



Parkland Dedication By-law

Town of Tecumseh
December 10, 2024

Parkland Dedication



Purpose:

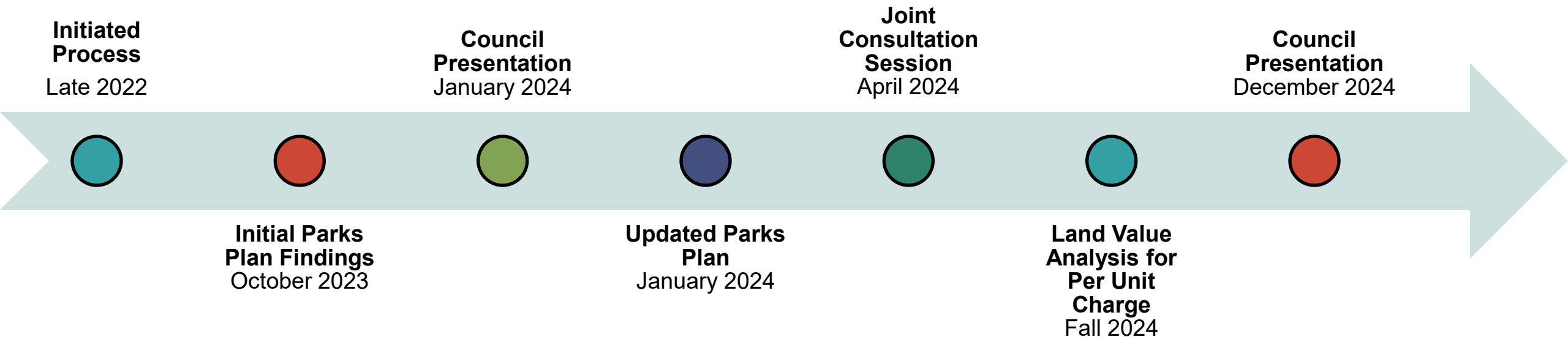
- Allows municipalities to grow their park systems in tandem with their community, providing essential parkland for their residents.
- The dedication of parkland may be required under *the Planning Act*
- Changes to the legislation via Bill 23 have reduced a municipality's ability to recover parkland/Payment-in-Lieu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

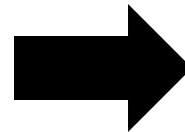
- by-law required
- 5% for res and institutional and 2% commercial/ industrial
 - Dedication
 - PIL
- Alternative rate for residential
 - Dedication (1ha for 600 units)
 - PIL (1ha for 1,000 units)
- Timing of PIL – day before building permit

Parkland Dedication – Current vs. Recommended Approach



Current Approach

Dedication and PIL	Residential	Non-residential
Parkland Dedication By-law?	MRSPA only	No
Consents	\$750 per lot	\$750 per lot
Subdivisions-Dedication	5%	2%
Subdivisions-PIL	5% at Agreement	2%
Other-Dedication	n/a	n/a
Other-PIL	n/a	n/a



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 January 1, 2025 to December 31, 2025	PIL per Unit January 1, 2026 to December 31, 2026	PIL per Unit January 1, 2027 onwards
Single-detached Rural	\$2,400	\$4,450	\$6,500
Single-detached Urban	\$5,100	\$9,450	\$13,800
Semi-detached and Multiples	\$1,300	\$2,400	\$3,500
Apartments	\$500	\$950	\$1,400

Only change since consultation meeting

Parkland Dedication – Proposed Exemptions



- Town of Tecumseh 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?