



# Parkland Dedication By-law

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Municipality of Lakeshore  
December 10, 2024



# Parkland Dedication



## Purpose:

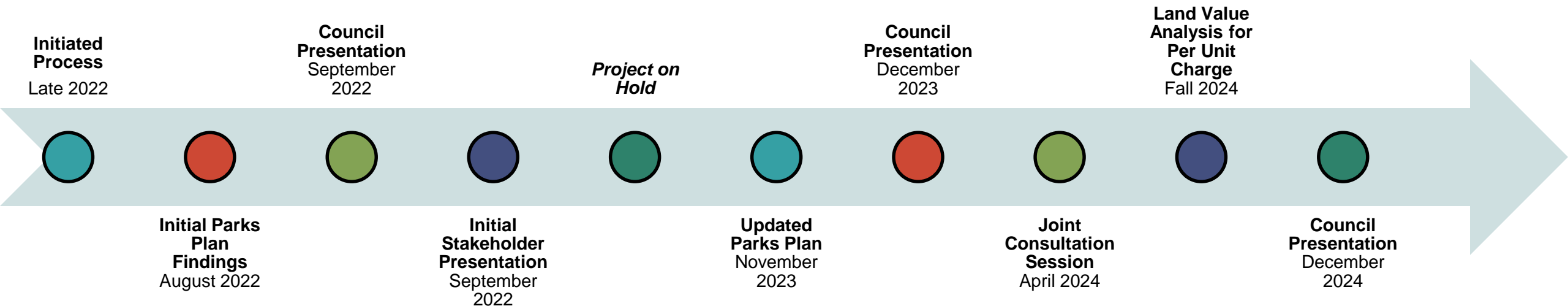
- Allows municipalities to grow their park systems in tandem with their community, providing essential parkland for their residents.
- The dedication of parkland may be required under *the Planning Act*
- Changes to the legislation via Bill 23 have reduced a municipality's ability to recover parkland/Payment-in-Lieu (PIL) and increased pressure on taxes through reductions in Development Charges



# Overview of Parkland Dedication By-law Process



- 6 Municipalities in the County are reviewing/updating parkland dedication by-laws and policies
  - Essex, Kingsville, Lakeshore, LaSalle, Leamington, and Tecumseh



# Parkland Dedication – *Planning Act*



## S. 51.1 (S.53)

### **For subdivisions (Consents)**

- No by-law required (impose as condition)
- 5% for res and institutional and 2% commercial/ industrial
  - Dedication
  - PIL
- Alternative rate for residential
  - Dedication (1ha for 600 units)
  - PIL (1ha for 1,000 units)
- Timing of PIL – day before approval of draft plan (provisional consent)

## S. 42

### **For all development and redevelopment**

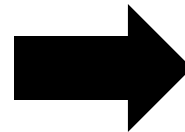
- by-law required
- 5% for res and institutional and 2% commercial/ industrial
  - Dedication
  - PIL
- Alternative rate for residential
  - Dedication (1ha for 600 units)
  - PIL (1ha for 1,000 units)
- Timing of PIL – day before building permit

# Parkland Dedication – Current vs. Recommended Approach



## Current Approach

| Dedication and PIL          | Residential                 | Non-residential |
|-----------------------------|-----------------------------|-----------------|
| Parkland Dedication By-law? | Yes                         | Yes             |
| Consents                    | \$2,000 Per lot             | n/a             |
| Subdivisions-Dedication     | 5% or Alt Rate              | n/a             |
| Subdivisions-PIL            | \$2,000 Per lot             | n/a             |
| Other-Dedication            | 5% or Alt Rate              | 2%              |
| Other-PIL                   | 5% or Alt Rate at Agreement | 2%              |



## Recommended Approach

| Dedication and PIL          | Residential                  | Non-residential       |
|-----------------------------|------------------------------|-----------------------|
| Parkland Dedication By-law? | Yes                          | Yes                   |
| Consents                    | \$ per unit (see next slide) | 2% at Building Permit |
| Subdivisions-Dedication     | 5% or Alt Rate               | 2%                    |
| Subdivisions-PIL            | \$ per unit (see next slide) | 2% at Building Permit |
| Other-Dedication            | 5% or Alt Rate               | 2%                    |
| Other-PIL                   | \$ per unit (see next slide) | 2% at Building Permit |

# Parkland Dedication – Per Unit Charge



- To simplify the process for the development community and administration, a per unit charge has been estimated.
  - Based on land value analysis undertaken by external appraiser
  - Propose to phase-in the calculated charges
  - Developing landowner may choose to get appraisal if they disagree with these charges

| Unit Type                              | PIL per Unit<br>January 1, 2025 to<br>December 31, 2025 | PIL per Unit<br>January 1, 2026 to<br>December 31, 2026 | PIL per Unit<br>January 1, 2027<br>onwards |
|--|---|---|--|
| <b>Single-detached<br/>Rural</b>       | \$3,400   | \$4,950   | \$6,500                                    |
| <b>Single-detached<br/>Urban</b>       | \$3,800   | \$5,550   | \$7,300                                    |
| <b>Semi-detached<br/>and Multiples</b> | \$1,700   | \$2,450   | \$3,200                                    |
| <b>Apartments</b>                      | \$700   | \$1,050   | \$1,400                                    |

Only change  
since consultation  
meeting

# Parkland Dedication – Proposed Exemptions



- Municipality of Lakeshore buildings/structures
- All institutional development (including schools)
- Replacement of building where there is no increase in residential units or gross floor area
- Enlargement of a residential unit provided no additional units are added
- Enlargement of a non-residential structure by 50% or less
- Temporary uses
- Up to two additional residential units in a single, semi, or rowhouse (mandatory similar to DC exemptions)

Questions?



Questions?