



**The Corporation of the Town of LaSalle
Regular Meeting of Council
Agenda**

Tuesday, February 27, 2024, 6:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Accessible formats or communication supports are available upon request. Contact the Clerk's Office, ljean@lasalle.ca, 519-969-7770 extension 1256.

Pages

A. Opening Business

1. Call to Order
2. Land Acknowledgement Statement
3. Moment of Silent Reflection and Playing of National Anthem

B. Adoption of Agenda

Recommendation

That the February 27, 2024 Regular Council Meeting Agenda be adopted as presented.

C. Disclosure of Pecuniary Interest

D. Adoption of Minutes

6

Recommendation

That the Minutes of the Closed and Regular Meeting of Council held February 13, 2024, be adopted as presented.

E. Mayor's Comments

F. Public Meetings and/or Hearings

G. Presentations and Delegations

H. Staff Reports and Correspondence for Council's Action

1. Skate Trail Tender Award 14

Recommendation

That the report of the Deputy CAO dated February 12, 2024 (AD-2024-04) regarding the Skate Trail Tender Award be received;

And that Council awards the skate trail project to Valente Contracting Inc. in the amount of \$8,880,000.00 (excluding HST) and authorizes the Mayor and Clerk to execute the contract on behalf of the Town.

2. LaSalle Landing Memorial Relocations – Skate Trail Phase of Project 18

Recommendation

That the report of the Deputy CAO and the Director of Strategy and Engagement dated February 12, 2024 (AD-2024-05) regarding the LaSalle Landing Memorial Relocations – Skate Trail Phase be received;

And that Council concurs with the proposed approach for memorial replacement as part of the skate trail construction.

3. Zoning By-law Amendment Application: Crossing View Development Phase 1 28

Recommendation

That the report of the Manager of Planning and Development dated January 29, 2024 (PD-05-2024) regarding Zoning By-law Amendment Z-02-2022 be received;

And that Council supports the requisite Zoning By-law Amendment be brought forward for Council's consideration at a subsequent Council Meeting.

4. 1680 & 1690 Orford Street Draft Plan of Subdivision and Removal of Holding Symbol

Recommendation

That the report of the Manager of Planning dated January 30, 2024 (PD-04-2024) regarding the Orford Street Subdivision proposal, be received;

And that Council approves the Applicant's request to remove the holding symbol from the above-noted lands, once the required development agreement is properly executed by the Corporation;

And that Council pass a resolution in support of the Applicant's request to grant draft plan approval for the proposed Orford Street plan of subdivision, in accordance with the draft plan drawing prepared by Verhaegen Land Surveyors a Division of J.D. Barnes Ltd., dated December 12th, 2022, subject to the following draft plan approval conditions:

- a. that a subdivision agreement be entered into with the Town to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town and that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities, and insurances.
- b. that Block 8 on the draft plan, be gratuitously conveyed to the Town for trail connection purposes.
- c. that a 6-foot-high permanent fence be erected around the residential lots in accordance with the Endangered Species Act Assessment completed by Sage Earth.
- d. that all identified road allowances be appropriately named and conveyed to the Town.
- e. that the required stormwater management plan be prepared and implemented by the Applicant and approved by the Town of Lasalle and Essex Region Conservation Authority.
- f. that cash-in-lieu of parkland be provided as parkland compensation, in accordance with the Planning Act requirements.

And that a copy of this Council resolution is forwarded to the Manager of Planning Services for the County of Essex, Ms. Rebecca Belanger, together with a copy of this staff report.

5.	ERCA Category 3 Non-Mandatory Programs and Services Update	68
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Recommendation

That the report of the Director of Finance dated February 11, 2024 (FIN-06-2024) regarding the ERCA Category 3 Non-Mandatory Programs and Services Update be received;

And that Council approves the entering into a cost apportioning agreement with the Essex Region Conservation Authority (ERCA) for a funding contribution for non-mandatory ERCA programs and services which excludes Land Acquisition services.

I. Consent Agenda

1.	2023 Schedule of Council and Board Member Remuneration	71
2.	2023 Development Charges Treasurer's Statement	77
3.	Correspondence	
	a. Corporation of the Municipality of Calvin - Provincial National Fire Fighting Strategy	82
4.	Summary of Reports to Council	86

Recommendation

That items 1 through 4 on the Consent Agenda for February 27, 2024, be received.

J. Committee Matters

1.	Essex County Council Highlights	88
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Recommendation

That the Essex County Council Highlights for February 7, 2024, be received.

K. Questions and Statements by Council Members

L. Notices of Motion

M. Closed Session

N. By-laws

91

Recommendation

That the following By-law be given a third reading and finally passed:

8837- A By-law to provide for the repair and improvements of the St. Michaels Drain in the Town of LaSalle, in the County of Essex

Recommendation

That the following By-law be given a first, second, and third reading and finally passed:

8859 - A By-law to authorize the execution of a cost apportioning agreement between the Corporation of the Town of LaSalle and Essex Region Conservation Authority for a funding contribution for non-mandatory ERCA programs and services

O. Confirmatory By-law

95

Recommendation

That Confirmatory By-law 8860 be given a first, second, and third reading and finally passed.

P. Schedule of Meetings

Public Planning Meeting March 12, 2024, 4:30 p.m.

Regular Council Meeting March 12, 2024, 6:00 p.m.

Police Services Board Meeting March 18, 2024, 5:00 p.m.

Accessibility Advisory Committee March 20, 2024, 3:00 p.m.

Committee of Adjustment March 20, 2024, 5:00 p.m.

Water and Wastewater Committee March 26, 2024, 4:30 p.m.

Regular Council Meeting March 26, 2024, 6:00 p.m.

Q. Adjournment



The Corporation of the Town of LaSalle

Minutes of the Closed Meeting of the Town of LaSalle Council held on

February 13, 2024

4:30 p.m.

LaSalle Room

LaSalle Civic Centre, First Floor

5950 Malden Road

Members of Council Present:

Mayor Crystal Meloche, Deputy Mayor Michael Akpata, Councillor Terry Burns, Councillor Mark Carrick, Councillor Sue Desjarlais, Councillor Jeff Renaud, Councillor Anita Riccio-Spagnuolo

Administration Present:

J. Milicia, Chief Administrative Officer, P. Marra, Deputy Chief Administrative Officer, J. Astrologo, Director of Council Services/Clerk, D. Dadalt, Legal Counsel, L. Jean, Deputy Clerk

A. Call to Order

Mayor Meloche called the meeting to order at 4:30 p.m.

B. Disclosures of Pecuniary Interest and General Nature Thereof

None

C. Closed Session

22/24

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

That Council moves into closed session in accordance with Section 239 2(i) of the *Municipal Act, 2001*, to consider third-party information supplied in confidence to the municipality, being information received from Essex Power Corporation.

Carried.

D. Adjournment

Meeting adjourned in closed session at the call of the Chair at 5:25 p.m.

Mayor

Clerk



The Corporation of the Town of LaSalle

Minutes of the Regular Meeting of the Town of LaSalle Council

February 13, 2024

6:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present:

Mayor Crystal Meloche, Deputy Mayor Michael Akpata, Councillor Terry Burns, Councillor Mark Carrick, Councillor Sue Desjarlais, Councillor Jeff Renaud, Councillor Anita Riccio-Spagnuolo

Administration Present:

J. Milicia, Chief Administrative Officer, P. Marra, Deputy Chief Administrative Officer, J. Astrologo, Director of Council Services/Clerk, G. Beggs, Director of Planning and Development, D. Davies, Chief of Police, P. Funaro, Director of Culture & Recreation, D. Hadre, Director of Strategy and Engagement, D. Langlois, Director of Finance and Treasurer, J. Osborne, Director of Public Works, E. Thiessen, Director of Fire Service/Fire Chief, K. Brcic, Manager of Planning & Development, M. Cappucci, Manager of Engineering, D. Dadalt, Legal Counsel, G. Ferraro, Manager of Finance & Deputy Treasurer, L. Jean, Deputy Clerk, L. Petros, Manager of Water/Wastewater

A. Opening Business

1. Call to Order

Mayor Meloche called the meeting to order at 6:00 p.m.

2. Land Acknowledgement Statement

Mayor Meloche read the Land Acknowledgement Statement.

3. Moment of Silent Reflection and Playing of National Anthem

Following the playing of the National Anthem, the Mayor introduced a short video to recognize Black History Month.

B. Adoption of Agenda

23/24

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Renaud

That the February 13, 2024, Regular Council Meeting Agenda be adopted as presented.

Carried.

C. Disclosure of Pecuniary Interest

None disclosed.

D. Adoption of Minutes

24/23

Moved by: Councillor Burns

Seconded by: Councillor Carrick

That the Minutes of the Special Closed Meeting of Council held January 16, 2024, and the Regular and Closed Meetings of Council held January 23, 2024, be adopted as presented.

Carried.

E. Mayor's Comments

Mayor Meloche announced that Sean Kenney's Animal Super Powers® has extended hours this upcoming weekend. She stated that Friday is a PA Day for schools, and the exhibit will be open from 10 a.m. to 9 p.m. On Family Day, the exhibit will be open from 10 a.m. to 4 p.m.

Mayor Meloche highlighted the Family Day activities at the Vollmer Centre and reminded residents that regular winter programs and lessons would not be running on this day. Drop-in aquatics and drop-in skate activities will be available and registration for these activities is highly recommended. She also informed the public that the LaSalle Civic Centre will be closed for Family Day and encouraged residents to find fun ways to spend time with their families.

Mayor Meloche introduced a new initiative called "Mayor on Location" which will start on February 21, 2024, at the Vollmer Centre from 6:30 p.m. to 8:30 p.m. Residents visiting the Vollmer for the Vipers game, lessons or activities, are invited to stop by the lobby area to say hello. Mayor Meloche will be present to engage residents, listen to their questions, and hear their ideas about LaSalle.

F. Public Meetings and/or Hearings

None.

G. Presentations and Delegations

1. Essex Power Corporation

Joe Barile, Vice President of Regulatory and Corporate Affairs for Essex Power Corporation, presented the proposed USA amendments and updates to the Essex Power Shareholder Agreement.

25/24

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Desjarlais

That the presentation by Essex Power Corp. regarding the proposed USA amendments and updates to the Essex Power Shareholder Agreement be received;

And that Council, on behalf of the Town of LaSalle (a shareholder of Essex Power Corp.) hereby approves the noted proposed amendments to the Essex Power Corp. Shareholder Agreement as outlined in the Memo;

And further that Council authorizes the Mayor to sign a Shareholder Resolution, the Amended and Restated Unanimous Shareholder Agreement and/or such other documents as may be necessary to support and give legal effect to Town's approval of the proposed amendments to the Essex Power Corp. Shareholder Agreement.

Carried.

2. Petition - Removal of "No Parking" signs on Huntwick Place

Marlene Bafaro presented to Council, requesting the removal of "No Parking" signs in the cul-de-sac on Huntwick Place.

26/24

Moved by: Councillor Renaud

Seconded by: Deputy Mayor Akpata

That Council refers the matter to Administration to prepare a report for Council's consideration at a future Meeting, addressing the request for the removal of "No Parking" signs in the cul-de-sac on Huntwick Place.

Carried.

H. Staff Reports and Correspondence for Council's Action

1. Laurier Horizons Draft Plan of Phased Condo

K. Brcic, Manager of Planning, presented the report. Melanie Miur from Dillon Consulting was available for questions.

27/24

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Manager of Planning dated January 16, 2024 (PD-01-2024) regarding a request for the Draft Plan of Phased Condominium Approval for the Laurier Horizons Condominium be received;

And that Council pass a resolution in support of the Applicant's request to grant draft plan approval for the proposed Laurier Horizons Condominium (County of Essex File 37-CD-24001) in accordance with the draft drawing prepared by Verhaegen Land Surveyors (December 14, 2023), subject to including the following draft plan approval conditions;

1. Prior to final approval, the Owner shall, submit to and obtain the approval of the Town for the form and content of the Condominium Description and Declaration and the Owner shall incorporate into the Plan and Declaration under Section 7 of the Condominium Act, 1998, all right(s)-of-way and easements for vehicular access of private roads and parking areas, on-site traffic circulation, municipal servicing or utility servicing to the satisfaction of the Town.
2. Prior to final approval of the Plan, if required to do so by the Town, the Owner shall have fully complied with all orders issued pursuant to the Building Code Act and shall have completed all work necessary to correct any building deficiencies related to said order to the satisfaction of the Town.
3. That the Owners shall submit plans showing any phasing or revised phasing to the Town of LaSalle for review and approval if this condominium is to be developed in more than one registration.
4. That prior to final approval by the County of Essex, the Owner shall submit for review and approval by the Municipality and the County, a draft of the final plan of condominium that satisfies the registration requirements of the Land Registry Office.
5. Prior to final approval for registration of this plan, the Site Plan and Site Plan Agreement between the owner and the Town LaSalle be registered by the municipality against the lands to which it applies, pursuant to the provisions of the Planning Act.

6. That prior to the registration of the final condominium that all outstanding taxes associated with the property are paid to the satisfaction of the Town.

And that a copy of the Council resolution be forwarded to the Manager of Planning Services for the County of Essex, Ms. Rebecca Belanger, together with a copy of this staff report.

Carried.

2. Drop Chamber Reconstruction Contract Award

L. Petros, Manager of Water and Wastewater, presented the report.

28/24

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That the report of the Manager of Water and Wastewater dated January 26, 2024 (PW-03-2024) regarding the Drop Chamber Reconstruction Contract Award, be received;

And that Council approves the award of contract to RC White Ltd. for the bid price of \$447,487.00 plus HST;

And that this amount be funded from the Drop Chamber Reconstruction project, which was part of the approved 2024 Capital Budget.

Carried.

3. OCWA Service Agreement 2024-2028

L. Petros, Manager of Water and Wastewater, presented the report.

29/24

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Manager of Water and Wastewater dated January 22, 2024 (PW-02-2024) regarding the OCWA Service Agreement continuation for 2024-2028, be received;

And that the OCWA Service Agreement be approved for an annual contract value of \$477,567;

And that the corresponding by-law be adopted during the by-law stage of the agenda.

Carried.

4. Lafferty Drain Request for Minor Improvement - Additional Culvert and Appointment of Engineer

M. Cappucci, Manager of Engineering, presented the report.

30/24

Moved by: Councillor Burns

Seconded by: Deputy Mayor Akpata

That the report of the Manager of Engineering dated January 26, 2024 (PW-04-2024) regarding the Request for a Minor Improvement to the Lafferty Drain dated January 24, 2024, be received;

And that Meo & Associates Inc. be appointed as the Drainage Engineer for the Lafferty Drain project.

Carried.

5. Broderick and Disputed - Road Condition Assessment

M. Cappucci, Manager of Engineering, presented the report.

31/24

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the report of the Manager of Engineering (PW-1-2024) dated January 3, 2024, regarding the Broderick and Disputed - Road Condition Assessment, be received.

Carried.

6. LaSalle Fire Service – Q4 2023 Report

E. Thiessen, Director of Fire Service/Fire Chief, presented the report.

32/24

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Burns

That the report of the Director of Fire Service/Fire Chief dated January 11, 2024 (FIRE-24-01) regarding the fourth quarter of 2023, be received.

Carried.

I. Consent Agenda

1. Town of LaSalle 2022 Financial Indicator Review
2. Procurement- 2023 Fourth Quarter Report
3. Correspondence
 - a. Town of Essex - Letter of support for the Cost Apportioning Agreement with ERCA
 - b. Association of Ontario Road Supervisors (AORS) - Potential Municipal Equipment Operator Course
 - c. Essex-Windsor Solid Waste Authority (EWSWA)- Support for Blue Box Program Extended Producer Responsibility for Industrial, Commercial and Institutional Sector
 - d. Town of Mono - Resolution Declaring a Road Safety Emergency
 - e. City of Sarnia - Carbon Tax Resolution
 - f. County of Prince Edward - Expand the Life Span of Fire Apparatus Resolution
4. Summary of Reports to Council

33/24

Moved by: Councillor Burns

Seconded by: Councillor Desjarlais

That items 1 through 4 on the Consent Agenda for February 13, 2024, be received.

Carried.

J. Committee Matters

1. Essex County Council Highlights for January 10, 2024 and January 17, 2024.

34/24

Moved by: Councillor Carrick

Seconded by: Councillor Riccio-Spagnuolo

That the Essex County Council Highlights for January 10, 2024 and January 17, 2024, be received.

Carried.

K. Questions and Statements by Council Members

Councillor Carrick requested clarification about the Petition Policy. Mayor Meloche explained that the decision before Council is whether the petition be referred to Administration for a report or to take no further action.

Councillor Renaud shared his positive experience while attending Sean Kenney's Animal Super Powers® exhibit this past weekend and expressed that it was very well done. He commended everyone involved stating that the exhibit had been very well attended by the public and school groups. He extended congratulations to Culture and Recreation Team for the success of the event, thus far.

Councillor Burns requested an update on the exhibit's attendance numbers to date. Mayor Meloche stated that an email update can be provided to Council. After the exhibit ends, a comprehensive report on the event will be presented to Council.

L. Notices of Motion

None.

M. Closed Session

Mayor Meloche reported that earlier that evening, Council met in Closed Session to discuss third party information supplied in confidence from Essex Power. During tonight's regular meeting and following the presentation by Joe Barile from Essex Power, Council passed a motion approving the proposed USA amendments and updates to the Essex Power Shareholder Agreement.

N. By-laws

Councillor Carrick requested that By-law 8854 be read separately as he does not support it.

35/24

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Renaud

That the following By-law be given a first, second, and third reading and finally passed:

8854 - Being a By-law to adopt the Budget for year 2024

Carried.

36/24

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That the following By-laws be given a first, second, and third reading and finally passed:

8855 – A By-law to stop up, close and sell an alley system running east-west lying north of lots 1267 to 1281, both inclusive, Registered Plan 875, LaSalle

8856 – A By-law to authorize the execution of a Court Security and Prisoner Transportation Program Agreement between the Corporation of the Town of LaSalle and His Majesty the King in right of Ontario as represented by the Solicitor General

8857 - A By-law to authorize the execution of a Services Agreement between Ontario Water Agency and the Corporation of the Town of LaSalle

Carried.

O. Confirmatory By-law

37/24

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Carrick

That Confirmatory By-law 8858 be given a first, second, and third reading and finally passed.

Carried.

P. Schedule of Meetings

Q. Adjournment

Meeting adjourned at the call of the Chair at 7:11 p.m.

Mayor

Clerk



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Peter Marra, P.Eng. – Deputy Chief Administrative Officer

Department: Administration

Date of Report: February 12, 2024

Report Number: AD-2024-04

Subject: Skate Trail Tender Award

Recommendation

That the report of the Deputy CAO dated February 12, 2024 (AD-2024-04) regarding the Skate Trail Tender Award be received;

And that Council awards the skate trail project to Valente Contracting Inc. in the amount of \$8,880,000.00 (excluding HST) and authorizes the Mayor and Clerk to execute the contract on behalf of the Town.

Report

The Town of LaSalle issued a public notice for tender on our bid & tender website on December 20, 2023. The tender issued was for the construction of the skate trail and water feature project for the LaSalle Landing redevelopment. Tenders closed on February 8, 2024.

The Town received six (6) submissions for this project as follows (prices noted are excluding taxes);

Valente Contracting Inc.	\$8,880,000.00
TCI Titan Contracting Inc.	\$9,356,000.00
Bear Construction and Engineering Inc.	\$9,542,900.00
Sterling Ridge General Contracting Inc.	\$9,704,857.00
Alliance General Contracting of Windsor Inc.	\$10,137,302.00
J&J Lepera Infrastructures	\$11,328,000.00

Please note that these values summarized represent the base bid pricing for this project.

JP Thomson Architects (JPTA) is assisting the Town with the design, tendering and contract administration of this project. JPTA has reviewed the tenders submitted and has spoken with Valente Contracting Inc. and has confirmed that they are comfortable with their submission and capable of moving forward with construction.

Therefore, it is recommended that Council award the skate trail/water feature project to Valente Contracting Inc. for \$8,880,000.00 (plus taxes) and that once the contracts are ready, that Council authorizes the Mayor and Clerk to execute the contracts.

For Council's information, as part of this project, a separately priced tender item was included as part of the tender package. This item is for an emergency backup generator that would be available to run the ice plant during power outages and would be considered additional to the base bid noted above. This generator is also sized to provide emergency backup power to the Event Centre and the future warming hut. This generator can further provide additional backup power to any future pump station, etc.

The contractors submitted these separate prices as additional information for the Town to consider. Furthermore, the Town is not obligated to accept or move forward with this generator.

Valente Contracting Inc. had submitted a separate additional price of \$1,110,000.00 (plus taxes) for the generator. At this time, Administration is reviewing the entire LaSalle Landing project budget and if this additional item can be completed within the overall budget, Administration will be back to Council with a subsequent report to move the generator work ahead.

Consultations

These tender results have been reviewed internally with the LaSalle Landing steering committee and have been reviewed with the Finance Department on how this fits in with the overall financial plan for the LaSalle Landing project.

Financial Implications

The pre-tender construction estimate, excluding the generator, was \$8.8 million for the skate trail phase of the project. The Town has \$9.0 million budgeted for this phase of the project. This tender award of the base bid tender is within budget.

Prepared By:



Peter Marra, P.Eng. – Deputy CAO

Link to Strategic Goals

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

Communications

This tender request was published through the Town's Bids & Tender website.

Notifications

Not applicable.

Report Approval Details

Document Title:	AD-2024-04 Skate Trail Tender Award.docx
Attachments:	
Final Approval Date:	Feb 12, 2024

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



Chief Administrative Officer

Joe Milicia



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Peter Marra, P.Eng. - Deputy Chief Administrative Officer &
Dawn Hadre- Director of Strategy and Engagement

Department: Administration

Date of Report: February 12, 2024

Report Number: AD-2024-05

Subject: LaSalle Landing Memorial Relocations – Skate Trail Phase of Project

Recommendation

That the report of the Deputy CAO and the Director of Strategy and Engagement dated February 12, 2024 (AD-2024-05) regarding the LaSalle Landing Memorial Relocations – Skate Trail Phase be received;

And that Council concurs with the proposed approach for memorial replacement as part of the skate trail construction.

Report

As Council is aware, the LaSalle Landing redevelopment project is a large endeavour that covers approximately 60 acres in total along the Town's waterfront. The entire LaSalle Landing 60 acres comprise land recently purchased and other lands that were former parks.

Within the areas that were formerly parks, there are existing memorials that have been purchased and placed over the last few decades. These memorials consist of existing bench memorials, tree memorials and brick memorials.

Throughout the redevelopment of the LaSalle Landing project, various areas are going to undergo transformation and some of the existing memorials are going to need to be removed and others are going to need to be replaced to accommodate the Town's overall vision for the full build-out of LaSalle Landing.

As we progress through redevelopment, phase by phase, memorials within any given phase will be reviewed and replacement will be evaluated and incorporated into those respective phases.

This report is provided to deal with the memorials that will be affected by the construction of the Skate Trail phase of the LaSalle Landing project.

Within the area covered by the proposed skate trail, there are approximately 17 existing tree memorials. Tree memorials have been sold by the Town for years and they consist of a small, engraved stone plaque placed in the grass at the base of select trees. Please see **Image 1** for an example of an existing tree memorial. As you can see, the existing memorials are at ground level, in the grass and often become overgrown with vegetation, covered in grass clippings and leaves, etc.



Image 1

As part of the skate trail phase of the project, there is a proposed garden to be built, with sculptures, to replace the existing 17 memorials affected by this phase. **Exhibit 1** attached to this report provides a 3D rendering of what this proposed garden will look like and where it will be located.

The idea is that this garden is in the same general location as where the existing memorials are currently located and that this garden will provide a more prominent and visible location. Furthermore, the proposed location is more accessible compared to the current locations.

The proposed plan is to replicate the exact wording from the existing memorials onto brass plaques within the proposed garden. **Image 2** shows an example of what the plaque replacement could look like.



Image 2

Administration has been contacting the next of kin for the existing memorials and this is discussed later in this report. Please note that the next of kin who have been contacted are generally supportive of this approach.

Therefore, it is recommended that Council approve this approach to be incorporated into the skate trail project for memorial replacement.

It should be noted, that the plaques proposed at this garden are for replacement of existing memorials and are not available for purchase for new memorials.

Furthermore, as other phases of the LaSalle Landing project progress, additional plans, gardens, sculptures, etc. will be proposed to replace other memorials that may be affected during the subsequent phases of work.

Consultations

As noted, the existing tree memorials have been installed in this area for over three decades. The Town has some records of next of kin and in some cases, that information is now outdated. As such, we have attempted to reach out to as many of the next of kin as possible.

To date, we have exchanged information with families representing 10 of the 17 memorials. Administration continues to attempt to contact the additional families to share the plans for relocation.

Financial Implications

This proposed garden has been tendered as part of the Skate Trail project and is included in the current tender price.

Prepared By:



Peter Marra, P.Eng. – Deputy CAO



Dawn Hadre – Director of Strategy and Engagement

Link to Strategic Goals

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

Communications

Installation of the garden will be shared with the community on the Town's website and social media pages.

Notifications

Administration is in the process of contacting the families affected by the relocation of the memorial plaques.

Report Approval Details

Document Title:	AD-2024-05 LaSalle Landing Memorial Relocation - Skate Trail Phase.docx
Attachments:	- 22-111 - Butterfly Garden - R1.pdf
Final Approval Date:	Feb 12, 2024

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

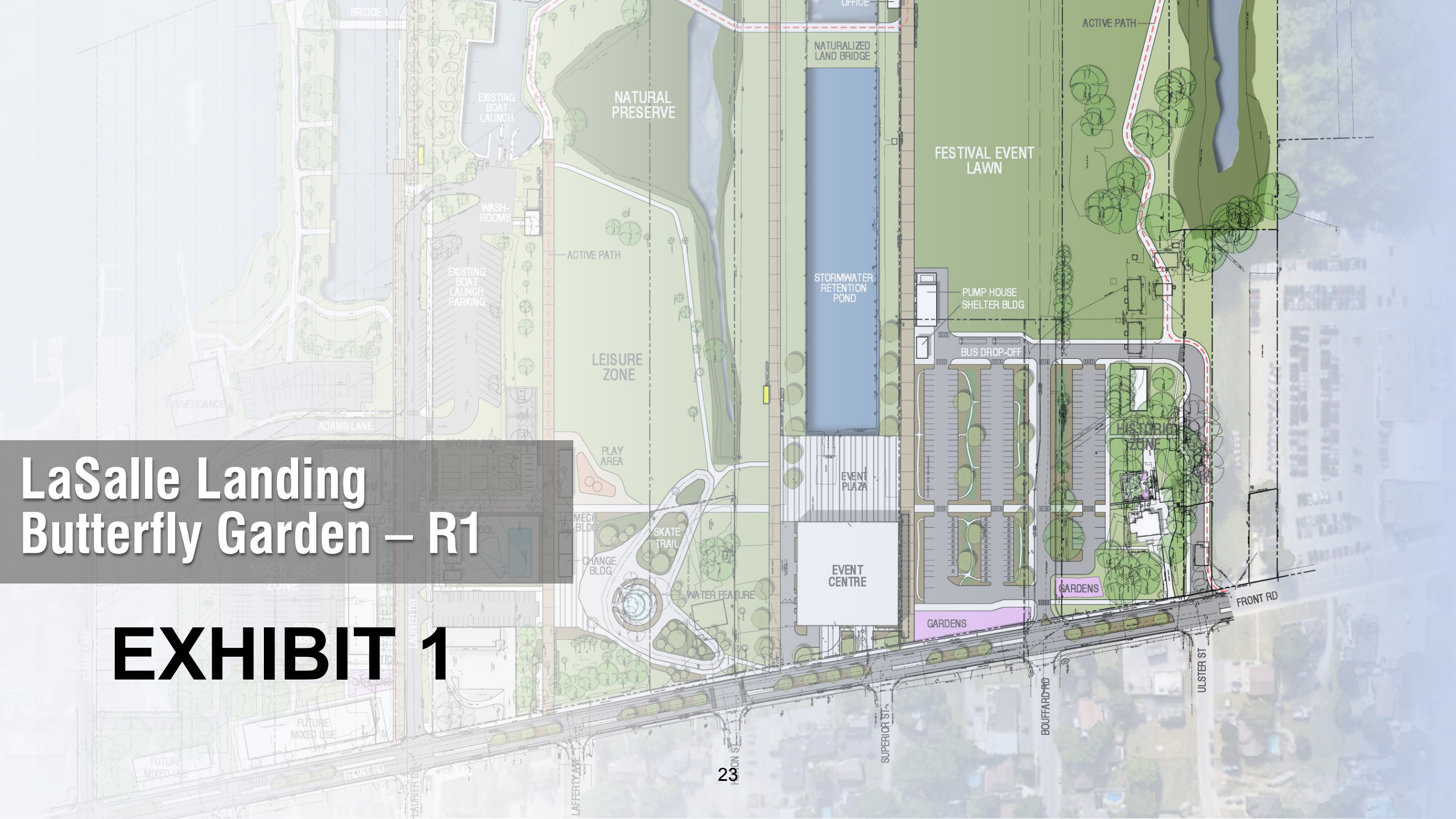


Chief Administrative Officer

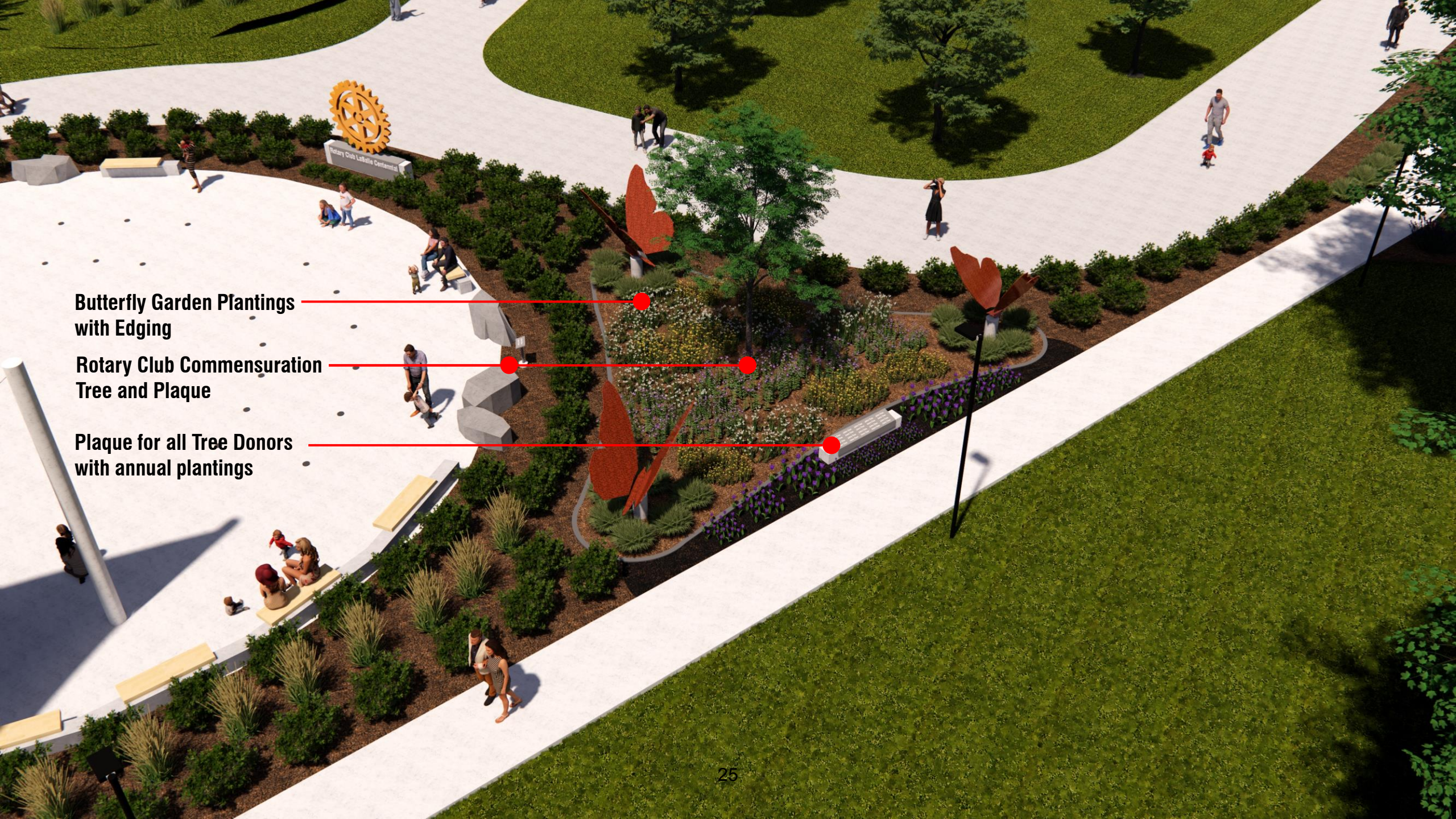
Joe Milicia

LaSalle Landing Butterfly Garden – R1

EXHIBIT 1





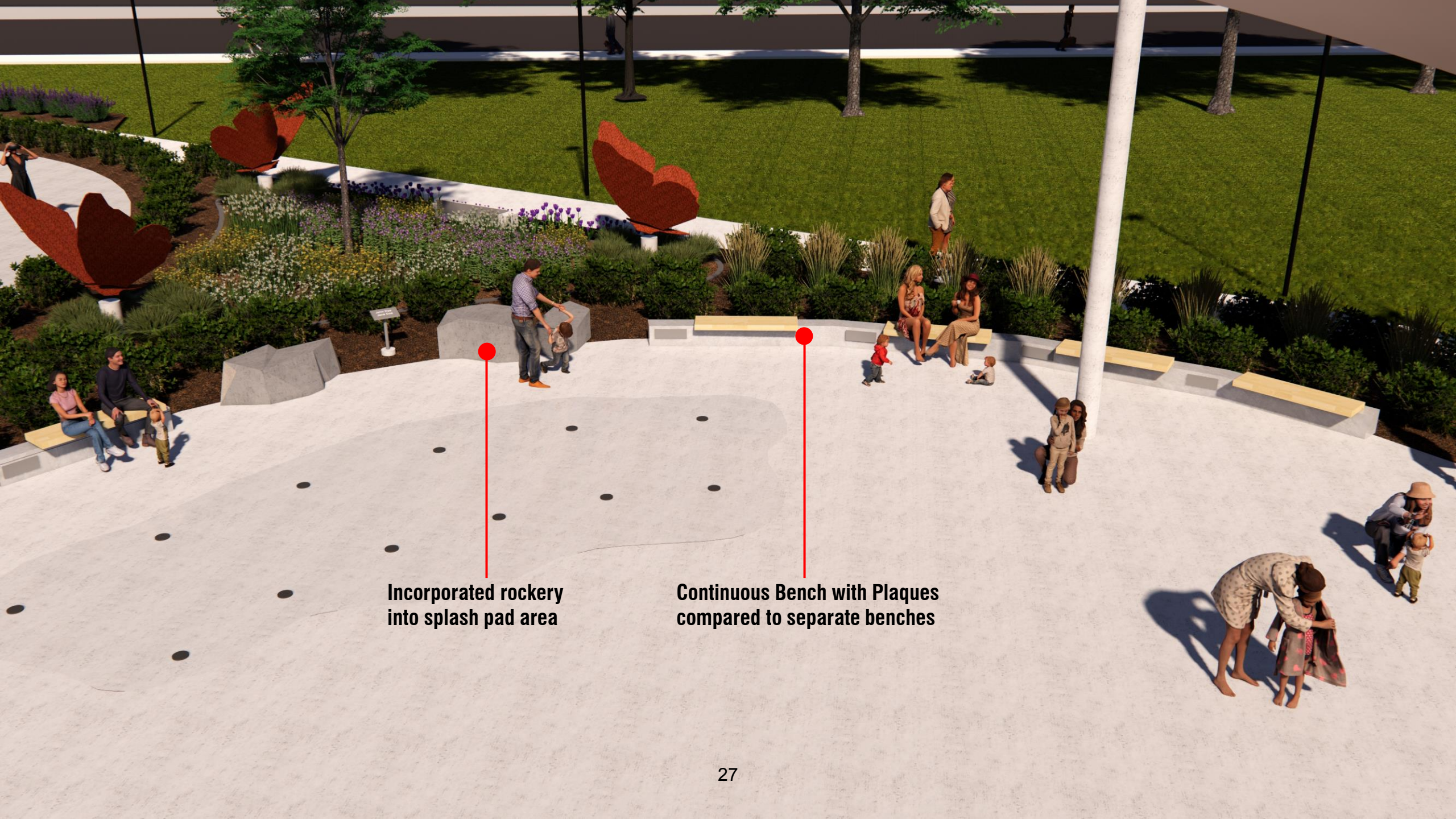


**Butterfly Garden Plantings
with Edging**

**Rotary Club Commensuration
Tree and Plaque**

**Plaque for all Tree Donors
with annual plantings**





**Incorporated rockery
into splash pad area**

**Continuous Bench with Plaques
compared to separate benches**



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Kristina Brcic, Manager of Planning & Development

Department: Planning & Development

Date of Report: January 29, 2024

Report Number: PD-05-2024

Attachments: Figures 1-5

Subject: Zoning By-law Amendment Application: Crossing View Development Phase 1

Our File Number: Z-02-2022

Applicant & Registered Owner: Crossing View Development Inc.

Agent/Planner: Zelinka Priamo (c/o Casey Kulchycki)

Location: The lands affected by this application comprise approximately 13 hectares of land located on the south side of the Sixth Concession Road, east of Howard Business Parkway.

Recommendation

That the report of the Manager of Planning and Development dated January 29, 2024 (PD-05-2024) regarding Zoning By-law Amendment Z-02-2022 be received;

And that Council supports the requisite Zoning By-law Amendment be brought forward for Council's consideration at a subsequent Council Meeting.

Report

This report is intended to provide members of Council with information regarding a rezoning application that has been submitted to the Town. The request for approval seeks to rezone approximately 13 hectares of land located on the south side of the Sixth Concession Road, east of Howard Business Parkway (see Figure 1) from a Residential Two Zone / Deferred Urban Zone (DU) to a site-specific Residential Two Zone (R2-1), a Residential Three Zone (R3), and a site-specific Neighbourhood Commercial Zone (NC-2).

On October 10, 2023 a public meeting was held wherein matters were raised by Council and members of the public on the proposed Zoning By-Law Amendment application for the lands noted herein. This report will provide a summary of issues and final recommendations for next steps in the process.

The following figures accompany the report:

- **Figure 1** depicts the location of the subject lands.
- **Figure 2** identifies the existing zone categories that apply to the subject lands and to lands in the surrounding area.
- **Figure 3** depicts the Applicant's draft plan of subdivision, proposing 47 new single detached and 22 attached street townhome units, 2 medium-density residential blocks, and 1 neighbourhood commercial block.
- **Figure 4** illustrates an example of the proposed built form for the street townhouse dwellings.
- **Figure 5** illustrates a conceptual site plan of the street townhome dwellings within the blocks being proposed used to demonstrate how adequate on-site and on-street parking options for residents and visitors can still be achieved with reduced lot frontages.

Recap of Rezoning Application Request and Planning Justification

The Applicant is seeking to rezone approximately 13 hectares of land located on the south side of the Sixth Concession Road, east of Howard Business Parkway from a Residential Two (R2) Zone / Deferred Urban Zone (DU) to a site-specific Residential Two (R2-1) Zone, a Residential Three Zone (R3), and a site-specific Neighbourhood Commercial Zone (NC-2). See Figure 2 for the current zoning of the subject lands.

If the rezoning request is approved, the development would permit 47 new single detached dwellings, 22 street townhome dwellings within three individual blocks, two medium density residential blocks, and one commercial block, as depicted in Figure 3. The proposed zoning categories relative to their built form are identified as follows:

Proposed Built Form	Proposed Corresponding Zone Category
47 Single Detached Units	Site-Specific Residential Two (R2-1) Zone
22 Street Townhome Dwellings (1 block of 6 units & 2 blocks of 8 units)	Site Specific Residential Two (R2-1) Zone
2 Medium Density Blocks	Residential Three (R3) Zone
Neighborhood Commercial Block	Site-Specific Neighborhood Commercial (NC2) Zone

The site-specific Residential Two (R2-1) Zone is being requested to permit a different built form not currently contemplated within the Town of LaSalle’s Comprehensive Zoning By-law. The single-family lots and street townhome dwellings being proposed have a reduced minimum lot frontage and area than what is currently allowed for in the Zoning By-law.

Administration has reviewed the submission and is satisfied that the analysis and proposed recommendations are sufficient to support consideration of the proposed rezoning of these lands. Subject to receiving further comments from the public, external agencies and internal departments, Administration can state that the application as proposed:

- 1) Is consistent with the overall direction conveyed within the Provincial Policy Statement (2020) for residential land uses;
- 2) Conforms to the relevant policies for settlement areas within the County of Essex Official Plan (2014);
- 3) Conforms to the intent of the Residential District land-use designation and permitted uses as well as the applicable development policies contained within the Town of LaSalle’s Official Plan; and
- 4) Satisfies the criteria to be considered when amending Zoning By-law 8600, as amended.

Statutory Public Meeting Summary

A statutory public meeting was held on October 10, 2023 to introduce the application and provide members of the public the opportunity to provide feedback on the application. As a result of the meeting, comments from Council and members of the public regarding the proposed Zoning By-law Amendments at 1780 Sixth Concession Road were contemplated.

Members of Council provided concerns regarding the smaller footprint of the proposed lot sizes, mainly with the reduced lot frontages of the proposed street townhouses, and single detached dwellings. Council raised concerns over maintaining the unique look and appeal that LaSalle has in terms of housing design, expressing some degree of hesitancy with supporting the reduced lot frontages. Further to this, Council also questioned the available parking for the street townhouse units and had concerns that excessive on-street parking would occur as a result of the proposed street townhouses having limited lot width to allow only a single-car garage.

The delegate, John Coulthard, provided his comments verbally at the public meeting and submitted written comments following the meeting. Mr. Coulthard expressed his concerns with the development's proximity to his industrial site, located at 5000 Howard Business Parkway. While he was pleased to learn that Block 53 would be zoned Neighbourhood Commercial which will not have any noise-sensitive uses, he was not pleased with Block 52 being proposed for medium-density residential, which would appear to be impacted by the industrial site's noise, dust, and odour emissions.

Planning Comments related to Reduced Lot Frontages Request and Parking Concerns

In November of 2022, the Government of Ontario passed Bill 23, known as the *More Homes Built Faster Act*. This Act is part of Ontario's Housing Supply Action Plan and aims to support Ontario in building 1.5 million new homes by 2031. With the already limited supply of homes in Ontario coupled with a growing population, we are faced with an increasingly limited supply of affordable homes in the region. As a result, to meet both the provincial housing targets and provide attainable housing, builders in Southwestern Ontario have begun shifting their designs to a smaller footprint than what current residents are accustomed to. The proposed smaller footprint tends to provide a more attainable lot that people can afford in today's economy.

While the proposed lot frontages were discussed at length during the public meeting, utilizing the reduced frontage of 13 meters for single detached lots and 6 meters for street townhomes will ultimately be decided by the builders/owners at the time of building. Allowing for this minimum flexibility within the zoning permits the homeowner/building to determine the appropriate unit size depending on the market demands at the time of construction. In addition, the applicant has expressed that the reduced lot frontage will not result in a reduced or unattractive architectural design but rather a high-quality built form. The applicant provided a rendering of the townhouses illustrated in Figure 4.

While the minimum lot frontage proposed is 13.1 meters, it is important to note that 13 of the proposed 47 single detached lots will meet or exceed the existing 15 metre minimum frontage requirements of the R2 Zone. The applicant presented Lakewood Subdivision in the Town of Tecumseh as an example completed by Crossing View Developments Inc. which shows that the reduced frontage will not detract from the overall aesthetics that LaSalle wishes to maintain. Furthermore, a reduced lot frontage is becoming more common amongst residential developments again allowing for more attainable housing and increased density during a time of housing and affordability challenges.

In addition, the applicant, having heard Council's concerns regarding the limited availability of on-street parking, has been creative in mitigating the concerns of available parking on one's own driveway by requesting a reduction in the rear yards of the street townhouse dwellings. It is proposed to have a minimum rear yard of 7.62 metres, whereas 9.0 metres is required by the R2 Zone. This rear yard reduction facilitates a front yard setback of over 11 metres from the garage door to the front property line whereas the R2 zone requires a minimum of 6 metres. Given the reduced rear yard and increased front yard, the driveway is now designed to provide adequate space to accommodate two vehicles. The newly proposed layout showing the reduced rear yard to accommodate two vehicles in the driveway is illustrated in Figure 5. The reduction in the rear yard maintains the need for private amenity space for the residents while making efficient use of the property for the purposes of addressing parking concerns.

Planning Comments Related to Noise Emissions Concern

To support the application proposed, a Noise Study was prepared by a qualified expert in keeping with the D6 Guidelines and NPC-300 standards and requirements to permit residential uses on the subject lands. As such, the recommendations contained within the noise study include:

1. Since acoustic barriers along the property line of the proposed development are not feasible to control the predicted noise impacts from Propower, the proposed development should seek a Class 4 designation approval from the land use planning authority for Block 52;
2. For Block 52, in addition to the Class 4 designation, a Type F warning clause and supplied ventilation/air conditioning system would be required;
3. For the entire proposed development, a Type E warning clause is recommended, as operations from Propower may be audible at times;

4. Warning clauses should be included in agreements that are registered on title for all Offers of Purchase and Sale, lease/rental agreements, and condominium declarations.

These recommendations will be integrated into the approval process and included as conditions of the draft plan of subdivision approval at the appropriate time.

Following the October 10, 2023, public meeting, the applicant reviewed the comments and concerns raised regarding the February 2022 noise study and the concerns expressed by the delegate. As a result, the applicant prepared an amended December 2023 noise study. The following outlines the revisions to the December 2023 noise study, including the specific amendments to address Mr. Coulthard's concerns:

1. Consideration of the proposed expansion of Propower operations located at 5000 Howard Business Parkway, based on details provided by Propower;
2. Consideration of noise sources and analysis, based on new information provided by Propower;
3. Refined receptor assessment locations based on the updated proposed concept plans of the subdivision development; and
4. Delineation and clarity on which lands are requested for a Class 4 designation.

Provided Council approves the zoning by-law amendment request, Administration will be bringing back a report to Council to designate the property as Class 4. This will ensure the implementation of recommendation 4 of the noise study listed above, which is a requirement to permit the proposed sensitive land uses of the subdivision.

Conclusion

Based on the foregoing information in this report, it is recommended that Council support the recommendation to approve the zoning by-law amendment affecting the lands known as 1780 Sixth Concession Road being that the concerns raised at the Statutory Public Meeting have been adequately addressed.

Consultations

Internal Planning and Engineering Department

Financial Implications

There are no significant financial risk impacts to the Municipality as a result of the proposed applications.

Prepared By:



Manager, Planning and Development

Kristina Brcic

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 - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Staff had communication with the applicant/agent as well as Mr. Coulthard regarding the proposal.

Report Approval Details

Document Title:	Briday Subdivision ZBA.docx
Attachments:	- Figure 1 Briday.pdf - Figure 2 Briday.pdf - Figure 3 Briday.pdf - Figure 4 Briday.pdf - Figure 5 Briday.pdf
Final Approval Date:	Feb 12, 2024

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



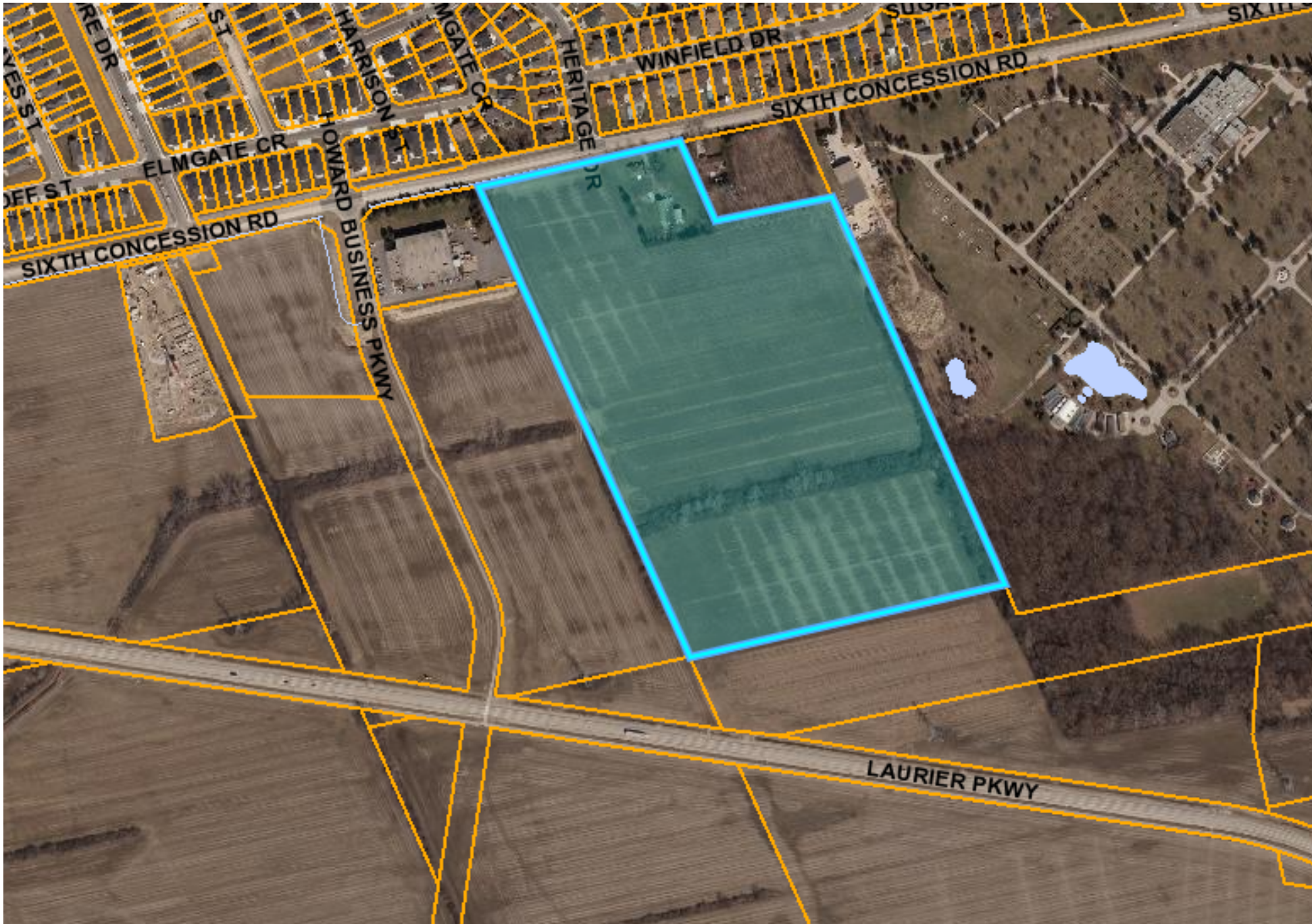
Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia



Legend:



LaSalle File No: Z-02-2022

Applicant: Crossing View Developments Inc.

Date: February 7, 2024

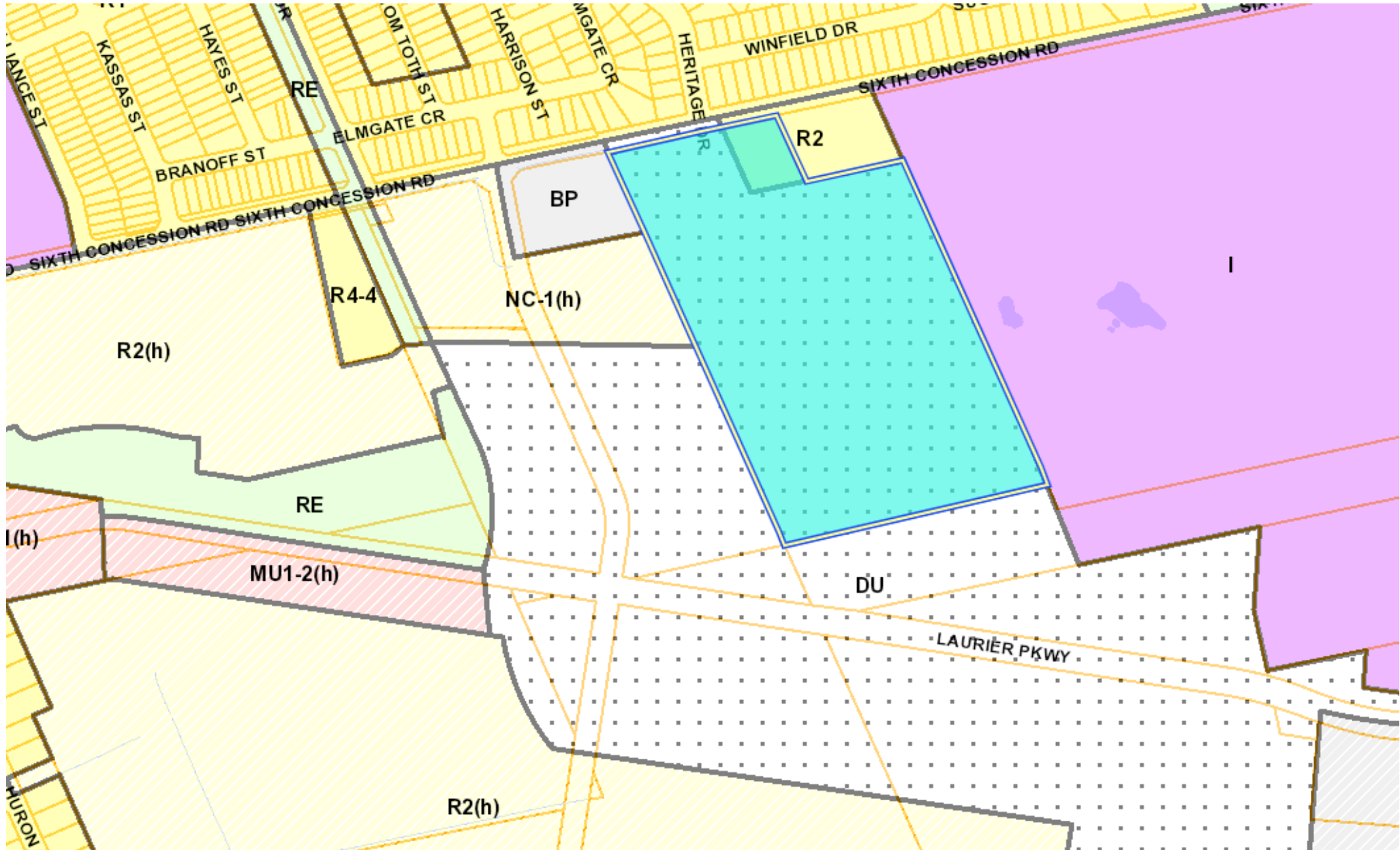
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FIGURE 1 -SUBJECT LANDS

Notes:

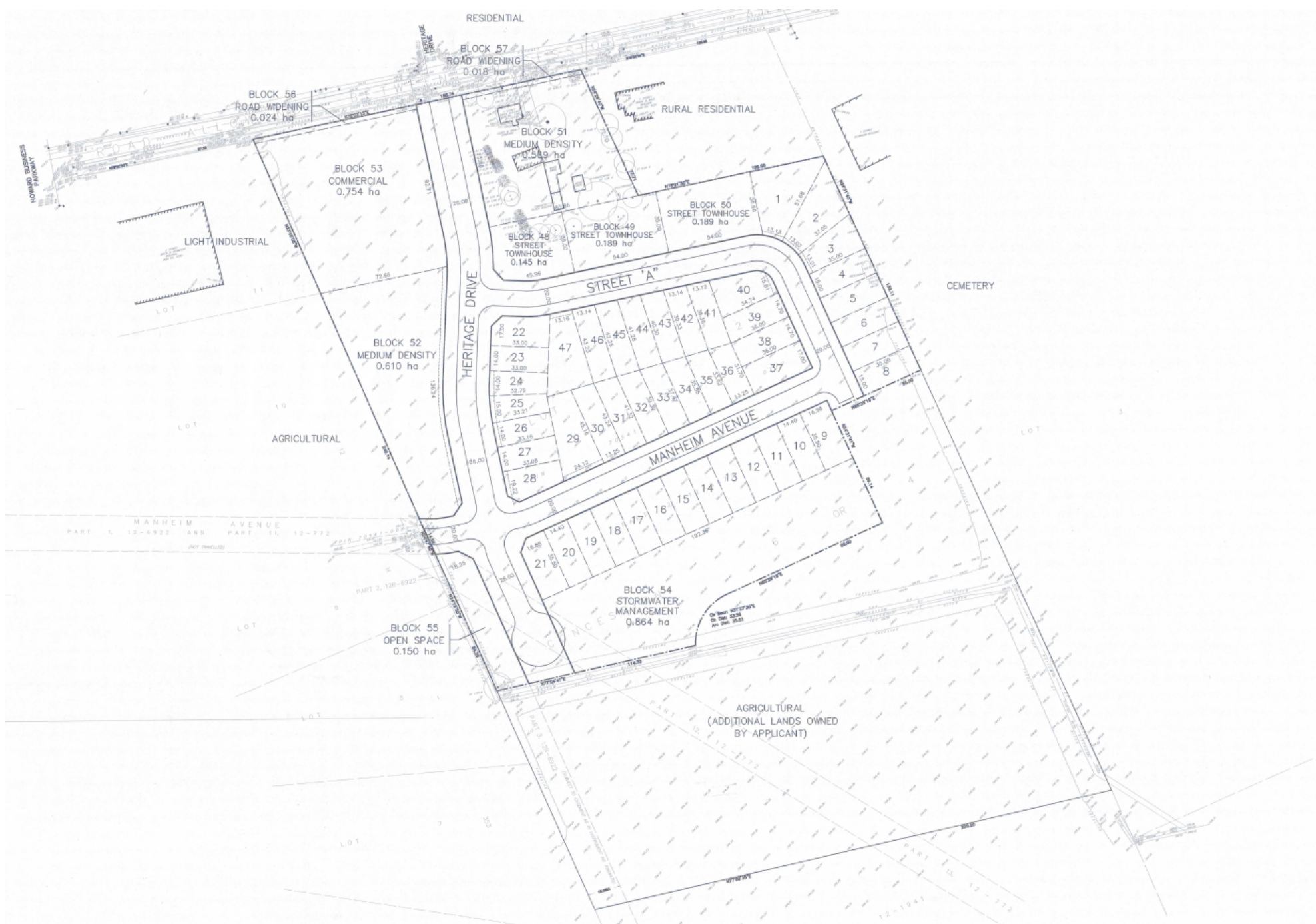
36


This document is not a Legal Plan of Survey.



LaSalle File No: Z-02-2022
 Applicant: Crossing View Developments Inc.
 Date: February 7, 2024

Title: **FIGURE 2 -EXISTING ZONE CATEGORIES**
 Notes: 37
 This document is not a Legal Plan of Survey.



Legend: 	LaSalle File No: Z-02-2022	Title: FIGURE 3 -DRAFT PLAN OF SUBDIVISION
	Applicant: Crossing View Developments Inc.	Notes:
	Date: February 7, 2024	38 This document is not a Legal Plan of Survey.



TYPICAL ELEVATION
6 UNIT ROW
 1/4" = 1'-0"



PERSPECTIVE
6 UNIT ROW

Legend:



LaSalle File No: **Z-02-2022**

Applicant: **Crossing View
 Developments Inc.**

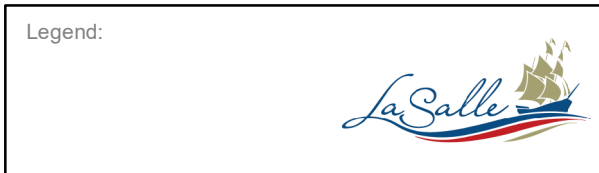
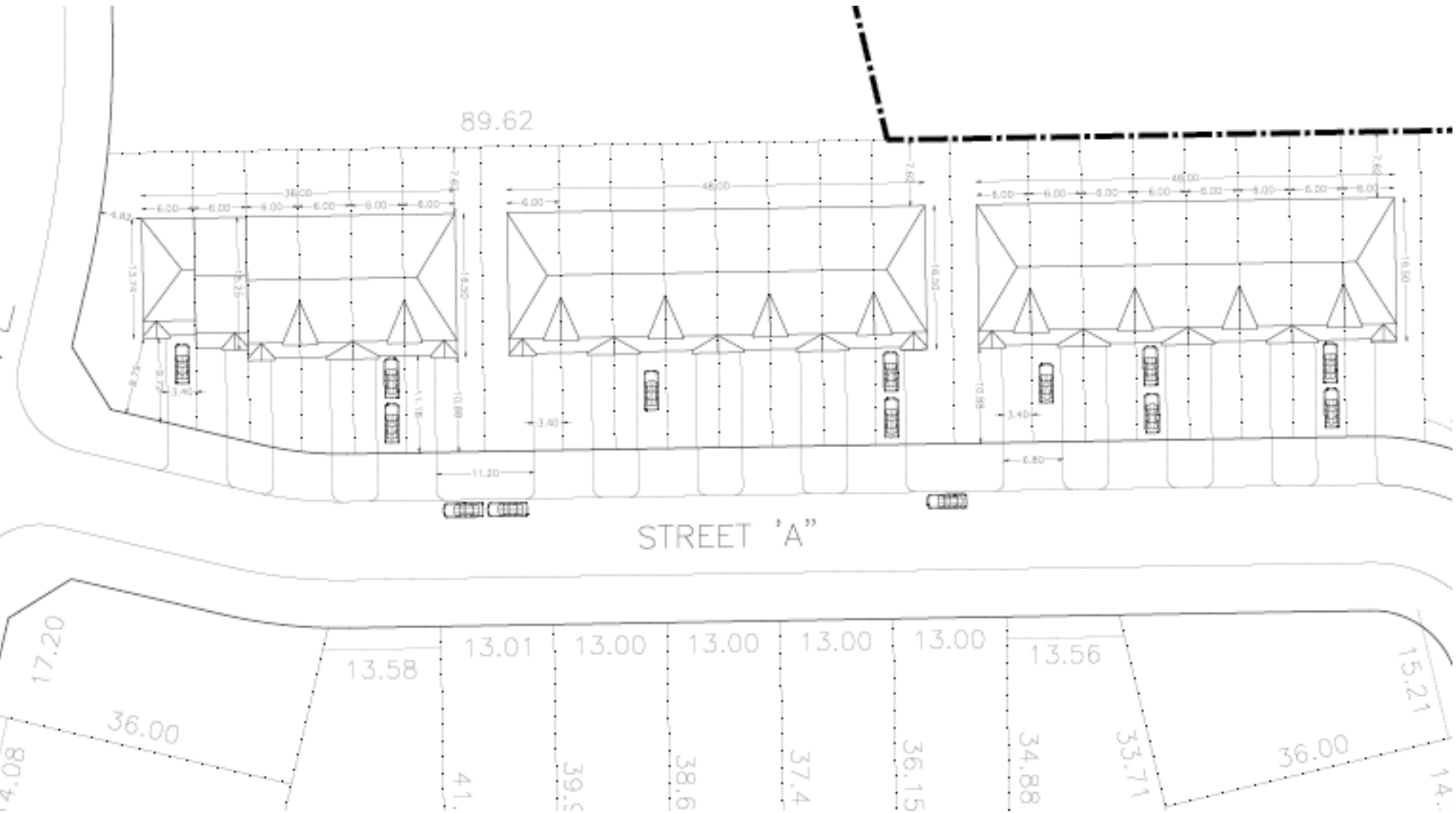
Date: **February 7, 2024**

Title:

**FIGURE 4 -PROPOSED TOWNHOUSE BLOCK
 BUILT FORM**

Notes:
39

This document is not a Legal Plan of Survey.



LaSalle File No: **Z-02-2022**
 Applicant: **Crossing View Developments Inc.**
 Date: **February,7 2024**

Title: **FIGURE 5 -CONCEPTUAL SITE PLAN**
 Notes: **40**
 This document is not a Legal Plan of Survey.



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Kristina Brcic, Manager of Planning & Development

Department: Planning & Development

Date of Report: January 29, 2024

Report Number: PD-04-2024

Subject: 1680 & 1690 Orford Street Draft Plan of Subdivision and Removal of Holding Symbol.

Our File Number: T-01-2023 & Z-01-2023

Applicant & Registered Owner: Lepera Family Holdings Inc.

Agent/Planner: MillerSilani Inc. (Mr. Kevin Miller)

Location: The lands affected by these applications are approximately 0.945 ha of vacant land on the north side of Orford Street, west of Newman Boulevard.

Recommendation

That the report of the Manager of Planning dated January 30, 2024 (PD-04-2024) regarding the Orford Street Subdivision proposal, be received;

And that Council approves the Applicant's request to remove the holding symbol from the above-noted lands, once the required development agreement is properly executed by the Corporation;

And that Council pass a resolution in support of the Applicant's request to grant draft plan approval for the proposed Orford Street plan of subdivision, in accordance with the draft plan drawing prepared by Verhaegen Land Surveyors a Division of J.D. Barnes Ltd., dated December 12th, 2022, subject to the following draft plan approval conditions:

- a. that a subdivision agreement be entered into with the Town to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town and that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities, and insurances.

- b. that Block 8 on the draft plan, be gratuitously conveyed to the Town for trail connection purposes.
- c. that a 6-foot-high permanent fence be erected around the residential lots in accordance with the Endangered Species Act Assessment completed by Sage Earth.
- d. that all identified road allowances be appropriately named and conveyed to the Town.
- e. that the required stormwater management plan be prepared and implemented by the Applicant and approved by the Town of Lasalle and Essex Region Conservation Authority.
- f. that cash-in-lieu of parkland be provided as parkland compensation, in accordance with the Planning Act requirements.

And that a copy of this Council resolution is forwarded to the Manager of Planning Services for the County of Essex, Ms. Rebecca Belanger, together with a copy of this staff report.

Report

Background

This report is intended to provide members of Council with information regarding a draft plan of subdivision, removal of the holding symbol and municipal land acquisition that has been submitted to the Town. The subject property is currently known municipally as 1680 and 1690 Orford Street, and legally described as Lots 279 to 302 inclusive on Registered Plan 731, as shown in Figure 1. The subject property is designated 'LaSalle Town Centre District' in the Town of LaSalle's Official Plan and is currently zoned Town Centre Two Holding "TC2 (h)" in the Town of LaSalle's Zoning By-law 8600.

A plan of subdivision application has been submitted to both the Municipality and the County for consideration as part of the property owners' larger development plan for the subject lands. Plans of Subdivision are approved at the upper tier (County of Essex) but require a Council resolution in support of the application request. As a result of the changes imposed under Bill 23, public meetings pursuant to a draft plan of subdivision application are no longer a legislative requirement. If the public has any questions or concerns regarding the proposed plan of subdivision, they are encouraged to contact the Manager of Planning at the County of Essex.

The following figures are included as part of the report:

- **Figure 1** depicts the location of the subject lands.
- **Figure 2** depicts the Applicant's draft plan of subdivision, proposing 21 freehold townhouse dwelling units (Blocks 1-7 inclusive)

- **Figure 3** illustrates the current zoning as established within the Town of LaSalle's Comprehensive Zoning By-law 8600
- **Figure 4** illustrates the current location of the alley that the developer wishes to acquire from the Town.
- **Figure 5** is a copy of the County of Essex letter for the 'Request to notify the public of an application' for the Draft Plan of Subdivision application.
- **Figure 6** is a copy of the County of Essex letter requesting Agency Comments for the Draft Plan of Subdivision application.
- **Figure 7** includes the Agency Comments received.
- **Figure 8** is a copy of the Draft Plan of Subdivision Notice.

Proposal Description

The plan of subdivision proposal seeks to develop approximately 0.95 hectares of land located on the north side of Orford Street, west of Malden Road. The property is currently zoned Town Centre Two "TC2-h", illustrated in Figure 3, which permits street and block townhouses. If approved, the holding zone removal will permit the construction of 21 freehold townhouse dwellings (street) fronting onto a new public street with driveways in the front yard of each dwelling unit. The proposed subdivision will maintain street access to the development from Orford Street via Street 'A' as illustrated in the draft plan of subdivision sketch in Figure 2. The alley running east/west and north/south throughout the subject property, as shown in Figure 4, has been requested to be closed and sold to the developer and is included as part of the lands that make up the development proposal.

Furthermore, the subdivision proposal will connect to existing municipal services which are proposed to be extended northerly along the newly constructed Street "A". As part of this development, Administration will be requiring sidewalks on the east and west side of Street "A".

As part of the Applicant's complete application for the proposed plan of subdivision to both the County of Essex and to the Town of LaSalle, the following reports in support of the proposal were submitted:

- Functional Servicing Report (Aleo Associates Inc.)
- Archaeological Stage 2 Assessment (Lincoln Environmental Consulting Corp)
- Endangered Species Act Assessment (Sage Earth)
- Planning Justification Report (MillerSilani)

Policy Considerations & Comments

The *Planning Act* requires that all applicable decisions made by LaSalle Council and the County of Essex conform with the land use designations and policies contained within the approved Official Plans (both the lower-tier and upper-tier plans) that are in effect at the time that an application is received.

In addition, the *Planning Act* requires that:

- I. Land-use decisions be made in a manner that is consistent with the policies that are contained within the Provincial Policy Statement (PPS 2020); and
- II. Development applications conform to the policies contained within the approved Town of LaSalle Official Plan.

In Essex County, approval authority for land use planning matters is a shared responsibility, with:

- the upper-tier (the County of Essex) acting as the approval authority for all local Official Plans and all Plans of Subdivision, and
- the lower-tier (the Town of LaSalle, and all other six lower-tier municipalities in the region) being responsible for adopting detailed Official Plans, comprehensive zoning by-laws, community improvement plans, etc. and for delivering day-to-day land-use planning and development control services to the ratepayers and landowners within their municipalities.

When dealing with draft plan of subdivision applications each local municipality is responsible for making recommendations to the Manager of Planning for the County, as the provincially delegated approval authority. The recent changes made as a result of Bill 23 (More Homes Build Faster, Act) imposed certain amendments to the *Planning Act*, which legislated that there is no longer a statutory public meeting required pursuant to a draft plan of subdivision application. However, there is still a requirement for the Town of LaSalle Council to provide a resolution in support of the proposed plan of subdivision request. To do so, the application is vetted against the policy framework outlined below.

Provincial Policy Statement 2020 (PPS)

The PPS encourages the promotion of efficient development patterns while protecting resources of Provincial interest, public health and safety, and the quality of the natural and built environment. The PPS provides for an appropriate range and mix of housing types and densities to meet the needs of current and future residents of the Municipality and the surrounding region.

The PPS promotes and encourages residential intensification to utilize existing services within urban settlement areas. Residential intensification means the intensification of property, site or area which results in a net increase in residential units and includes the development of vacant or underutilized lots within previously developed areas. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Moreover, new development is to be located within the settlement area, rather than the rural area, to prevent the premature extension of municipal services. The proposed subdivision will develop an existing vacant parcel of land, within the settlement area

boundary of the municipality, without requiring upgrades to the existing public service facilities.

As such, the proposed subdivision and holding symbol removal, which will allow for residential infilling and intensification, is consistent with the above-mentioned goals, policies and objectives put forward as part of the PPS.

County of Essex Official Plan (2014)

The subject lands are located within a “Prime Settlement Area” as identified on Schedules “A1” and “A2” in the approved County of Essex Official Plan (2014). The Prime Settlement Area corresponds to the limits of the Town of LaSalle’s urban area boundary.

Moreover, subsection 3.2.4.1 of the County Official Plan (2014) states that:

- Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;
- Primary Settlement Areas shall promote residential intensification (net increase in residential units of vacant sites);
- Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same);
- All types of land uses are permitted within the Settlement Areas designation subject to the specific land use policies of the local Official Plans;
- Cost-effective development patterns and those that minimize land consumption and reduce servicing costs are encouraged. Land use patterns that may cause environmental, heritage preservation or public health and safety concerns shall be avoided.

As such, the proposed plan of subdivision and holding symbol removal conforms with the County of Essex’s Official Plan policies for lands within the settlement area boundary.

Town of LaSalle’s Official Plan (2018)

The subject property is designated “LaSalle Town Centre District” in the Town of LaSalle’s approved Official Plan. Section 4.2 of the LaSalle Official Plan contains the Town’s land use policies for properties located within the “LaSalle Town Centre District”.

Policies within this section promote an array of housing, building types, and permitted uses that support neighborhood living.

Section 2 of the LaSalle Official Plan contains the Town's Growth Management Policies, including the following:

2.2 c) Development phasing and the corresponding approval of development applications will be considered on the basis of the ability of the Town, the County, land developers, and development charge-related revenue to pay for infrastructure development costs, as required, and through the application of the following criteria:

- i. Growth shall occur in a comprehensive, logical, efficient, and fiscally responsible manner. Primary factors to consider through the review of applications for new development include;
 - The integration of new development within the planned community structure, resulting in a highly inter-connected, compact and walkable/bikeable urban form;
 - The provision of adequate municipal infrastructure, parks and other community facilities and services to accommodate the proposed growth in a cost-efficient manner;
 - The provision of appropriate transportation facilities (including active transportation infrastructure), and the availability of adequate capacity on the existing and planned road network; and,
 - The appropriate protection of the Natural Heritage System.
 - If one or more of these criteria cannot be addressed to the satisfaction of the Town, the processing and/or approval of development applications may be held in abeyance, or deferred, until such time as all of the criteria have been addressed.

These policies were considered upon acceptance of this application, and it was determined that the plan of subdivision proposal brought forward adequately addressed the criteria within Section 2.2 c) of the Town's Official Plan.

The proposed plan of subdivision and removal of the holding symbol conforms to the goals and policies put forward in the Town of LaSalle's Official Plan.

Town of LaSalle's Comprehensive Zoning By-law 8600 (2021)

The subject property is zoned Town Centre Two Holding "TC2-h". Within the TC2 zone Townhouse units are permitted based on a density of 200 sq m/dwelling unit. As a result, the subject lands could support 47 townhouse units. The plan of subdivision proposal will not exceed the permitted density and instead seeks to develop 21

townhouse dwelling units within 7 blocks. The lot dimensions and uses being proposed within the plan of subdivision comply with all zone provisions for the TC2 zone.

The proposed Draft Plan of Subdivision will comply with the regulations of the zoning by-law except for the rear yard setback and the requirement for parking to be located in the side and rear yard for the TC2 zone. With regards to the rear yard setback, the applicant will be requesting a 1.5 m relief by way of a minor variance application to the Committee of Adjustment to reduce the rear yard setback from 7.5 m to 6 m. With regards to the parking location regulation, it is recognized that the parking regulation was not contemplated for street-oriented townhomes which are permitted in the TC2 zone as townhouse dwellings (street) in that parking and driveways for such residential building types are most commonly located within the front yard. Relief of this regulation will be requested to the Committee of Adjustment by way of a minor variance. Furthermore, Administration has acknowledged this oversight and is prepared to adjust the parking regulation within the TC2 zone to permit parking in the front yard for townhouse dwellings (street) as part of the zoning by-law housekeeping amendment to be brought to Council in March 2024.

The criteria for the removal of the holding zone are established in the *Planning Act* and reinforced in the Town's Official Plan. The holding provision is in place until such time as Administration is satisfied that there are adequate municipal services available to service the proposed development and that a subdivision agreement is in place and approved by Council.

Once draft plan approval is finalized by the County and a subdivision agreement is negotiated between the property owner and the municipality, the by-law amendment to remove the holding zone symbol will be brought forward to Council at the same time as the subdivision agreement is brought forward for Council's formal execution.

It should be noted that the individual lots for each attached dwelling unit (townhouse blocks) will be created through Part Lot Control at an appropriate time in the development process.

Supplementary Information

As part of the Applicant's submission to the Town and the County, there were several studies and reports required to be submitted for the application to be deemed complete by the approval authority. These requirements were identified to the Applicant at the initial pre-consultation meeting held at the beginning stages of the plan of subdivision process.

As stated above, the following reports were identified by the County and the Town as being required to support the proposal and necessary to deem the application complete:

- Functional Servicing Report (Aleo Associates Inc.)
- Archaeological Stage 2 Assessment (Lincoln Environmental Consulting Corp)
- Endangered Species Act Assessment (Sage Earth)

- Planning Justification Report (MillerSilani)

The Functional Servicing Report established the overall servicing strategy for the development in keeping with the Town of LaSalle's Engineering Design Standards. Included in the Functional Servicing Report is the traffic review for the proposed subdivision. In August 2022, the Town of LaSalle completed a traffic study for the western part of the Town Centre District. When this traffic study was completed, the applicant was contemplating the purchase of additional land locally known as the "Fairy Forest" which was immediately adjacent to the subject site. The proposed development at the time included the extension of Newman Street which terminated at a cul-de-sac. The traffic study was completed under the assumption that the subject land combined with the "Fairy Forest" land would be developed with upward of 96 residential units. Due to environmental sensitivity associated with the "Fairy Forest" lands, the purchase of this additional parcel was abandoned. The current proposal for 21 residential units is substantially less than the 96 units in which the traffic study was based on.

The Archaeological Stage 1-2 Assessment revealed no archaeological significance was associated with the property and therefore no additional archaeological work was necessary to support the development proposal. The Stage 1-2 Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.

The Endangered Species Act Assessment contains suggested mitigation measures including the operation of machinery, project design mitigation, Eastern Foxsnake and snake mitigation, Pignut Hickory mitigation, erection of a permanent 6-foot-high fence, and timing windows for vegetation removals and the MBCA/SAR Bats. As such, the Draft Plan of Subdivision has been designed to avoid natural heritage features by placing the residential lots and 'Street A' beyond their physical boundaries and by erecting a 6-foot-high permanent fence around the residential lots to avoid encroachment into the adjacent natural areas. Further to the permanent fence, before the commencement of construction, the installation of a light-duty silt fence barrier is to be installed and maintained. Ultimately, the Endangered Species Act Assessment determined that neither section 9 (species protection) nor section 10 (habitat protection) of the ESA 2007 will be contravened for endangered and threatened SAR.

Block 8, shown in Figure 2, is proposed to be left undeveloped since it has been determined that this area is environmentally sensitive. Since the lands are not suitable for development the applicant is proposing to dedicate Block 8 to the Town of LaSalle. Further, it was suggested that a trail be installed to connect the LaSalle Fairy Forest to the north.

Agency and Public Comment

Public notification pursuant to the *Planning Act* was provided in accordance with the legislation. A copy of the County of Essex's request to notify the public is included as part of this report in Figure 5. The County of Essex requested agency comments, see Figure 6, and at the time of writing this report, the following comments regarding T-01-2023 from the following agencies were received:

1. Windsor Essex Catholic District School Board (WECDSB)
2. Bell Canada
3. Canada Post
4. Essex Region Conservation Authority (ERCA)

All the above comments, available in Figure 7, have been sent to the Applicant and the County of Essex for review and consideration and will be incorporated as part of draft plan conditions if deemed necessary.

Municipal Property Conveyance

The proposed municipal property conveyance required by the Owner that has been requested for consolidation as part of the draft plan of subdivision proposal includes an existing municipal alley, shown in Figure 4. This alley will be formally closed and conveyed to the developer. The costs and formal transfer of the properties will be captured as part of the subdivision agreement between the developer and the municipality.

Summary and Conclusion

When assessing the merits of this application, the following are offered for Council's consideration:

1. The proposal conforms to the Official Plan designation for the property and complies with the zone provisions for the Town Centre Two Zone "TC2".
2. Administration is satisfied that adequate storm, sanitary, and water services are available to facilitate the development being proposed.
3. When constructing the new residential development, the owner will be required to comply with the terms of the development agreement, including the installation of driveway approaches, adequate services, sidewalks, streetlights, required landscaping, etc.
4. An application to close the abutting alley has been accepted. Administration has deemed these lands to be surplus to the municipality's needs. As such, these lands form part of the overall development proposal with the developer and the Corporation having reached an agreement on the purchase price for these lands.
5. The Applicant will be executing a development agreement that will ensure that the owner of the property complies with all municipal residential development standards and municipal servicing requirements.
6. Removal of the Holding Provision is addressed under Section 7.6.3 of the Town of LaSalle's Official Plan, wherein it stipulates that the holding symbol will not be

removed until such time as Council is satisfied that the required development application and corresponding development agreements are in place.

Based on the planning analysis provided within this report and Administration's evaluation of the development proposal against the current PPS, the County of Essex Official Plan, the Town of LaSalle's Official Plan, and the Town of LaSalle's Comprehensive Zoning By-law, the proposed draft plan of subdivision and holding symbol removal is consistent with the PPS and in conformity with the above-noted land-use planning documents. The development proposal presents an opportunity for infill residential intensification which is promoted in both the PPS as well as the Town of LaSalle's Official Plan. The proposal will utilize full municipal services in keeping with the Town's requirements for new developments.

Following draft plan approval, the Applicant will be required to enter into a subdivision agreement with the Municipality to ensure that all municipal requirements for servicing are met prior to building permit availability. The required subdivision agreement will be prepared and executed to the satisfaction of the Director of Planning and Development and Director of Public Works and will be brought forward for adoption at a subsequent Council Meeting. Furthermore, it is recommended that the By-law to remove the holding symbol from the subject lands be adopted once the corresponding development agreement has been executed to the satisfaction of the Corporation.

Consultations

County of Essex and Municipal Engineering

Financial Implications

There are no significant financial risk impacts to the Municipality as a result of the proposed applications. The draft plan of subdivision application, if approved, has the potential to increase the assessment base for the Municipality.

Prepared By:



Manager, Planning and Development

Kristina Brcic

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 - Yes
4. Build on our high-quality of life - No
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notifications were pursuant to the Planning Act.

Report Approval Details

Document Title:	Lepera Orford DPS H MOP.docx
Attachments:	<ul style="list-style-type: none"> - Figure 1 Location Map.pdf - Figure 2 DPS.pdf - Figure 3 Zoning.pdf - Figure 4 Alley.pdf - Figure 5 Request to notify the public of an application letter 37-T-23010 Accessible.pdf - Figure 6 Request for Agency Comments 37-T-23010 Orford St Accessible.pdf - Figure 7 Agency Comments.pdf - Figure 8 Lepera Notice.pdf
Final Approval Date:	Feb 12, 2024

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



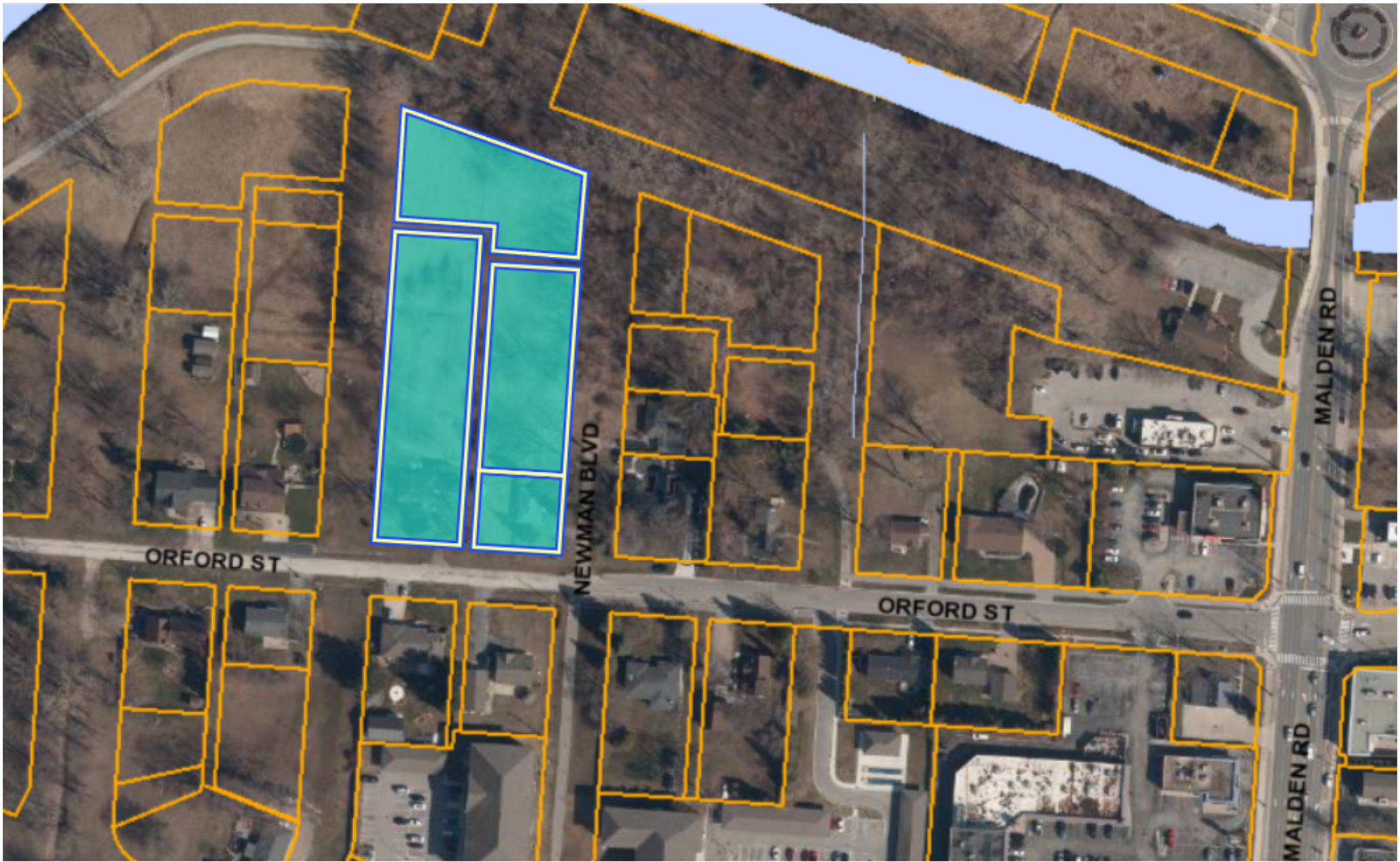
Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia



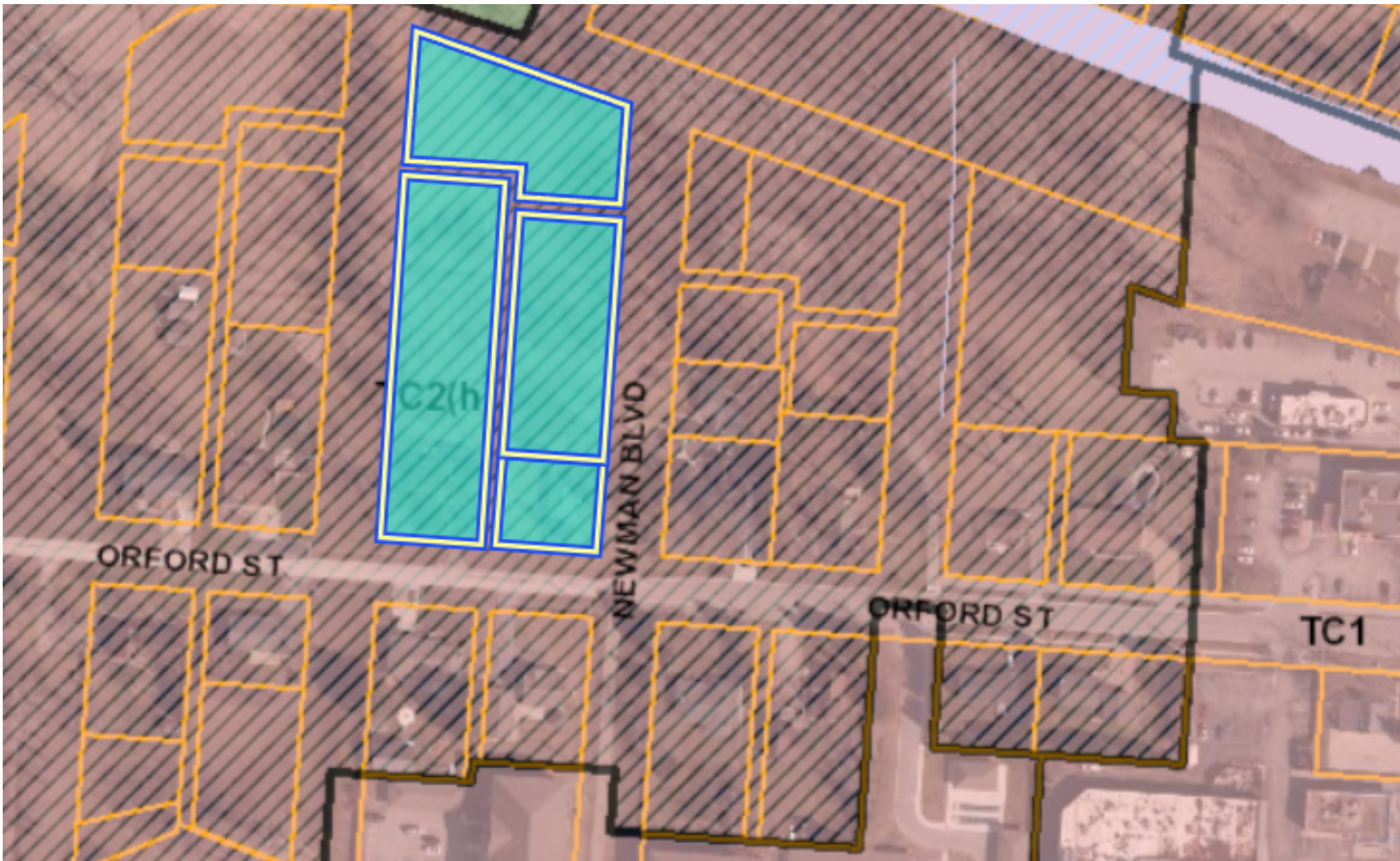
Legend:

LaSalle File No: Z-.1-2023 T-.1-2023
 Applicant: Lepera
 Date: February 7, 2024

Title: **FIGURE 1 -SUBJECT LANDS**

Notes: 52

This document is not a Legal Plan of Survey.



Legend:



LaSalle File No: Z-.1-2023 T-.1-2023

Applicant: Lepera

Date: February 7, 2024

Title:

FIGURE 3 -CURRENT ZONING

Notes:
54

This document is not a Legal Plan of Survey.



Legend:



LaSalle File No: Z-.1-2023 T-.1-2023

Applicant: Lepera

Date: February 7, 2024

Title:

FIGURE 4 -ALLEY ACQUISITION

Notes:
55

This document is not a Legal Plan of Survey.

December 5, 2023

VIA EMAIL ONLY

Town of LaSalle
Attention: Ms. Jennifer Astrologo
5950 Malden Road
LaSalle, ON N9H 1S4

**Subject: Notice of an Application and
Request to Notify the Public and Public Bodies**
Location: Lots 279 to 302 (inclusive), Part of Alley, Registered Plan 731
Municipality: Town of LaSalle
Applicant: Lepera Family Holdings c/o Kevin Miller
County of Essex File No.: 37-T-23010 (Orford Street Subdivision)

Dear Ms. Astrologo:

Pursuant to Subsection 51(19.1) of the Planning Act, the County of Essex advises the Town of LaSalle that the attached proposed draft plan of subdivision, County of Essex File No. 37-T-23010 has been deemed complete.

It is also requested that you give Notice of the Application in accordance with Subsection 51(19) of the Planning Act and Subsection 4 of Ontario Regulation 544/06 as amended by Regulation 298/19. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the application shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The public notice shall include the below information:

- (i) include a description of the proposed plan of subdivision;
- (ii) include a description of the subject land or a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of subdivision will be available to the public for inspection;
- (v) if applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents;
- (vii) include the following statement:

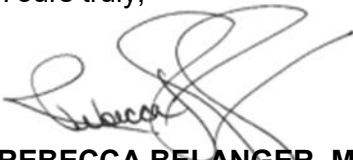
For more information about this matter, including the information about preserving your appeal rights, contact the Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, or at rbelanger@countyofessex.ca indicating the County of Essex file number.

Further, based on Subsection 51(22) Notice of the application should also advise that “any person or public body may make written submissions to the approval authority before the approval authority makes its decision under subsection (31) of the Act”.

We would also request that this application be brought to an upcoming Council Meeting seeking a resolution of support and provide the same to the County, along with any requested conditions of approval as in Subsection 51(25) of the Planning Act.

Thank you for your assistance in this matter.

Yours truly,



REBECCA BELANGER, MCIP, RPP
Manager, Planning Services

c.c. Allen Burgess Gudrin Beggs Kristina Brcic Kevin Miller



November 10, 2023

- Town of LaSalle- Attention: Gudrin Beggs
- Essex Region Conservation Authority- Attention: Alicia Good
- Greater Essex County District School Board- Attention: Giuliana Hinchliffe
- Windsor Essex Catholic District School Board- Attention: Meagan Adams
- Conseil scolaire catholiques Providence- Attention: Jean Paul Gagnier
- Conseil scolaire Viamonde- Attention: Miguel Ladouceur
- Bell Canada- Attention: CA.Circulations@wsp.com
- Essex Power- Attention: Bruce Bratt and Anthony Clavet
- Enbridge- Attention: Barbara M.J. Baranow
- Canada Post- Attention: Bruno DeSando

Dear Sir/Madame:

**Re: Request for Comments
Proposed Draft Plan of Subdivision
Town of LaSalle – Lots 279 to 302 (inclusive), Part of Alley, Registered Plan 731
County of Essex File No. 37-T-23010 (Orford Street Subdivision)
Proposed Use: Twenty-one 3-unit townhouses**

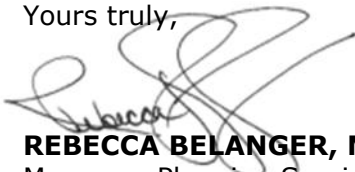
The County of Essex has recently received the above noted application and deemed the application to be complete. Please find attached information in this regard.

As noted above, the circulation consists of an application seeking approval of a draft plan of subdivision located on Orford Street in the Town of LaSalle, County File #37-T-23010, which will be seeking draft plan approval for seven (7) blocks for twenty-one (21) townhouse residential units and one (1) block for open space.

We request that you review this proposal based on the mandate of your respective organization and provide any comments and/or concerns that you have to me by **December 1, 2023**. Any requested conditions will be considered for inclusion into the Notice of Decision as conditions of draft plan approval.

Should you have any questions concerning this application, please do not hesitate to contact me.

Yours truly,



REBECCA BELANGER, MCIP, RPP
Manager, Planning Services



1325 California Avenue
Windsor, ON N9B 3Y6
CHAIRPERSON: Fulvio Valentinis
DIRECTOR OF EDUCATION: Emelda Byrne
Telephone: (519) 253-2481 FAX: (519) 253-8397

November 13, 2023

Ms. Rebecca Belanger
Manager, Planning Services
County of Essex
360 Fairview Avenue West, Suite 302
Essex ON N8M 1Y6

VIA EMAIL: RBelanger@countyofessex.on.ca

Dear Ms. Belanger:

**Re: Request for Comments
Proposed Draft Plan of Subdivision
Town of LaSalle – Lots 279 to 302 (inclusive), Part of Alley, Registered Plan 731
Proposed Use: Twenty-one 3-unit townhouses
File No.: 37-T-23010 (Orford Street Subdivision)**

The Windsor-Essex Catholic District School Board has been requested to provide any comments and/or concerns, including any recommended conditions of draft approval, for the above-mentioned Proposed Plan of Condominium.

The Developer and Municipality should note that families purchasing property within the proposed development may not be able to be accommodated in the Catholic school nearest to their place of residence and may require busing to a school with available capacity.

The Developer and Municipality should note that sidewalks or recreation pathways shall be provided to facilitate bus stops, student safety and walkers to the satisfaction of the Municipality and the Windsor-Essex Catholic District School Board.

This requirement must be included within the subdivision agreement.

Sincerely,

Emelda Byrne
Director of Education

11/16/2023
Rebecca Belanger

LaSalle
Essex (County)

Attention: Rebecca Belanger

Re: Draft Plan of Subdivision (37-T-23010), Orford St. & Newman Ave., LaSalle; Your File No. 37-T-23010

Our File No. DTS: 38038 / Circ: 39094

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

November 14, 2023

REBECCA BELANGER, MCIP, RPP
MANAGER, PLANNING SERVICES
COUNTY OF ESSEX
360 FAIRVIEW AVE W, SUITE 302
ESSEX ON N8M 1Y6

Reference: **37-T-23010 (Orford Street Subdivision)**

Dear Rebecca,

Thank you for contacting Canada Post regarding plans for a new subdivision in the Town of Lasalle. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Bruno DeSando
CANADA POST CORPORATION
Delivery Planning
955 Highbury Avenue
LONDON ON N5Y 1A3
tel: 519-494-1596
fax: 519-457-5412
e-mail: bruno.desando@canadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

November 23, 2023

Rebecca Belanger
Manager, Planning Services
County of Essex
360 Fairview Avenue West, Suite 302
Essex, Ontario N8M 1Y6

planning@erca.org
P.519.776.5209
F.519.776.8688
360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

Dear Ms. Belanger:

RE: Request for Conditions for Draft Plan of Subdivision

**County File 37-T-23010 (Orford Street Subdivision)
Town of LaSalle – Lots 279 to 302 (inclusive), Part of Alley, Registered Plan 731
Applicant: Lepera Family Holdings Inc.
Proposed Use: Twenty-one 3-unit townhouses
ARN: 373401000007200, 373401000006100, 373401000005900, 373401000006000**

Our office has reviewed this proposal based on the mandate of the Essex Region Conservation Authority and we provide the following comments.

The draft plan of subdivision proposes to subdivide and create seven (7) blocks for twenty-one (21) townhouse residential units and one (1) block for open space, on approximately 0.945 hectares of land.

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES ASSOCIATED WITH THE CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards as outlined by Section 3.1 of the *Provincial Policy Statement* of the *Planning Act* as well as our regulatory role as defined by Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of Turkey Creek. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.



Ms. Belanger
November 23, 2023

FINAL RECOMMENDATION

We therefore request the following draft conditions for inclusion in the Notice of Decision and implementing Subdivision Agreement:

1. That the subdivision agreement, between the Owner and the Municipality, contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority, that stipulate, that prior to obtaining final approval, for any and all phases of the development, that the Owner will finalize an engineering analysis, to identify stormwater quality and quantity measures, as necessary to control any increase in flows in downstream watercourses, in accordance with the *Windsor-Essex Region Stormwater Management Standards Manual* and any other relevant municipal/provincial, standards or guidelines, in consultation, with the ERCA;
2. That the subdivision agreement between the Owner and the Municipality contain provisions that require that the Owner install the stormwater management measures, for each phase of the development, identified in the final engineering analysis completed, as part of the development for the site and undertake to implement the recommendations contained therein, to the satisfaction of the Municipality and the Essex Region Conservation Authority;
3. That prior to final approval, the Essex Region Conservation Authority shall require a copy of the fully executed subdivision agreement between the Owner and the Municipality, in wording acceptable to the Essex Region Conservation Authority, containing provisions to carry out the recommendations of the final plans, reports and requirements noted above and to obtain a Development Review Clearance for each phase or phases seeking final approval;
4. That prior to undertaking construction or site alteration activities, any necessary permits or clearances be received from the Essex Region Conservation Authority, in accordance with Section 28 of the *Conservation Authorities Act*. If the works are located within an area not regulated by Section 28 of the *Conservation Authorities Act*, then a Development Review Clearance must be obtained from the Essex Region Conservation Authority, prior to undertaking construction or site alteration activities.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good, *Watershed Planner /ag*



Town of LaSalle

Draft Plan of Subdivision

TAKE NOTICE that the Council of the Corporation of the Town of LaSalle has received a request to circulate an application for a Draft Plan of Subdivision pursuant to the provisions of the Planning Act, R.S.O. 1990. The proposed draft plan will affect approximately 0.95 hectares of land located on the north side of Orford Street, west of Malden Road (see map below). The Draft Plan of Subdivision proposes to subdivide and create new lots and blocks that would allow the construction/development of twenty-one (21) townhouse dwelling units, each to be constructed on three-unit Blocks (Blocks 1-7).

If a Specified Person* or public body does not make written submissions to the County of Essex in respect of the proposed Draft Plan of Subdivision before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, the Specified Person* or public body **is not entitled to appeal the decision** of the County of Essex to the Ontario Land Tribunal.

If a Specified Person* or public body does not make written submissions to the County of Essex in respect of the proposed Draft Plan of Subdivision before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, the Specified Person* or public body **may not be added as a party to the hearing of an appeal** before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Essex in respect of this proposed Draft Plan of Subdivision, you must make a written request to the County of Essex to the attention of Rebecca Belanger, Manager of County Planning Services, 360 Fairview Avenue West, Suite 302, Essex, Ontario, N8M 1Y6, indicating the County File No: 37-T-23010.

For additional information about this matter, including the information about preserving your appeal rights as a Specified Person* or public body, please contact Rebecca Belanger, Manager of County Planning Services, County of Essex, located at 360 Fairview Avenue West, Suite 302, Essex, ON, N8M 1Y6, or by at phone 519-776-6441(Ext 1325) or email at rbelanger@countyofessex.ca indicating the County File No: 37-T-23010.

Dated at the Town of LaSalle February 5, 2024.



Hatched lands affected by this Draft Plan of Subdivision Application





The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Dale Langlois

Department: Finance

Date of Report: February 11, 2024

Report Number: FIN-06-2024

Subject: ERCA Category 3 Non-Mandatory Programs and Services Update

Recommendation

That the report of the Director of Finance dated February 11, 2024 (FIN-06-2024) regarding the ERCA Category 3 Non-Mandatory Programs and Services Update be received;

And that Council approves the entering into a cost apportioning agreement with the Essex Region Conservation Authority (ERCA) for a funding contribution for non-mandatory ERCA programs and services which excludes Land Acquisition services.

Report

As Council will recall at the October 10, 2023 Council meeting, Council directed Administration to negotiate a cost-apportioning agreement with the Essex Region Conservation Authority which stipulates the necessary charges required to enable the Town of LaSalle to continue to benefit from the Category 3 Non-Mandatory programs and services identified within the agreement.

Since this meeting, both the City of Windsor and Town of Tecumseh have amended their agreements with ERCA for non-mandatory programs to exclude the land acquisition component. After careful review, LaSalle has not benefited from any land acquisition services under this program in the past several years. Therefore, it is recommended that the Town of LaSalle enter into an Agreement with ERCA for Non-Mandatory programs and services excluding the land acquisition component.

The following provides an exhaustive list of the remaining Category 3 Non-Mandatory programs and services that are included within the scope of the proposed cost-apportioning agreement as part of the funding envelope:

- Tree Planting
- Holiday Beach Management
- Holiday Beach Infrastructure
- Water Quality Research and Monitoring
- Watershed Stewardship & Restoration (Rural & Agricultural)
- John R Park Museum/Visitor Centre operations, active programming, and maintenance
- Curriculum-based outdoor education
- Outreach and community engagement

Consultations

Director of Public Works, Director of Planning, Deputy CAO, CAO

Financial Implications

Essex Region Conservation Authority's 2024 levy for non-mandatory programs and services is \$901,743. Of this amount, the Town of LaSalle's 9.04% share is \$78,919 (including Land Acquisition Services). Should the Town discontinue the Land Acquisition services, the Town of LaSalle's share will be reduced to \$28,680. This is a \$50,239 annual savings.

Prepared By:



Director of Finance/Treasurer

Dale Langlois, CPA, CA

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 - Not Applicable

Communications

None

Notifications

Not Applicable

Report Approval Details

Document Title:	FIN-06-2024 ERCA Category 3 Non-Mandatory Programs and Services Update.docx
Attachments:	
Final Approval Date:	Feb 12, 2024

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



Chief Administrative Officer

Joe Milicia



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Dale Langlois

Department: Finance

Date of Report: February 2, 2024

Report Number: FIN-04-2024

Subject: 2023 Schedule of Council and Board Member Remuneration

Recommendation

That the report of the Director of Finance dated February 2, 2024 (FIN-04-2024) regarding the 2023 Schedule of Council and Board Member Remuneration be received.

Report

Please find below, the schedule of Council and Board Member Remuneration required to be provided to Council for the year ended 2023. This schedule is required under Section 284 (1) and forms part of the public record under Section 284(4).

All committee remuneration is approved per council resolution 5001/01.



2023 Council Wages, Conferences, Seminars and Meeting Expenses

<i>Name</i>	<i>Salary</i>	<i>Remuneration</i>	<i>Per Diem</i>	<i>Conference Registration</i>	<i>Conference Transportation</i>	<i>Conference Accomodation</i>	<i>Conference Meals</i>	<i>Conference Miscellaneous Expenses</i>	<i>TOTAL</i>
Meloche	49,561.06	1,230.00	0.00	0.00	0.00	0.00	0.00	0.00	50,791.06
Akpata	39,987.87	1,230.00	100.00	0.00	120.77	0.00	0.00	0.00	41,438.64
Burns	36,015.81	1,230.00	1,400.00	1,765.55	679.08	1,297.62	325.00	217.00	42,930.06
Carrick	36,015.81	1,117.50	1,675.00	1,806.24	434.22	1,741.91	645.00	0.00	43,435.68
Desjarlais	36,015.81	1,230.00	700.00	966.72	264.18	444.30	135.00	64.25	39,820.26
Renaud	36,015.81	1,230.00	2,450.00	2,873.72	1,181.05	1,732.91	780.00	372.95	46,636.44
Riccio-Spagnuolo	36,015.81	1,230.00	0.00	0.00	0.00	0.00	0.00	0.00	37,245.81

2023 Police Service Board Allowances and Remuneration

<i>Name</i>	<i>Board Fees</i>	<i>Remuneration</i>	<i>Per Diem</i>	<i>Conference Registration</i>	<i>Conference Transportation</i>	<i>Conference Accomodation</i>	<i>Conference Meals</i>	<i>Conference Miscellaneous Expenses</i>	<i>TOTAL</i>
Morris Brause	0.00	2,400.00	612.50	610.56	436.00	382.38	117.07	27.02	4,585.53
Dan Allen	90.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	2,490.00
Marie Campagna	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
Michael Akpata	0.00	0.00	612.50	711.30	471.52	349.16	146.33	85.64	2,376.45
Crystal Meloche	0.00	0.00	87.50	0.00	0.00	0.00	0.00	0.00	87.50

2023 Committee of Adjustment Allowances and Remuneration

<i>Name</i>	<i>Board Fees</i>	<i>Remuneration</i>	<i>Per Diem</i>	<i>Conference Registration</i>	<i>Conference Transportation</i>	<i>Conference Accomodation</i>	<i>Conference Meals</i>	<i>Conference Miscellaneous Expenses</i>	<i>TOTAL</i>
Maria Ferraro	315.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.00
James Boscarol	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Vince Marcotte	270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Theresa Nicodemo	373.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	373.31
Valentina Brunone	368.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368.33

2023 Accessibility Allowances and Remuneration

<i>Name</i>	<i>Board Fees</i>	<i>Remuneration</i>	<i>Per Diem</i>	<i>Conference Registration</i>	<i>Conference Transportation</i>	<i>Conference Accomodation</i>	<i>Conference Meals</i>	<i>Conference Miscellaneous Expenses</i>	<i>TOTAL</i>
Cynthia Butcher	145.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.00
Joanna Conrad	215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215.00
Michael Gerard	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00
Jason Thibodeau	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
Andrew Burrows	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00

2023 Court of Revision

<i>Name</i>	<i>Board Fees</i>	<i>Remuneration</i>	<i>Per Diem</i>	<i>Conference Registration</i>	<i>Conference Transportation</i>	<i>Conference Accomodation</i>	<i>Conference Meals</i>	<i>Conference Miscellaneous Expenses</i>	<i>TOTAL</i>
Manpreet Brar	90.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	145.00
Ayman Abouzeenni	90.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	145.00
Bruce Durfy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	55.00
Andrew Soulliere	180.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	235.00

2023 Essex Power Expense Allowances and Remuneration

<i>Name</i>	<i>Expenses</i>	<i>Mileage</i>	<i>HST (on mileage/ Expenses)</i>	<i>Per Diem</i>	<i>Committee Fees</i>	<i>Conference Calls</i>	<i>Meeting Fees</i>	<i>Stipend</i>	<i>TOTAL</i>
Mayor Crystal Meloche	0.00	166.66	21.70	250.00	250.00	375.00	4,250.00	4,000.00	9,313.36
John Wladarski	0.00	272.01	35.35	250.00	1,000.00	250.00	4,500.00	4,000.00	10,307.36



Consultations

None

Financial Implications

Not applicable

Prepared By:

Director of Finance/Treasurer

Dale Langlois, CPA, CA

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 - Not Applicable

Communications

Not Applicable

Notifications

Not Applicable

Report Approval Details

Document Title:	FIN-04-2024 2023 Schedule of Council Remuneration and Board Member Remuneration.docx
Attachments:	
Final Approval Date:	Feb 7, 2024

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



Chief Administrative Officer

Joe Milicia



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Dale Langlois, CPA, CA

Department: Finance

Date of Report: February 6, 2024

Report Number: FIN-05-2024

Subject: 2023 Development Charges Treasurer's Statement

Recommendation

That the report of the Director of Finance dated February 6, 2024 (FIN-05-2024) regarding the 2023 Development Charges Treasurer's Statement be received.

Report

This report is being submitted as requirements of the Development Charges Act (the "DCA"), 1997 and the Planning Act, as amended through Bill 73, The Smart Growth for our Communities Act, 2015. Section 43 of the DCA requires the Treasurer of a municipality to provide a financial statement to Council relating to development charge by-laws and reserve funds established under section 33 of the DCA. Similarly, section 42 of the Planning Act requires the Treasurer to provide a financial statement to Council relating to the special account for cash-in-lieu of parkland monies. These statements must be made available to the public and, on request, to the Minister of Municipal Affairs and Housing.

Background

Bill 73 requires the contents of the financial statements to include opening and closing balances, transactions relating to the funds and such other information as is prescribed in the regulations. The Bill also requires the statement to provide all sources of funding for anything funded from Development Charges or Cash-in-lieu of Parkland monies as well as a statement to the municipality's compliance in not imposing, directly or indirectly, a charge related to a development or a requirement to construct services related to development, except as permitted by the DCA.

Appendix A illustrates the breakdown of the reserve fund activity for Development charges and cash-in-lieu of Parkland from January 1, 2023 to December 31, 2023. During this period, the total DC reserve balances increased from \$16,083,639 to \$18,481,557. This increase is due to the development charge money collected and interest earned exceeding transfers out of the reserve to fund capital projects. \$1,866,505 of development charges were collected, \$1,866,505 of interest was earned and \$607,629 of expenses were funded from development charges in 2023.

Appendix B identifies all the capital expenditures to which the \$607,629 of development charge funds were transferred to in 2023. The cash-in-lieu of parkland reserve was not used to fund any projects in 2023.

Consultations

Not applicable

Financial Implications

Refer to Appendix A and Appendix B

Prepared By:



Director of Finance/Treasurer

Dale Langlois, CPA, CA

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 - No
5. Sustaining strong public services and infrastructure - Yes

Communications

Not applicable

Notifications

Not applicable

Report Approval Details

Document Title:	FIN-05-2024 Development Charges Treasurer's Statement.docx
Attachments:	- 2023 Annual Treasurers Report Appendix A FINAL.pdf - 2022 Annual Treasurers Report Appendix B FINAL.pdf
Final Approval Date:	Feb 7, 2024

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



Chief Administrative Officer

Joe Milicia

APPENDIX A
2023 Development Charge Reserve Activity

Description	Opening Balance	Collections	Accrued Interest	Amounts Transferred to Capital (or Other) Funds	Debtenture Payments	Ending Balance
Administration	472,951	17,446	32,827	-	-	523,224
Transit	15,610	9,978	1,404	-	-	26,992
Fire	(82,535)	82,538	(2,812)	-	-	(2,809)
Police	(356,696)	9,607	(23,982)	-	-	(371,071)
Recreation & Culture	443,305	688,655	53,679	-	-	1,185,639
Library	(100,847)	-	(6,873)	-	-	(107,720)
Public Works: Facilities & Equipment	(79,585)	42,550	(3,974)	-	-	(41,009)
Transportation Network	9,599,369	599,098	667,971	195,676	-	10,670,762
Waste Water System	(1,298,328)	199,164	(95,736)	-	411,953	(1,606,853)
Water Distribution System	7,470,395	207,390	516,195	-	-	8,193,980
Area-Specific Town Centre Sanitary Service Area	-	10,079	343	-	-	10,422
Area-Specific Reaume Sanitary Service Area	-	-	-	-	-	-
Total Development Charge Reserve Funds	16,083,639	1,866,505	1,139,042	195,676	411,953	18,481,557
Cash-in-Lieu of Parkland	828,050	311,323	57,510	-	-	1,196,883

APPENDIX B
CAPITAL PROJECTS FUNDED BY
DEVELOPMENT CHARGES IN 2023

Capital Fund Transactions	Current Year Net Capital Expenditure	DC Recoverable Cost Share		Non-DC Recoverable Cost Share				
		DC Reserve Fund Draw	DC Debt Financing	Other Reserve / Reserve Fund Draws	Operating Fund Contributions	Cash-in-Lieu of Parkland Reserve Draws	Debt Financing	Grants, Subsidied, Other Contributions
Wastewater Services								
Lou Romano Sewage Capacity Debt Payments	411,953		411,953					
Subtotal Wastewater Services	411,953	-	411,953	-	-	-	-	-
Highway - Roads Services								
Reaume / Sandwich West Parkway Extension	195,676	195,676						
Subtotal Highway - Roads Services	195,676	195,676	-	-	-	-	-	-
TOTAL	607,629	195,676	411,953	-	-	-	-	-



Corporation of the Municipality of Calvin

Council Resolution

Date: January 30, 2024

Resolution Number: 2024-31

Moved By: Councillor Moreton

Seconded By: Councillor Manson

Background: Before Calvin township became a township, it was burned by numerous forest fires. This was before the time of fire towers, water bombers, and municipal fire departments. A 1881 report from Lawrence Tallan, Provincial Land surveyor, states: *"The township of Calvin has been traversed by repeated and severe fires – so well have the flames done their work that with the exception of an insignificant portion, scarcely a vestige of the original timber remains."*

History has a way of repeating itself, and now rural municipalities and remote areas need more than ever to be prepared to respond to forest fires. Invasive pests like the emerald ash borer and the spruce bud worm are killing large numbers of trees, leaving copious amounts of dry kindling in our forests just waiting for a careless human or a lightning strike. Our forests are choked with deadfall and forest fires are becoming increasingly difficult to control. Add to this the effects of rising temperatures and drier seasons, or climate change, and we could be facing increasingly disastrous forest fires. This is not the time to be caught short with limited forest fire-fighting resources.

Jordan Omstead of the Canadian Press recently wrote: "But as Canada's water bombers age – and wildfire seasons are expected to intensify – some wildland

firefighters and emergency preparedness experts say the country needs to prop up its fleet of firefighting aircraft, even though several provinces are playing down concerns about capacity.” He quotes Eric Davidson, president of the Ontario Professional Association of Wildland Firefighters, “We’re really starting to see the effect of the aging fleet.”

The article further states the John Gradek, lecturer at McGill University estimates that almost half of the larger water bombers used to fight Canadian forest fires are nearing the end of their service life.

However, a Canadian company making a large skimmer-style water bomber is backed up with orders from European countries until the end of the decade.

Ontario has its own fleet of aircraft. They have 20 fixed-wing aircraft which includes 9 CL215 and CL415 water bombers that are 24 years old on average. The remaining 11 aircraft are an average of 54 years old. Melissa Candelaria, a spokesperson for Minister Graydon Smith says the MNR can handle Ontario fires with these aircraft, but Jennifer Kamau, communications manager for the Canada Interagency Forest Fire Centre, CIFFC, noted that other provinces contract out firebombers and last year there was a strain in Canada to get the resources to areas in need because there were so many fires across the country at the same time and very few aircraft available.

Peter Zimonjic of the CBC quoted the Canadian Association of Fire Chiefs (CAFC) President Ken McMullen, “It's not often that the fire chiefs sound the alarm. We are very concerned about this impending crisis that the summer of 2024 and beyond is going to bring our sector.”

In 2023 we all smelled the smoke and saw the sky turn brown. Buildings can be replaced, but lives cannot. And once an area is burned it takes more than a lifetime for it to return to its original state.

WHEREAS Forest fires are a very real threat to rural municipalities.

AND WHEREAS smoke from forest fires put people's health at risk. This is especially true of children and the elderly. The David Suzuki Foundation reports that wildfires kill many thousands of people per year and most of the deaths are from smoke inhalation.

AND WHEREAS forest fires are a very real danger to the climate and according to The Guardian, in 2023 they emitted three times as much carbon as the entire carbon footprint of Canada.

AND WHEREAS according to the John Crace interview in The Guardian with William Kurz, a retired scientist with Natural Resources Canada, around two billion tonnes of carbon have been released into the atmosphere from forest fires in 2023.

AND WHEREAS carbon emissions from forest fires are not counted against Canada's Paris agreement commitments, according to Kurz, but they far exceeded all of the emissions tied to Canada's economy (670 mega tonnes, or 0.67 billion tonnes, according to Environment and Climate Change Canada).

AND WHEREAS that standing healthy forest serves as a carbon sink, drawing in carbon, but once destroyed by fire, even though second growth takes its place, it is much less effective for many decades.

AND WHEREAS the federal government owns no water bombers and assists the provinces through the CIFFC, Canadian Interagency Forest Fire Centre, a spokesperson with CIFFC says that last year there were too many requests and not enough inventory to meet the needs of the country.

AND WHEREAS as reported by De Havilland Canada who manufacture the Canadian made water bomber, they have contracts with European countries for the next 22 of its new DHC-515 planes, which will take until 2029 or 2030 to complete and there will be very little production available to replace the aging water bombers in Ontario and the rest of Canada.

NOW THEREFORE BE IT RESOLVED THAT the council of the Corporation of Calvin Township urges and encourages the Federal Government to commit additional funds for cost sharing of provincial firefighting and to consider the development of a national strategy of firefighting. Furthermore, we urge the federal government to consider the measures necessary for acquiring a national fleet of Canadian-made waterbombers, with home bases strategically located to best serve and respond to the needs of rural communities, and a national fire administration to better coordinate and manage efforts across the country. We also encourage the introduction of a program similar to the Joint Emergency Preparedness Program (JEPP) which was ended in 2013.

And we encourage Minister Graydon Smith to step up the on-the-ground firefighting capability and water bomber acquisitions in Ontario.

AND THAT this resolution be forwarded to The Right Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Bill Blair, Minister of National Defence, The Honourable Doug Ford, Premier of Ontario, The Honourable Graydon Smith, Minister of Natural Resources and Forestry of Ontario, The Honourable Vic Fideli, Minister of Economic Development Ontario, the Federation of Canadian Municipalities (FMC) and the Association of Municipalities Ontario (AMO).

AND THAT this resolution be shared with all 444 municipalities in Ontario for their consideration and adoption.

Results: Carried

Recorded Vote:

<u>Member of Council</u>	<u>In Favour</u>	<u>Opposed</u>
Mayor Gould	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Moreton	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Latimer	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Grant	<input type="checkbox"/>	<input type="checkbox"/>
Councillor Manson	<input type="checkbox"/>	<input type="checkbox"/>

**Summary of Reports to Council
February 27, 2024**

Council Resolution or Member Question	Subject	Department	Projected Date of Report to Council	Comments
Councillor Renaud	Municipal Expenditures	Finance	March, 2024	<p>At the January 23, 2024, Regular Meeting of Council:</p> <p>Councillor Renaud requested that an Administrative report be prepared on the expenditures required to keep each municipally owned building open.</p>
Councillor Renaud	Huntwick Place Petition	Public Works	March 26, 2024	<p>At the February 13, 2024, Regular Meeting of Council:</p> <p>Councillor Renaud requested that an Administrative report be prepared to address the request for the removal of “No Parking” signs in the cul-de-sac on Huntwick Place.</p>
Mayor Meloche	Reduced Rated for Schools Pilot Project	Culture & Recreation	August, 2024	<p>At the April 25, 2023, Regular Meeting of Council:</p> <p>Mayor Meloche requested that an Administrative Report be prepared following the conclusion of the pilot project regarding the success of the project.</p> <p><i>Comment: This project begins in September 2023 and runs until June 2024.</i></p>

Council Resolution or Member Question	Subject	Department	Projected Date of Report to Council	Comments
Councillor Renaud	Declaration of Municipal Significance	Administration	Q3 2024	At the August 8, 2023, Regular Meeting of Council: Councillor Renaud requested that Administration investigate whether declaring an event as Municipally Significant can be delegated to Administration. Comment: <i>The Delegation of Authority By-law is set for review next year, with a recommendation to delegate this authority.</i>

Matters Referred to Budget 2025

As per the Town's Procedural By-law, the Agenda for the 2025 Budget Deliberations must be published 10 days before the meeting. Reports will be due in the same manner as Regular Meetings and are due 14 days before the meeting.

Council Resolution or Member Question	Subject	Department	Comments

County Council Highlights for Feb. 7, 2024

Warden Spotlights Black History Month and Paramedic Recruitment Campaign

Warden Hilda MacDonald is encouraging residents to take part in local Black History Month events during February and spread the word about Essex-Windsor EMS's new paramedic recruitment campaign.

"This year's Black History Month theme is 'Black Excellence: A Heritage to Celebrate; a Future to Build,'" the warden noted in her opening remarks to Essex County Council at Wednesday's meeting. "And our region certainly has a rich history of black excellence stretching back well over 200 years."

Information about local Black History Month events is available on the [Amherstburg Freedom Museum website](#) and [Tourism Windsor Essex Pelee Island's Black History Month web page](#).

MacDonald lauded the open paramedic recruitment campaign launched last week by Essex-Windsor EMS. She noted that "council is putting more paramedic resources on the road this year and we need to replenish the ranks."

The campaign emphasizes the benefits of working for an innovative service and living in Essex-Windsor – "a region on the rise."

"Essex-Windsor EMS is reaching out to recent graduates and experienced paramedics, connecting with colleges and participating in job fairs to not only tell its story but also the story of our diverse and dynamic region," the warden said.

New Electronic Documentation Software Expected to Aid EMS

A five-year agreement with a new electronic software platform provider is expected to have financial benefits and help Essex-Windsor EMS continue to improve services based on real-time data, says a [report to council](#).

Essex County Council approved proceeding with a five-year contract with Medusa ESO Medical for \$1.1 million plus HST, with an option to extend it up to another five years.

The company will provide software for electronic ambulance call reports, records management forms, community paramedicine medical records and data analytics. The software includes a situational awareness dashboard that shows the level of service in the region in real time. The dashboard helps alert the EMS leadership team of impending surges and allows it to make quick decisions to support paramedics in the field.

Essex-Windsor EMS, which responded to 70,236 requests for service in 2023, has been using this type of software service since 2017 and the contract with the current provider is ending this year. The decision to move to Medusa ESO Medical is the result of the responses to a request for proposals issued in November 2023 by the County of Essex along with Lennox and Addington County, Bruce County, Dufferin County, Durham County, the City of Hamilton, the Niagara Region, Norfolk County, the City of Ottawa, Greater Sudbury, Thunder Bay, the City of Waterloo and Rainy River.

Tax Increase Lowered to 4.81 per cent as Ratios Set for 2024

Council adopted **tax ratios for 2024** that include the removal of discounts for excess commercial, excess industrial and vacant industrial land.

The removal of those discounts – set at 30 per cent for commercial land and 35 per cent for industrial land – will affect 607 properties and reduce the tax levy burden on other tax classes, says a **report to council**. That has the effect of lowering the residential tax increase for 2024 to 4.81 per cent.

Vacant land is not being used and has no buildings or structures. Excess land is the undeveloped part of a commercial or industrial property that is not being used by the existing business.

The report notes that overall raw assessment for Essex County has increased 2.64 per cent over 2023. As well, council maintained the Essex County Tax Assistance Program for Low-Income Seniors and Low-Income Persons with Disabilities, and the county's Charity Tax Rebate Program.

Revised Procurement Policy Adopted

An updated **Procurement Policy** that adds details and addresses issues not included in the previous policy will help ensure the County of Essex is following public procurement best practices, says a **report to council**.

The revised policy was created in collaboration with local municipalities, construction associations and municipalities elsewhere.

County of Essex Advances Regional Interests at ROMA Conference

Delegations from the County of Essex met recently with Ontario government officials to advocate on three issues of importance to the County of Essex and the region as a whole.

The presentations were made in Toronto at the 2024 Rural Ontario Municipal Association conference, which was attended by more than 1,600 municipal leaders, government officials, public servants, sponsors, exhibitors and media. Premier Doug Ford and multiple Cabinet Ministers attended the conference this year as did the leaders of the Liberals, NDP and Green Party.

County officials delegated to three ministries about three separate priorities:

- 1) The need for the Province to revisit a looming regulatory change to the recycling program that will perpetuate inefficient collection practices and create a financial, operational and environmental burden to municipalities, particularly rural ones.
- 2) The need for provincial support for significant infrastructure upgrades as the region prepares for accelerated growth associated with historical investments like the battery plant, the new regional hospital and the new border crossing.
- 3) The need for continued provincial investments in team-based, interdisciplinary models of health care to alleviate systemic pressures associated with a chronic physician shortage and a lack of primary and urgent care clinics with weekend and evening hours.

[Read more about the County's advocacy efforts at the 2024 ROMA conference!](#)

County Reviewing Discretionary Funding for External Agencies

Council has directed administration to prepare a report prior to 2025 budget deliberations about the value organizations that receive discretionary funding from the county provide to local municipalities.

Administration will consult local municipalities to find out if they are satisfied with the services. As well, the organizations will be invited to make presentations to Essex County Council and local municipal councils about the benefits they provide local municipalities for the funding they receive.

[Read this article on our website.](#)



CONTACT US

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The Corporation of the Town of LaSalle

By-law Number 8837

A By-law to provide for the repair and improvements of the St. Michaels Drain in the Town of LaSalle, in the County of Essex

Whereas the Council of the Corporation of the Town of LaSalle (hereafter, “the Town”), in the County of Essex, has procured a report under section 78 (5) of the Drainage Act for the repair and improvements of the St. Michaels Drain;

And whereas the Drainage Report for the repair and improvements of the St. Michaels Drain in the Town of LaSalle (hereafter “Drainage Report) dated July 26, 2023, has been authored by Gerard Rood at Rood Engineering Inc. and said report is attached hereto as Schedule “A” and forms part of this By-law;

And whereas \$374,000.00 is the estimated cost for the engineering and construction of the drainage works and will be the responsibility of the property owners;

And whereas the Council of the Corporation of the Town of LaSalle is in the opinion that the proposed drainage works for the repair and improvements of the St. Michaels Drain is desirable.

Now therefore the Council of the Corporation of the Town of LaSalle, pursuant to the Drainage Act hereby enacts as follows:

1. Authorization

That the Drainage Report providing for the repair and improvements, inclusive of assessment schedule and final drawings, of the St. Michaels Drain dated July 26, 2023, as prepared Rood Engineering Inc, attached hereto as Schedule “A” and forming part of this By-law, is hereby adopted and the drainage works as described therein are approved and shall be completed in accordance therewith.

2. Borrowing

That the Town may borrow on the credit of the Corporation the amount of \$374,000.00 being the amount necessary for the completion of the drainage works.

3. Debentures

That the Town may issue debentures for the amount borrowed and the amount of such debentures shall be reduced to the total amount of:

- a. Grants received under Section 85 of the said Act;
- b. Commuted payments made in respect of land and roads assessed.

4. Payment

That the terms for the payment of debentures will be set in accordance with Town of LaSalle Municipal Drainage Billing and Collection Policy, F-GEN-010.

5. That the Mayor and Clerk be authorized to enter into an agreement for the construction of the drainage works to be made with some person or persons, firm or corporations, subject to the approval of Council.

6. That this Bylaw shall come into force upon and after the final passing thereof.

Read a first and second time this 28 November, 2023

Original has been executed with the Clerks' Office
Mayor

Original has been executed with the Clerk's Office
Clerk

Read a third and final time this _____ day of _____, 2023.

Mayor

Clerk

The Corporation of the Town of LaSalle

By-law Number 8859

A By-law to authorize the execution of a cost apportioning agreement between the Corporation of the Town of LaSalle and Essex Region Conservation Authority for a funding contribution for non-mandatory ERCA programs and services

Whereas the Council of the Corporation of the Town of LaSalle is desirous of entering into a cost apportioning agreement with the Essex Region Conservation Authority (ERCA) with respect to a funding contribution for non-mandatory ERCA programs and Services;

And whereas the term of the agreement shall be from January 1, 2024 through to December 31, 2027;

And whereas under Section 5 of the Municipal Act, 2001, S.O. c.25, the powers of a municipality shall be exercised by its Council by-law.

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. **That** the Corporation of the Town of LaSalle enter into a cost apportioning agreement with the Essex Region Conservation Authority, a copy of which cost apportioning agreement is attached hereto and forms part of the by-law and to do such further and other acts which may be necessary to implement that said agreement.
2. **That** the Mayor and the Clerk be and the same are hereby authorized to execute the said cost apportioning agreement on behalf of the Corporation and affix the Corporate seal hereto, as well as any and all other documents necessary to give effect to this by-law.
3. **That** this by-law shall come into force on the final passing thereof.

Read a first and second time and finally passed this 27th day of February, 2024.

1st Reading – February 27, 2024

2nd Reading – February 27, 2024

3rd Reading – February 27, 2024

Mayor

Clerk

Report Approval Details

Document Title:	By-law 8859 .docx
Attachments:	
Final Approval Date:	Feb 12, 2024

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



Chief Administrative Officer

Joe Milicia

The Corporation of the Town of LaSalle

By-law Number 8860

A By-law to Confirm the Proceedings of Council

Whereas Sections 8 and 9 of the *Municipal Act, 2001*, S.O. 2001, chapter 25, as amended (the “*Act*”) provide a municipality with the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under this or any other act, enabling it to govern its affairs as it considers appropriate;

And whereas subsection 5 (3) of the *Act*, provides that the powers of a municipality shall be exercised by By-law unless the municipality is specifically authorized to do otherwise;

And whereas it is deemed expedient that the proceedings of Council at Meetings be confirmed and adopted by By-law;

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the actions of the Council of the Corporation of the Town of LaSalle at the following meetings:
 - February 21, 2024, Accessibility Advisory Committee Meeting
 - February 27, 2024, Parks, Recreation and Events Committee Meeting
 - February 27, 2024, Regular Council Meetingin respect of each report, motion, resolution, or other action taken or direction given by the Council at its meetings held on these days are, hereby adopted, ratified and confirmed as if the same were expressly embodied in this By-law.
2. That the Mayor and proper officials of the Corporation of the Town of LaSalle are hereby authorized and directed to do all things necessary to give effect to the actions of the Council referred to in paragraph 1.
3. That the Mayor and Clerk, unless otherwise provided, of the Corporation of the Town of LaSalle are hereby authorized and directed to execute all documents necessary to give effect to the actions taken by this Council as described in paragraph 1 of this By-law, and to affix the Corporate Seal to all such documents referred to above.
4. This By-law comes into force and effect on the day of the final passing thereof.

Read a first and second time and finally passed this 27th day of February 2024.

1st Reading – February 27, 2024

2nd Reading – February 27, 2024

3rd Reading – February 27, 2024

Mayor

Clerk