping a property or making interior alterations that result in a change of use of all or part of a building or structure, including tenant fit outs.

DCs are imposed where the development requires any of the following approvals:

- Zoning By-law or zoning By-law amendment under section 34 of the Planning Act;
- Minor variance under section 45 of the Planning Act

- Conveyance of land to which a part-lot control By-law under section 50(7) of the Planning Act applies;
- Plan of subdivision under section 51 of the Planning Act;
- Consent under section 53 of the Planning Act;
- Condominium description under section 50 of the Condominium Act
- Building permit under the Building Code Act, 2006.

How Charges are Determined

Urban Area Charges: Apply within the Urban Serviced Area shown in Schedule C of the By-law. Residential charges are calculated per dwelling unit, and non-residential charges are calculated per square foot of gross floor area.

Town-wide Charges: Apply to all land within the Town of LaSalle outside the Serviced Area shown in Schedule C. Residential charges are calculated per dwelling unit by unit type. Non-residential charges are calculated per square foot of gross floor area.

Reaume Sanitary Service Area charge: Applies to lands in the Wastewater - Reaume Sanitary Service Area shown in Schedule D of the By-law. The charge applies to residential development on a per dwelling unit basis.

Town Centre Sanitary Service Area charge: Applies to lands in the Wastewater - Town Centre Sanitary Service Area shown in Schedule E of the By-law. Residential charges are calculated per dwelling unit, and non-residential charges are calculated per square foot of gross floor area.

Exemptions, Discounts, Credits, and Deferrals

Lands exempt from the DC By-law include:

- Lands owned by and used for the purposes of the Town of LaSalle;
- Lands owned by and used for the purposes of a school board;
- Lands owned by and used for the purposes of the Corporation of the County of Essex;
- Land vested in or leased to a university that receives regular and ongoing operating funds from government for post-secondary education purposes, where the development would be occupied and used by the university.

DC Exemptions include:

- The enlargement of an existing dwelling unit;

- The creation of additional residential units equal to the greater of one unit or 1% of existing dwelling units in an existing residential rental building containing four or more dwelling units, or a prescribed ancillary structure to the existing residential building;
- A second or third residential unit in new or existing detached houses, semi-detached houses, or rowhouses, and certain ancillary residential units, as set out in the By-law;
- Enlargement of the gross floor area of an existing industrial building up to 50% of the existing gross floor area, with charges payable on the portion exceeding 50% exemption;
- Non-profit housing residential development;
- Affordable housing units required through inclusionary zoning;
- Affordable residential units;
- Attainable residential units once proclaimed under the Act;
- Long-term care homes;
- The commercial component of a mixed-use development where the project parcel size is one acre or more.

Rental Housing Discounts:

- Three or more bedrooms: 25% reduction.
- Two bedrooms: 20% reduction.
- Fewer than two bedrooms: 15% reduction.

Redevelopment and Demolition Credits:

Where redevelopment involves the removal or conversion of a building or structure on the same land within 10 years before the date DCs are paid, the DCs otherwise payable may be reduced based on the applicable charge for the dwelling units or gross floor area removed or converted.

A demolition credit may be available where a building or structure has been demolished, or is to be demolished, on the same land. The demolition date must be three years or less before the building permit application for the development of the same land. The credit cannot exceed the DCs otherwise payable and the owner must provide evidence to support the calculation.

Deferrals:

For residential development (excluding rental housing and institutional development), DCs are payable upon issuance of the occupancy permit that authorizes occupancy of the building under the Building Code Act, 1992.

Indexing and Annual Treasurer’s Statement

DCs are adjusted annually without amendment to the By-law, commencing January 1, 2026, and on January 1 of each year thereafter, in accordance with the third quarter of the prescribed index under the Development Charges Act, 1997. The Town’s current pamphlet indicates that rates are adjusted based on the Statistics Canada Building Construction Price Index for Toronto (Non-Residential Building Construction).

DC Rates

The following chart summarizes the DCs included in By-law Number 2026-031.

2026 Development Charge Indexed Rates					
rates updated on an annual basis					
Project Location	Single & Semi-Detached Dwellings	Townhouse & Rowhouse Dwellings	Apartments (2 bedroom Plus)	Apartments (Bachelor and 1 Bedroom)	Non-Residential (Per Square Foot)
Town Wide	\$25,786.00	\$16,047.00	\$13,981.00	\$10,811.00	\$10.45
Urban Area (within Urban Boundary)	\$28,941.00	\$18,010.00	\$15,691.00	\$12,135.00	\$12.20
Reaume Sanitary Service Area (Grand Total)	\$32,273.00	\$20,075.00	\$17,491.00	\$13,535.00	\$12.20
Town Centre Sanitary Service Area (Grand Total)	\$31,594.00	\$19,662.00	\$17,129.00	\$13,248.00	\$13.74

Administration and Further Information

By-law Number 2026-031 is administered by the Treasurer of the Corporation and enforced by the Chief Building Official of the Corporation. For project-specific information, applicants should contact the Town before submitting a building permit or planning application. Additional municipal, County, education, utility, parkland, connection, inspection, securities or other charges may apply and are not replaced by this pamphlet.

Item	Information
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