



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

Tuesday, January 28, 2025, 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, Clerk@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 January 28, 2025, Regular Council Meeting Agenda be adopted as presented.

C. Disclosure of Pecuniary Interest

D. Adoption of Minutes

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Recommendation

That the Minutes of the Special Meeting of Council held on January 9, 2025, and Regular Meeting of Council held on January 14, 2025, 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.	Parkland Dedication By-law	11
	Daryl Abbs, Watson & Associates, appearing before Council to provide a brief overview of the process, legislation and proposed Parkland Dedication By-law.	
	Recommendation	
	That the report of the Director of Planning & Development dated January 7, 2025 (PD-24-2024) regarding the proposed Parkland Dedication By-law be received;	
	And that, Council adopts the proposed Parkland Dedication By-law.	
2.	Encroachments Policy Updates	27
	Recommendation	
	That the report of the Paralegal dated January 3, 2025, (AD-2025-01) regarding updates to the Encroachment Policy be received;	
	And that, the current Encroachments Policy be repealed;	
	And that, the new and updated Encroachment Policy be adopted.	
I.	Consent Agenda	
1.	Site Plan Agreements Executed (October to December 31st, 2024)	37
2.	Correspondence	
	a. City of Markham- Support of Solvethecrisis.ca Campaign	41
	b. City of Toronto- Declaring Toronto a Paid Plasma Free Zone	43
	c. City of Woodstock- Adequate and Sustainable Funding for the Children's Aid Society of Oxford County and Other Child Welfare Agencies Throughout Ontario	45
3.	Summary of Reports	47
	Recommendation	
	That items 1 through 3 on the Consent Agenda for January 28, 2025, be received.	
J.	Committee Matters	
K.	Questions and Statements by Council Members	
L.	Notices of Motion	

M. Closed Session

N. By-laws

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Clerk's Note: By-law 2025-013 is not included in the published agenda and will be added at a later date. Please note the correct title is also forthcoming.

Recommendation

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

2025-005- A By-law to provide for the dedication of parkland or the payment in lieu thereof for all development or redevelopment in the Town

2025-008- A By-law to authorize the execution of the Ontario Transfer Payment Agreement with His Majesty the King in right of Ontario and the Corporation of the Town of LaSalle under the Fire Protection Grant

2025-009- A By-law to confirm the donation of Lots 351 to 353 and Lots 367 to 368, Registered Plan 734, from Csop Agnes Glew

2025-010- A By-law to confirm the donation of Lots 354 to 356 and Lots 364 to 366, Registered Plan 734, from Susan Evans

2025-011- A By-law to re-appoint a Hearing Officer pursuant to the Administrative Monetary Penalties System

2025-012- By-law to Amend the Subdivision Agreement with 2601370 Ontario Inc.

2025-013- Debenture- Fire Station 2

O. Confirmatory By-law

67

Recommendation

That Confirmatory By-law 2025-018 be given a first, second, and third reading and finally passed.

P. Schedule of Meetings

Regular Council Meeting February 11, 2025, 6:00 p.m.

Accessibility Advisory Committee Meeting February 19, 2025, 3:30 p.m.

Committee of Adjustment February 19, 2025, 5:00 p.m.

Parks, Recreation and Events Committee Meeting February 25, 2025, 4:30 p.m.

Regular Council Meeting February 25, 2025, 4:30 p.m.

Q. Adjournment



The Corporation of the Town of LaSalle

Minutes of the Special Meeting of the Town of LaSalle Council

January 9, 2025

10:00 a.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 Jeff Renaud, Councillor Anita Riccio-Spagnuolo

Members of Council Absent:

Councillor Sue Desjarlais

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, P. Funaro, Director of Culture & Recreation, D. Hadre, Director of Strategy and Engagement, R. Hyra, Director of Human Resources, D. Langlois, Director of Finance and Treasurer, J. Osborne, Director of Public Works, M. Pearce, Chief of Police, T. Mailloux, Executive Assistant to the CAO

A. Opening Business

1. Call to Order

Mayor Meloche called the meeting to order at 10:04 a.m.

2. Land Acknowledgement Statement

Mayor Meloche read the Land Acknowledgement Statement.

B. Disclosure of Pecuniary Interest

None disclosed.

C. Strategic Plan Review

Mr. Milicia provided some opening remarks, commenting on the importance of the strategic planning process and the Strategic Plan.

Mr. Loreto reviewed the agenda for the day.

Ms. Lahaie reviewed the perceived SWOTs (Strengths, Weaknesses, Opportunities, and Threats) derived from the data collected through the engagement with Council, staff and the broader community. She reviewed the results of the telephone survey conducted by Leger.

Mr. Loreto led a discussion with the group about their thoughts on the data and information.

Deputy Mayor Akpata entered the meeting at 11:44 a.m.

The meeting was recessed at 11:50 a.m. and was reconvened at 11:59 a.m.

Mr. Loreto led a discussion about the Vision and Mission Statements and Values. He explained that the Vision Statement is aspirational and the Mission Statement speaks to how the Town conducts its business to achieve its vision.

Mr. Loreto received consensus from the group to: a) rework the Vision Statement to reflect the importance of a high quality of life, and b) to consider and integrate the concept of the environment as its own strategic pillar. The group agreed to discuss the concepts of trust and inclusivity either as stand alone values or to incorporate those concepts into existing values. The group also agreed to consider amending the value of 'forward thinking' to incorporate the ideas of leadership, adaptability, and change management.

The meeting was recessed for lunch at 12:39 p.m. and was reconvened at 1:17 p.m.

Mr. Loreto led a discussion around the existing five (5) strategic goals, asking the group to brainstorm what these goals mean, whether they are still relevant, and whether they should be amended or replaced with a new goal.

The group discussed the existing strategic goals and discussed whether the "High-quality of life" goal should remain as a strategic pillar since it will be included in the revised Vision Statement.

The Mayor thanked StrategyCorp for the session and thanked Council and Administration for their participation in the workshop noting that she found the workshop very productive.

D. Adjournment

Meeting adjourned at the call of the Chair at 3:28 p.m.

Mayor

Clerk



The Corporation of the Town of LaSalle

Minutes of the Regular Meeting of the Town of LaSalle Council

January 14, 2025

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 Jeff Renaud

Members of Council Absent:

Councillor Sue Desjarlais, 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, 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, M. Cappucci, Manager of Engineering, D. Dadalt, Legal Counsel, L. Jean, Deputy Clerk, I. Middleton, Supervisor of IT, B. MacMillan, Drainage Superintendent

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

B. Adoption of Agenda

Moved by: Councillor Carrick

Seconded by: Councillor Renaud

That the January 14, 2025, Regular Council Meeting Agenda be adopted as presented.

Carried.

C. Disclosure of Pecuniary Interest

None disclosed.

D. Adoption of Minutes

01/25

Moved by: Councillor Burns

Seconded by: Councillor Carrick

That the Minutes of the Budget Meeting held on December 4 and December 5, 2024, and Regular Meeting of Council held on December 10, 2024, be adopted as presented.

Carried.

E. Mayor's Comments

Mayor Meloche wished residents a Happy New Year and welcomed all to the first Council Meeting of 2025.

Mayor Meloche announced that the Town of LaSalle is hosting the first LaSalle Polar Plunge which will take place on January 23rd from 6:00 pm until 8:00 pm at the Event Centre. This event will be hosted by LaSalle Police Services and all funds raised will go towards the Special Olympics. Mayor Meloche stated that the link to donate to the Polar Plunge can be found on the LaSalle Police Social Media pages.

Mayor Meloche reminded residents that this coming Monday is "Mondays with the Mayor," inviting residents to an in-person conversation on Monday, January 27, from 2:00 p.m. until 4:00 p.m. Appointments are not necessary, residents can check in with reception upon arrival. She also reminded residents that the January water and wastewater billing is due on Friday, January 31. Various payment options are available and can be found on the Town's website.

Mayor Meloche highlighted that tonight was the first day for indoor Pickleball at the Event Centre. Afternoon sessions and evening sessions will be available to the public at a cost of \$5.00 per user. She stated that Pickleball is open to those 16 years of age and older and that players must bring their paddles and balls as equipment is not available on site. She also stated that Winter Sessions for Pickleball are as follows: Tuesdays, Wednesdays, and Thursdays from 2:00 p.m. to 4:00 pm, 4:00 p.m. to 6:00 p.m. and 6:00 p.m. to 8:00 p.m. with the final session scheduled for Thursday, March 26th.

F. Public Meetings and/or Hearings

None.

G. Presentations and Delegations

Mr. Tim Byrne, CAO/Secretary-Treasurer from Essex Region Conservation Authority, spoke to ERCA's accomplishments in 2024 and ERCA's 2025 draft Budget. Mr. Byrne also requested that Council reconsider investing in ERCA's Clean Water, Greenspaces Program.

Mayor Meloche pulled forward Agenda Item I.1(d).

02/25

Moved by: Councillor Carrick

Seconded by: Councillor Burns

That Council supports the recommendations in the correspondence from ERCA, regarding the 2025 Draft Budget;

And that, further information on the Clean Water Greenspaces Program come back to Council at a future Meeting.

Carried.

H. Staff Reports and Correspondence for Council's Action

1. Assessment of Costs for Completed Municipal Drainage Minor Improvement Projects

B. MacMillan, Drainage Superintendent, presented the report.

03/25

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That the report of the Drainage Superintendent dated December 13, 2024 (PW-01-2025) regarding the assessment of costs for completed municipal drainage minor improvement projects be received;

And that, By-laws 2025-003 and 2025-004 be adopted at the appropriate time.

Carried.

2. Noise By-Law exemption for Laurier Horizons building C (4300 Laurier Pkwy)

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

04/25

Moved by: Councillor Renaud

Seconded by: Deputy Mayor Akpata

That the report of the Manager of Engineering dated December 23, 2024 (PW-02-2025) be received;

And that, the request for a Noise By-Law Exemption to permit overnight work as required to support the completion of the project be approved.

Carried.

I. Consent Agenda

1. Correspondence

- a. Corporation of the Township of North Glengarry- Urging the Government to Promptly Resume the Assessment Cycle

05/25

Moved by: Councillor Renaud

Seconded by: Councillor Burns

That Council supports the resolution of North Glengarry, urging the Province to promptly resume the assessment cycle;

And that, Council's support be circulated to the persons and entities listed in Glengarry's resolution, and to the Town's local MPP, Anthony Leardi.

Carried.

- b. Northumberland County- Support for Family Physicians
 - c. North Ontario Women's Caucus -Resignation of MPP Michael Mantha
 - d. Essex Region Conservation Authority (ERCA) 2025 Draft Budget 30 Day Notice
- 2. 2024 Fourth Quarter Property Tax Write Offs
 - 3. Summary of Reports

06/25

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That items 1(b) and (c), 2 and 3 on the Consent Agenda for January 14, 2025, be received.

Carried.

J. Committee Matters

- 1. Essex County Council Highlights for December 4, 2024

07/25

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Renaud

That the Essex County Council Highlights for December 4, 2024 be received.

Carried.

K. Questions and Statements by Council Members

Councillor Renaud extended his gratitude to Public Works for their snow clearing efforts during the most recent storm.

L. Notices of Motion

None.

M. Closed Session

None.

N. By-laws

08/25

Moved by: Councillor Carrick

Seconded by: Councillor Burns

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

2025-001 -A By-Law to levy and collect a portion of the taxes for the year 2025

2025-002- A By-law to authorize the borrowing of \$35,200,000 for current expenditures under Section 407 of the Municipal Act and to authorize the

temporary borrowing for works under Section 405 of the Municipal Act for the 2025 fiscal year

2025-003- A By-law to amend By-Law 8889 being a bylaw to provide for the minor improvement of the Laframbois Drain in the Town of LaSalle in the County of Essex

2025-004- A By-law to amend By-Law 8891 being a bylaw to provide for the minor improvement of the 4th Concession Drain in the Town of LaSalle in the County of Essex

Carried.

O. Confirmatory By-law

09/25

Moved by: Councillor Renaud

Seconded by: Deputy Mayor Akpata

That Confirmatory By-law 2025-006 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 6:50 p.m.

Mayor

Clerk



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: G. Beggs, Director of Planning & Development

Department: Planning & Development

Date of Report: January 7, 2025

Report Number: PD-24-2024

Subject: Parkland Dedication By-law

Recommendation

That the report of the Director of Planning & Development dated January 7, 2025 (PD-24-2024) regarding the proposed Parkland Dedication By-law be received;

And that, Council adopts the proposed Parkland Dedication By-law.

Report

The dedication of parkland is a requirement under the *Planning Act* that allows municipalities to ensure that the park system grows at the same rate as the development of the community. The *Planning Act* authorizes municipalities to prepare and adopt a Parkland Dedication By-law (PDB) to impose conditions on development and redevelopment to receive parkland or payment-in-lieu of parkland.

The Official Plan, Draft Howard Bouffard Secondary Plan, and Parks and Recreation Master Plan identify broad goals for the municipal park system. Parkland dedication policies and the PDB are tools upon which the municipality can rely to implement the objectives outlined in its policy documents. PDB revenues can be used for the acquisition of future parkland, in keeping with the Town of LaSalle's Official Plan and the Parks Plan, or for any other public recreational purpose including the erection, improvement or repair of buildings and the acquisition of machinery for parks or other public recreational purposes.

At the December 2023 Council Meeting, the Parks Plan was presented to Council, and Administration received direction to hold a joint Parkland Dedication Consultation Session, in conjunction with neighbouring municipalities who are also undertaking the work necessary to adopt a PDB. The session was advertised by each participating municipality and circulated to the Windsor Home Builders Association as well as the Heavy Construction Association and local school boards. The in-person meeting took

place in April of 2024, with a virtual option available to those who could not attend in person.

Summary of Consultation

The session included members of the development community, members of the public, and Administration and Councillors from various participating municipalities. Roughly 20 people attended the session. Watson & Associates made a presentation regarding the project to explain the methodology used when preparing the draft by-law, followed by a question-and-answer period. The summary table below lists the comments and questions received at the meeting. Following the consultation session, we have received no additional feedback regarding the proposed by-law.

Question/Comment	Feedback Provided
Are school boards exempt from having to pay Parkland Dedication Fees?	All by-laws will exempt those school boards with a shared use agreement for recreational services between the municipality and the individual school.
Why are the land values different between the municipalities? Can the municipalities look at a reasonable range among all areas?	Fees are based on land values as per the <i>Planning Act</i> . Land values differ among the municipalities and were estimated using MPAC data.
Can we receive a copy of the PowerPoint Slide Deck?	Yes. One will be shared with the registered participants.

Following the session, and after discussion with participating municipalities, an appraiser was commissioned to provide updated land value data by municipality.

Proposed Parkland Dedication By-law

The proposed PDB, attached as Appendix 1 to the report, will be an important tool for the municipality to collect adequate parkland and secure the required funds for the additional parks identified within the Town’s policy documents. The PDB sets guidelines for how the Town collects these fees and land acquisition so that it is consistent with Provincial legislation. In the absence of an official PDB that governs how parkland and cash-in-lieu of parkland is to be collected, the municipality has limited its ability to effectively build its park system on pace with new development.

Schedule A to the By-law establishes the per unit rate for parkland dedication when cash-in-lieu is required. These rates were derived based on land values established by

appraisal, which calculated the average current market values for low, medium and high-density residential lands. The final valuation is based on the appraiser’s work and establishes values to ensure relative consistency across all County municipalities. To ensure that the rates remain reflective of current market conditions, Administration will undertake a review of the By-law and associated land values every five years to ensure that they are reflective of current market conditions.

The table below summarizes the proposed parkland dedication rates per unit by municipality, alongside existing 2024 development charge rates for single detached dwellings. The objective of the table is to highlight for Council that while the development charge rates vary by municipality given individual municipal growth directives, so too do parkland cash-in-lieu requirements, depending on individual land valuations by region.

Municipality	2024 Development Charge	Proposed Parkland Dedication
Lakeshore	\$ 34,581.00	\$ 7,300.00
Tecumseh	\$ 33,916.00	\$ 13,800.00
LaSalle	\$ 26,887.00	\$ 13,800.00
Essex	\$ 19,971.00	\$ 9,400.00
Kingsville	\$ 15,659.00	\$ 9,100.00
Leamington	\$ 12,104.84	\$ 7,300.00

Given that the new rates proposed in the By-law represent a significant departure from our parkland fees currently collected, the participating municipalities have decided to integrate a phase-in structure for the new rates to lessen the financial burden on development (see Schedule “A” of Appendix 1). We have also modified the timing for the valuation of land for plans of subdivision, given some feedback heard early in the process. It is our hope that these efforts will reduce the impact on development, while also ensuring that the Town, over time, can adequately collect what it needs to build its municipal parkland system in accordance with our approved policy documents.

Next Steps

Administration is requesting that Council adopt the PDB. Following this, a notice of by-law adoption will be circulated. Once finalized, the municipality can begin to charge and collect parkland dedication for new development in accordance with the approved by-law.

Consultations

Watson & Associates, Regional Municipal Planning Directors, Director of Public Works, Director of Finance.

Financial Implications

Funds from cash-in-lieu of parkland dedication will be held in the Town's Parkland Dedication reserve account and used in accordance with the legislative requirements of the *Planning Act*.

The PDB is being proposed to adequately develop the municipal parkland system as planned. If the By-law is not supported, the funds to grow and enhance the parkland system will need to be subsidized by the municipal tax base.

Prepared By:



Director of Planning and Development

Gudrin Beggs, MCIP, RPP

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 - Yes
5. Sustaining strong public services and infrastructure - Yes

Report Approval Details

Document Title:	Parkland Dedication By-law Approval.docx
Attachments:	- Public Notice.pdf - Parkland Dedication By-law.pdf
Final Approval Date:	Jan 7, 2025

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



Chief Administrative Officer

Joe Milicia



**NOTICE OF JOINT PUBLIC CONSULTATION SESSION
PROPOSED PARKLAND DEDICATION BY-LAWS**

The Municipalities of Lakeshore, LaSalle, Tecumseh, Essex, Kingsville, and Leamington will hold a joint in-person/virtual public consultation session, pursuant to the Planning Act. Watson & Associates Economists Ltd. will present the results of their review of municipal parkland dedication policies in the context of recent legislative changes and obtain feedback on their recommendations. Members of the public are invited to attend this in-person/virtual session and any person may make representations relating to this matter.

Public Consultation Session

Date: Thursday, April 4, 2024

Time: 5:00 p.m. to 6:30 p.m. – presentation to begin at 5:15 p.m.

Place: In-person at the Essex Centre Sports Complex – Shaheen Room (60 Fairview Avenue West, Essex, ON); and Virtual (link available upon request)

To participate by phone or video, Zoom registration is required. Please email ECPConsultation@watsoncon.ca to request the meeting link. Please provide your name and municipality in your request. The deadline to register for the virtual meeting is **12 Noon on Wednesday, April 3, 2024**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. Send any **written comments or concerns** via email to ECPConsultation@watsoncon.ca or by mail to the respective municipal office before **12 Noon on Monday, April 1, 2024**. The public is advised that comments expressed, and written material presented are a matter of public record for full disclosure.

In order that sufficient information is made available to the public in advance of this virtual session, the Parks Plan Memoranda (which includes the proposed By-laws) are available online on each Municipality's website:

- Municipality of Lakeshore: Lakeshore.ca/ParklandDedicationReview
- Town of LaSalle: Lasalle.ca
- Municipality of Leamington: Leamington.ca/en/municipal-services/planspublicationsandreports.aspx
- Town of Tecumseh: Tecumseh.ca/parkland
- Town of Essex: Essex.ca
- Municipality of Kingsville: Kingsville.ca

DATED this 14th day of March 2024.

The Corporation of the Town of LaSalle

By-law Number 2025-005

A By-law to provide for the dedication of parkland or the payment in lieu thereof for all development or redevelopment in the Town.

Whereas section 42 of the *Planning Act* provides that for the development or redevelopment of land, the council of a local municipality may, by by-law, require that land in an amount not exceeding, in the case of land proposed for Development or Redevelopment for Commercial or Industrial purposes 2 percent, and in all other cases 5 percent, be conveyed to the municipality for park or other public recreational purposes;

And whereas section 51.1 of the *Planning Act* provides that an approval authority may impose, as a condition of the approval of a plan of subdivision, that land be conveyed to the local municipality for park or other public recreational purposes, such land not to exceed, in the case of a subdivision proposed for Commercial or Industrial purposes 2 percent, and in all other cases 5 percent;

And whereas section 53 of the *Planning Act* provides that section 51.1 of the *Planning Act* also applies to the granting of consents;

And whereas a Parks Plan was prepared in consultation with the local school boards and other persons or public bodies the municipality considered appropriate, and made publicly available on the Town of LaSalle website;

And whereas the Town of LaSalle Official Plan contains specific policies dealing with the provision of lands of park or other public recreational purposes;

And whereas the Council of the Town of LaSalle wishes to use the provisions of the *Planning Act* for the purposes of acquiring and providing parkland for the use and enjoyment of the residents of the Town of LaSalle.

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

Part 1

Interpretation

Definitions

1. In this by-law:

(a) “**Act**” means the Planning Act, R.S.O. 1990, c.P.13

(b) “**Affordable Residential Unit**” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the *Development Charges Act*;

(c) “**Apartment**” means a Residential Dwelling comprised of a building containing more than four Dwelling Units where the units are connected by an interior corridor and includes but is not limited to stacked townhomes and a dwelling unit within a retirement residence where the unit has its own private sanitary and shared culinary facilities.

(d) “**Attainable Residential Unit**” means a residential unit that meets the criteria set out in subsection 4.1(4) of the *Development Charges Act*;

- (e) “**Board of Education**” has the same meaning as “board”, as defined in the Education Act, R.S.O. 1990, c.E.2, as amended;
- (f) “**Commercial**” means the use of land, buildings, or structures for a use which is not industrial, and which are used in connection with:
- i. the selling of commodities to the general public; or
 - ii. the supply of services to the general public; or
 - iii. office or administrative facilities.
- (g) “**Council**” means the Council for the Town of LaSalle;
- (h) “**Development**” means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof;
- (i) “**Dwelling unit**” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive uses or shared culinary and sanitary facilities in the case of a retirement home;
- (j) “**LaSalle**” means Town of LaSalle;
- (k) “**Gross Floor Area**” has the same meaning as in the Town’s Development Charges By-law, as amended.
- (l) “**Industrial**” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (m) “**Institutional**” means the use of land, buildings, or structures for hospitals, correctional institutions and associated facilities, municipal facilities, elementary and secondary schools, colleges, universities, places of worship and ancillary uses, military and cultural buildings, daycare centres, residential care facilities for more than ten persons and long-term care centres;
- (n) “**Mixed Use**” means the physical integration of two or more of the following uses within a building or structure or separate buildings or structures on the lands proposed for Development or Redevelopment: Commercial; Industrial; Institutional; Residential; or any other use not noted herein;
- (o) “**Multiple Dwellings**” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;
- (p) “**Non-profit housing development**” means development of a building or structure intended for use as residential premises by,
- i. a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.
- (q) “**Official Plan**” means the Town’s Official Plan, as amended.
- (r) “**PIL**” means payment-in-lieu of parkland otherwise required to be conveyed.

- (s) **“Planning Act”** means the Planning Act, R.S.O. 1990, c.P.13, as amended,
- (t) **“Redevelopment”** means the removal of a building or structure from land and the further Development of the land or, the expansion or renovation of a building or structure which results in a change in the character or density of the use in connection therewith;
- (u) **“Residential”** means the use of land, buildings, or structures for human habitation;
- (v) **“Residential Unit”** means a dwelling unit;
- (w) **“Rural Area”** means those areas designated as not being within a settlement area by the Official Plan;
- (x) **“Semi-detached Dwelling”** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (y) **“Shared Use Agreement”** means an agreement between a Board of Education and LaSalle for the sharing of buildings and/or property;
- (z) **“Single Detached Dwelling”** means a residential building consisting of one dwelling unit and not attached to another structure;
- (aa) **“Town”** means the Corporation of the Town of LaSalle; and
- (bb) **“Zoning By-law”** means the by-law, as amended, passed pursuant to section 34 of the Planning Act.

Rules of Interpretation

2. (1) The following rules of interpretation shall be applied to interpretation of this by-law:
 - (a) References to items in the plural include the singular, as applicable.
 - (b) The words "include", "including" and "includes" are not to be read as limiting the phrases or descriptions that precede them. Any examples provided are intended to be representative examples and not intended to be an exhaustive list.
 - (c) Headings are inserted for ease of reference only and are not to be used as interpretation aids.
 - (d) Specific references to laws or by-laws are meant to refer to the current laws applicable at the time that this by-law was enacted and shall be interpreted to include amendments, restatements and successor legislation.
 - (e) The obligations imposed by this by-law are in addition to obligations otherwise imposed by law or contract.
 - (f) Where this by-law provides metric and imperial units of measure, the metric unit of measure shall prevail. For convenience only, approximate imperial measurements may be provided but are of no force or effect. The abbreviation "mm" stands for millimeters and "m" stands for metres.
 - (g) Terms with capitals shall be read with the meaning in section 1 and other words shall be given their ordinary meaning.
 - (h) If any court of competent jurisdiction finds any provision of this by-law is illegal or *ultra vires* of the jurisdiction of the Town, such provision shall be deemed to be severable and shall not invalidate any of the other provisions of this by-law.
 - (i) Nothing in this by-law relieves any person from complying with any provision of any federal or provincial legislation or any other by-law of the Town.

- (j) Where a provision of this by-law conflicts with the provisions of another by-law in force in the Town, the more specific by-law shall prevail.

Application

- 3. The provisions of this by-law apply to the entire geographic area of the Town of LaSalle.

Exemptions

- 4. Development or Redevelopment described in subsections (a) through to and including (g) shall be exempt from the obligations to convey land or make a PIL under Parts 2 and 3 of this by-law:
 - a) Development or Redevelopment of land, buildings or structures owned by and used for the purposes of the Town of LaSalle;
 - b) Development or Redevelopment of land, buildings or structures owned by and used for the purposes of a Board of Education, where a Shared Use Agreement for recreational purposes exists;
 - c) The replacement of any building that is a direct result of destruction due to accidental fire or other accidental cause provided that no intensification or change of use is proposed, including but not limited to an increase in total Residential Units count or Gross Floor Area;
 - d) The replacement of any building that is a direct result of a demolition permit issued by the Town of LaSalle Building Department within the last three years, provided that no intensification or change of use is proposed, including but not limited to an increase in total Residential Units count or Gross Floor Area;
 - e) The enlargement of an existing Residential Unit provided that the enlargement does not result in additional Residential Units;
 - f) Institutional development;
 - g) Development or Redevelopment of land, buildings or structures for temporary construction uses as defined by the Town's Zoning By-law; and
 - h) Development or Redevelopment or location of,
 - i. a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - ii. a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
 - iii. one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

Part 2: Conveyance of Land for Park Purposes

- 5. Land shall be required to be conveyed to LaSalle for park purposes as a condition of Development or Redevelopment of land in an amount to be

determined in accordance with subsections (a) through to and including (e).

- a) In the case of lands proposed for Residential uses, at a rate of five per cent (5%) of the land being Developed or Redeveloped:
 - i. With respect to land proposed for development or redevelopment that will include affordable residential units or attainable residential units, as defined in subsection 4.1 (1) of the Development Charges Act, 1997, or residential units described in subsection 4.3 (2) of that Act, the amount of land that may be required to be conveyed shall not exceed 5 per cent of the land multiplied by the ratio of A to B where,
 - “A” is the number of residential units that are part of the development or redevelopment but are not affordable residential units, attainable residential units or residential units described in subsection 4.3 (2) of the Development Charges Act, 1997; and
 - “B” is the number of residential units that are part of the development or redevelopment;
- b) In the case of lands proposed for Commercial, or Industrial uses, land in the amount of two per cent (2%) of the land to be Developed or Redeveloped.
- c) In the case of a Mixed-Use Development or Redevelopment, land in the aggregate, calculated as follows:
 - i. the Residential component, if any, as determined by LaSalle, of the lands being Developed or Redeveloped, shall require the conveyance of land as determined in accordance with subsection (a) of this by-law; plus
 - ii. the Commercial, or Industrial component of the lands being Developed or Redeveloped, if any as determined by LaSalle, shall require the conveyance of land as determined in accordance with subsection (b) of this by-law; plus
 - iii. the component of the lands proposed for any use other than Residential, Commercial, or Industrial if any as determined by the Town, shall require the conveyance of land as determined in accordance with subsection (d) of this by-law.
- d) In the case of lands proposed for Development or Redevelopment for a use other than those referred to in subsections (a), (b) and (c) of this section, land in the amount of five per cent (5%) of the land to be Developed or Redeveloped.
- e) Where the development of land results from the approval of a site plan or zoning by-law amendment and the approval of the application occurred within 18 months of building permit issuance, the conveyance shall be determined on the date the planning application was submitted and deemed complete by the Town. Where both planning applications apply, conveyance shall be determined on the date of the later planning application.

Location of Conveyance and Condition of Title

6. Subject to restrictions in the *Planning Act*, the location and configuration of land required to be conveyed pursuant to this by-law shall be as determined by LaSalle and all such lands shall be free of all encumbrances, including but not limited to such easements which LaSalle, in its sole and absolute discretion, is not prepared to accept and shall be free of any contamination, including but not limited to any toxic, noxious or dangerous contaminants, and shall otherwise be in a condition satisfactory to LaSalle.

7. A requirement as part of Development or Redevelopment to convey any valley land or watercourse corridors, woodlands, natural heritage system lands and associated buffers, easements, vista blocks and storm water management ponds, as those terms are defined in the Official Plan or any secondary plan adopted under the Official Plan, shall not be considered to be a conveyance of land for park purposes in satisfaction of a requirement under this by-law.

Timing of Conveyance

8. Where land is required to be conveyed in accordance with this by-law, the lands shall be conveyed as follows:
 - a) in the case of Development or Redevelopment to be approved pursuant to sections 51.1 or 53 of the Planning Act, the conveyance of land may be required as a condition of approval, and said lands shall be conveyed to LaSalle either prior to or immediately upon registration of the plan of subdivision or upon the consent being given, as determined by LaSalle; and
 - b) in the case of Development or Redevelopment where land has not been conveyed or has not been required pursuant to sections 51.1 or 53 of the *Planning Act*, LaSalle shall require the conveyance of land as a condition of Development or Redevelopment prior to building permit issuance in accordance with section 42 of the Planning Act.

Part 3: Payment-in-Lieu of Parkland

9. In lieu of requiring the conveyance of land required by part 2 of this by-law, LaSalle may require the payment of the value of the lands otherwise required to be conveyed, calculated in accordance with the following:
 - a) For all residential development or redevelopment other than development occurring via a subdivision agreement, the PIL may be calculated and imposed by unit type based on Schedule 1. These rates shall be indexed annually on January 1st of each year commencing January 1, 2025 by the Statistics Canada New Housing Price Index (house and land, most recent month year-over-year) and posted by LaSalle. LaSalle's failure to post the indexed rate shall not waive the requirement for compliance with this by-law.
 - b) Where an applicant does not agree with the per unit rate identified in Schedule 1 to this by-law, the applicant shall commission a Certified Appraisal from a list of approved appraisers provided by the Town and the PIL shall be based on the equivalent value of the land as per the following:
 - i. in the case of lands proposed for Residential development, at a rate of five per cent (5%) of the value of land being Developed or Redeveloped
 - ii. With respect to land proposed for development or redevelopment that will include affordable residential units or attainable residential units, as defined in subsection 4.1 (1) of the Development Charges Act, 1997, or residential units described in subsection 4.3 (2) of that Act, the PIL that may be required shall not exceed 5 per cent of the value of the land multiplied by the ratio of A to B where,
 - "A" is the number of residential units that are part of the development or redevelopment but are not affordable residential units, attainable residential units or residential units described in subsection 4.3 (2) of the Development Charges Act, 1997; and

- “B” is the number of residential units that are part of the development or redevelopment; or
- c) For residential development occurring via a subdivision agreement under section 51.1 of the *Planning Act*, the PIL shall be calculated as the equivalent value of the land required based on a Certified Appraisal from a list of approved appraisers provided by the Town by the applicant at a rate of five per cent (5%) of the value of land being Developed. The timing of the valuation is set out in section 10 (b) of this by-law.
 - d) For commercial and industrial development or redevelopment, as well as Mixed-Use Development, the PIL shall be calculated as the equivalent value of the land required based on a property appraisal provided by the applicant, as follows:
 - i. in the case of lands proposed for Commercial or Industrial uses, the value of two per cent (2%) of the land to be Developed or Redeveloped;
 - ii. in the case of a Mixed-Use Development or Redevelopment, the value of the land in the aggregate, calculated as follows:
 - 1) the Residential component, if any as determined by LaSalle, of the lands being Developed or Redeveloped, shall require the PIL of the value of land as determined in accordance with subsection 9(b) and 9(c) of this by-law; plus
 - 2) the Commercial or Industrial component of the lands being Developed or Redeveloped, if any as determined by LaSalle, shall require the PIL of the value of land as determined in accordance with paragraph (i) of this subsection; plus
 - 3) the component of the lands proposed for any use other than Residential, Commercial or Industrial if any as determined by the Town, shall require the PIL of the value of land as determined in accordance with subsection 9(b) of this subsection; and
 - iii. in the case of lands proposed for Development or Redevelopment for a use other than those referred to in paragraphs (i) and (ii) of this subsection, the value of five per cent (5%) of the land to be Developed or Redeveloped.

Timing of PIL Payment and Determination of Value

10. PIL shall be paid as follows:

- a) For Development or Redevelopment where the payment of PIL is not required as a condition of an approval or a consent, pursuant to either sections 51.1 or 53 of the *Planning Act*, the PIL shall be paid prior to the issuance of the building permit in respect of the Development or Redevelopment in accordance with section 42 of the *Planning Act*. The value of the land shall be determined as of the day before the day the building permit is issued in respect of the Development or Redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued.
- b) For Development where the payment of PIL is required as a condition of an approval pursuant to 51.1 of the *Planning Act*, the PIL shall be

paid as a condition of the subdivision agreement, prior to the registration of same. The value shall be determined as the day before the draft plan of subdivision is approved.

- c) In the event that an extension of an approval described in subsection (a) or (b) is requested, the value of the land shall be determined as of the day before the day of the approval of the extension.
- d) Where the development of land results from the approval of a site plan or zoning by-law amendment and the approval of the application occurred within 18 months of building permit issuance, the PIL shall be calculated on the value of the land on the date of the planning application. Where both planning applications apply, PIL shall be calculated on the value of the land on the date of the later planning application.

Part 4: Other

Previous or Required Conveyances

11. Notwithstanding parts 2 and 3 of this by-law, if land has been previously conveyed or is required to be conveyed to LaSalle for park or other public recreational purposes or PIL has been received by LaSalle or is owing to it pursuant to a condition imposed pursuant to sections 42, 51.1 or 53 of the Planning Act, no additional conveyance or payment in respect of the lands subject to the earlier conveyance or payment will be required by LaSalle in respect of subsequent Development or Redevelopment unless:
 - a) There is a change in the proposed Development or Redevelopment which would increase the density of the development; or
 - b) Land originally proposed for Development or Redevelopment for Residential, Commercial, or Industrial, uses is now proposed for Development or Redevelopment for other uses.
12. Where there is a claim of previous conveyance or PIL payment, it is the applicant's/owner's responsibility to provide suitable evidence of such previous conveyance or PIL payment, to LaSalle's satisfaction.
13. Land or PIL required to be conveyed or paid to LaSalle for park or other public recreation purposes pursuant to parts 2 and 3 of this by-law shall be reduced by the amount of land or PIL previously received by LaSalle pursuant to sections 42, 51.1 or 53 of the Planning Act in respect of the lands being Developed or Redeveloped.

Phased Development

14. Where approvals are issued in phases for Development or Redevelopment, LaSalle may calculate and require the conveyance of land for park purposes or the payment of PIL, in accordance with parts 2 and 3 of this by-law, on a phase-by-phase basis.

Redevelopment

15. In the case of redevelopment, the maximum amount of the parkland dedication and/or PIL shall not exceed an amount equal to the amount calculated as per the previous sections of this by-law, multiplied by the ratio of "A" to "B" where,
 - a) "A" is the floor area of any part of a building or structure, which part is proposed to be erected or located as part of the development or redevelopment, and
 - b) "B" is the floor area of all buildings and structures that will be on the land after the development or redevelopment.

Part 5: General

- 16. Where a determination is required to be made by LaSalle in this by-law, that determination shall be made by the Director of Planning & Development. The Director of Planning & Development’s decision shall be final.
- 17. This by-law shall be referred to as the “Parkland Dedication By-law”.
- 18. This by-law comes into force upon passage.

Schedules

The following schedule shall form part of this By-law:

Schedule A: PIL of Parkland Per Unit for Residential Development

Read a first and second time and finally passed this 28th day of January 2025.

1st Reading –January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk

By-law No. 2025-005

Schedule "A"

PIL Per unit for Residential Development

Unit Type	PIL per Unit January 1, 2025 to December 31, 2025	PIL per Unit January 1, 2026 to December 31, 2026	PIL per Unit January 1, 2027 onwards
Single-detached - Rural	\$2,800	\$4,650	\$6,500
Single-detached – Urban	\$5,900	\$9,850	\$13,800
Semi-detached and Multiples	\$1,400	\$2,300	\$3,200
Apartments	\$750	\$1,000	\$1,400

**Rates are subject to indexing as per Section 9 (a)*



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Erin O'Donnell, Paralegal

Department: Administration

Date of Report: January 3, 2025

Report Number: AD-2025-01

Subject: Encroachments Policy Updates

Recommendation

That the report of the Paralegal dated January 3, 2025, (AD-2025-01) regarding updates to the Encroachment Policy be received;

And that, the current Encroachments Policy be repealed;

And that, the new and updated Encroachment Policy be adopted.

Report

On July 10, 2007 the Encroachments Policy was adopted by Council, which is currently in force. To achieve the intent of the policy, updates and additional provisions are required. Consequently, Administration seeks to repeal and replace the existing Encroachments Policy.

Historically, encroachments existed on Town-owned land for a variety of purposes such as fences or pools. The proposed Policy highlights that future encroachments will only exist for vehicular driveway access, after all other avenues have been explored. This will decrease risks associated with use of Town-owned land and mitigate interference with future strategic plans.

The updated Encroachment Policy ("Policy"), attached as Schedule "A", clarifies the procedures and processes in place to maintain a valid encroachment agreement, as well as enforcement measures necessary for regulatory compliance and public safety. The Policy will also ensure that all current, proposed, and unknown encroachments are subject to the Policy.

This report will outline the high-level fundamental changes to the Policy through additional provisions.

Outline of the proposed changes:

- Section 3: definitions were added for clarity of language used throughout the Policy;
- Section 4: Policy
 - paragraph 4.1: added to outline the responsibilities of each department to streamline the process for consistency;
 - paragraph 4.2: Encroachment Application and Implementation Process summarizes the steps required for administration to review an application for an encroachment agreement. This section includes the implementation process if the application is accepted, or the potential review process with Council if the application is rejected by administration;
 - Paragraph 4.3: outlines the insurance requirements to maintain a valid encroachment agreement;
 - Paragraph 4.4: details the process to enter into an authorized encroachment agreement if administration discovers an unauthorized encroachment onto Town-owned land;
- Section 4.5: General
 - Paragraph 4.5.1: included to affirm that use of Town-owned Land through an encroachment agreement does not create a vested right to the Owner of the property encroaching;
 - Paragraph 4.5.2: confirms that existing Authorized Encroachments in compliance with required terms will be permitted to continue use of the encroachment;
- Section 4.6: the Enforcement section was added to provide enforcement measures if encroachments are non-compliant with requirements detailed in the Policy or agreement. This includes removal of the encroachment and reimbursement to the Town for costs associated with performance of work for the removal of the encroachment. This section also speaks to reinstatements of encroachments if the owner is able to comply with requirements after suspension of use. Additionally, this section emphasizes that Administration or their delegate may enter onto the encroachment at any reasonable time to determine compliance;
- Section 4.7: this section outlines fees associated with the application process, encroachment fee, reinstatement fee, and termination and release of authorized encroachment fee. An additional fee option for consideration, as implemented by

a surrounding municipality, is an annual fee upon renewal of the encroachment agreement.

Administration is requesting that the existing Encroachments Policy be repealed and replaced with the proposed Encroachment Policy to enhance regulatory compliance with existing, new, and unknown encroachments onto Town-owned land. Streamlining the process ensures continuity throughout the application and implementation process. Additionally, it ensures the public adheres to the policy through clarity of the process and knowledge of enforcement resources available for compliance. Enforcement provisions are necessary for liability management, protection of infrastructure, strategic planning of land use, and public safety.

Consultations

Deputy Chief Administrative Officer

Director of Public Works

Director of Planning and Development

Legal Counsel

Financial Implications

Not applicable.

Prepared By:



Paralegal

Erin O'Donnell

Link to Strategic Goals

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

Communications

Not applicable.

Report Approval Details

Document Title:	Encroachments Policy updates.docx
Attachments:	- Encroachment policy.pdf
Final Approval Date:	Jan 14, 2025

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



Legal Counsel

Domenic Dadalt



Chief Administrative Officer

Joe Milicia



Encroachment Policy

Policy Number: Click or tap here to enter text.

Authority: Resolution 8026/07

Date Approved: Click or tap here to enter text.

Department Responsible: Administration - Legal

Revision Dates: Click or tap here to enter text.

Review Date: January, 2027

Status: Active

1. Policy Statement

- 1.1 The objective of this Policy is to provide procedural guidance to Administration on granting and terminating Encroachments.
- 1.2 A standardized Policy mitigates risk and liability while protecting the Town's interests through proper implementation and management of Encroachments.

2. Scope

- 2.1 This Policy regulates the process to enter Authorized Encroachments for vehicular driveways, recognizes existing Authorized Encroachments, and governs enforcement measures.
- 2.2 The Policy governs all current and future Authorized Encroachments within the Municipality, as well as Encroachments in existence without Town approval.
- 2.3 The Encroachment agreement between the Town and Owner will formally recognize the use of Town-owned Land, while outlining the requirements necessary to maintain a valid agreement.

3. Definitions

- 3.1 "Administration" shall mean Town employees implementing the Policy;
- 3.2 "Authorized Encroachment" means an Encroachment that is authorized by the Town through a valid agreement;
- 3.3 "Council" means the Council of the Corporation of the Town of LaSalle;
- 3.4 "Encroachment" means any item that is placed, erected, or built on Town-owned Land or use of Town-owned Land.

- 3.5 “Owner” shall mean the registered Owner of the land abutting Town-owned Land;
- 3.6 “Policy” shall mean the Encroachment Policy;
- 3.7 “Council Meeting” shall mean a meeting of Council held in accordance with the *Municipal Act, 2001, c.25* and the Town’s Procedural By-law in effect at the time;
- 3.8 “Town” shall mean the Corporation of the Town of LaSalle;
- 3.9 “Town-owned Land” shall mean any real property owned by the Town.

4. Policy

4.1 Guidelines

- 4.1.1 The intent of this Policy is for the Legal Department, and other Administration as required, to review each current or proposed Encroachment on a case-by-case basis. The guidelines set out herein are not meant to be exhaustive. Administration shall have discretion in evaluating Encroachments and Authorized Encroachments to ensure the safety of residents and the best interest of the Town.

4.2 Encroachment Application and Implementation Process

- 4.2.1 A written request shall be completed and supplied to the Town’s Legal Department.
- 4.2.2 The proposed request, including the legal description of land, ownership of property, as well as any additional relevant documents, shall be reviewed and assessed by the Legal Department. The request and additional information may be circulated to Administration for additional review as required.
- 4.2.3 In order for the Encroachment to be considered, the written request must include the application fee.
- 4.2.4 If there is a discrepancy between lot lines while the request for an Encroachment is being evaluated by the Legal Department, the Town may commission a survey at the Owner’s expense in consultation with the Owner. The Owner will be required to provide a deposit for the survey prior to proceeding.
- 4.2.5 The request for an Encroachment may be accepted or rejected at Administration’s discretion.

4.2.6 If the Encroachment request is accepted, Council will ratify the agreement by virtue of a By-law. A certificate of insurance must be provided to the Legal Department in accordance with Section 4.3 of the Policy. The Town Solicitor shall then register the Authorized Encroachment on the title of the property. Upon registration of the Encroachment, the Owner may begin using the Authorized Encroachment in accordance with the terms and conditions of the Encroachment Agreement.

4.2.7 An application may be approved in some areas and not others due to circumstances surrounding infrastructure, future Town needs, and the best interest of the public.

4.2.8 If an Owner does not agree with the decision of Administration, they may request a written explanation of the Legal Department's decision. If the resident is not satisfied, they may make a request to appear at a Council Meeting for review.

4.3 Insurance Requirements

4.3.1 To continue use of an Authorized Encroachment, Owners shall supply an insurance certificate to the Town's Legal Department. The insurance certificate shall be supplied upon approval of the Encroachment, and each subsequent year prior to expiry. The certificate of insurance indemnifies and save harmless the Town against any and all damages or injury which may result from the Authorized Encroachment. The insurance certificate must:

- a. be to the satisfaction in form and content to the Town's Legal Department;
- b. include the start and end date of the insurance coverage, the address of the property, and the full names of the insured;
- c. contain proof of General Liability in the amount of no less than Two Million Dollars (\$2,000,000.00) for residential properties, and no less than Five Million Dollars (\$5,000,000.00) for commercial properties. Commercial properties must also contain a cross-liability clause;
- d. contain a thirty (30) day cancellation notice requirement;
- e. contain an endorsement naming "The Corporation of the Town of LaSalle" as an additional insured;
- f. be provided annually prior to the expiry of the current insurance certificate on file;
- g. be in the amount of no less than Two Million Dollars (\$2,000,000.00) for residential properties and no less than Five Million Dollars (\$5,000,000.00) for businesses;

- 4.3.2 Failure to supply the required insurance certificate may result in enforcement in accordance with Section 4.5 of this Policy.
- 4.3.3 Insurance requirements may be altered or increased from the requirements listed in section 4.3.1 at the outset of the Authorized Encroachment or throughout the term of the Authorized Encroachment at the discretion of Administration.

4.4 Town Initiated Encroachment

- 4.4.1 Identification of Encroachments may be done through:
 - a. performance of regular duties of Administration;
 - b. plans provided to the Town; or
 - c. through inspections or patrols of surrounding areas as may be deemed necessary from time to time.
- 4.4.2 Upon discovery of an Encroachment that has not been approved by Administration, the Owner will be notified. Upon notification the Town will:
 - a. advise the Owner that they must enter into an Authorized Encroachment agreement, and adhere to the terms in the Authorized Encroachment agreement and Policy; or
 - b. advise the Owner that they must cease use of Town-owned Land and that the Town-owned Land must be returned to the original state at the expense of the Owner.
- 4.4.3 If Administration grants the Owner permission to continue use of Town-owned Land, and the Owner will not enter into an Authorized Encroachment by virtue of a By-law and valid agreement, the Owner must cease use. The Town-owned Land must be restored to the original state at the Owner's expense. Refusal to cease use and restore the land to its original state will result in enforcement by Administration under Section 4.6 of this Policy.

4.5 General

- 4.5.1 Execution of an Encroachment agreement does not create any vested right of the owner or occupant for the premises to which the encroachment is infringing. The encroachment agreement may be terminated in accordance with the terms set out in this Policy and the encroachment agreement.
- 4.5.2 Existing Authorized Encroachments that comply with the terms set out in the Encroachment Agreement and this Policy will be permitted to continue use of Town-owned Land.

4.5.3 Owners will be required to give the Town ten (10) days' notice before the sale of property. Succeeding Owners will require a new Encroachment agreement.

4.6 Enforcement and Termination

4.6.1 If an Owner is required to remove an Encroachment, it shall be at the sole expense of the Owner.

4.6.2 Removal or suspension of an Encroachment may be due to discovery of an Encroachment that is not authorized by Administration, or failure to comply with the terms of the Policy or Encroachment Agreement. An Encroachment agreement may be reinstated at the discretion of administration upon adherence to the Policy or Encroachment agreement and payment of the reinstatement fee

4.6.3 Formal written notice by the Legal Department shall be provided to inform the Owner that the use of Town-owned Land must be ceased. The time frame for removal shall be at Administration's discretion, on a case-by-case basis. Factors such as risks associated with the Encroachment and complexity of the removal will be considered.

4.6.4 Failing to remove the Encroachment by the specified time, in addition to any other remedies available by law, may result in the Town undertaking the performance of the work to remove the Encroachment.

4.6.5 The costs associated with removal of the Encroachment by the Town shall be added to the municipal tax roll associated with the property, in accordance with the *Municipal Act*, 2001 Section 434.2.

4.6.6 Administration or their delegate may enter onto any land from which an encroachment is located and into any encroaching building, structure, or part thereof at any reasonable time to determine whether the encroachment is in compliance with this Policy or the encroachment agreement.

4.7 Encroachment Fees

4.7.1 Encroachment fees will be listed in the Town's current User Fee By-law.

4.7.2 Fees will include:

- a. Application process, a one-time payment per Encroachment;
- b. Encroachment fee, a one-time payment upon approval of the Encroachment;
- c. Reinstatement fee, a payment for the reinstatement of a suspended Encroachment agreement;

- d. termination and release of the Authorized Encroachment, a one-time fee for each Encroachment terminated and released.

5. Roles and Responsibilities

5.1 Managers and Supervisors

- 5.1.1 Town Solicitor – Application review and decision.

5.2 Employees, Volunteers, etc.

- 5.2.1 Paralegal – management of Encroachments and Policy.
- 5.2.2 Legal Department staff, Public Works Department staff, and Department of Planning & Development staff to assist as needed.

6. References and Related Documents

N/A

7. Attachments

N/A



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, Supervisor of Planning & Development

Department: Planning & Development

Date of Report: January 9, 2025

Report Number: PD-01-25

Subject: Site Plan Agreements Executed (October to December 31st, 2024)

Recommendation

That the report completed by the Supervisor of Planning and Development (PD-01-2025) regarding the number and nature of site plan agreements executed from October 1, 2024 to December 31, 2024, be received.

Report

The Town of LaSalle's Official Plan (2018) designates the Town of LaSalle in its entirety as a Site Plan Control Area pursuant to Section 41(2) of the *Planning Act*. The passing of the *More Homes for Everyone Act, 2022* (Bill 109) resulted in the addition of section 41(4.0.1) to the *Planning Act* which states Council is to pass a by-law under subsection (2) and shall appoint an officer, employee, or agent of the municipality as an authorized person for the purposes of subsection (4). Where site plan approval was previously approved by Council, Bill 109 required municipalities to pass a By-law to appoint an authorized designate for site plan control approvals. At the June 14th, 2022, meeting of Council, By-law 8709 was adopted to appoint an authorized designate to oversee and approve site plan control applications on behalf of the municipality.

The purpose of this report is to provide information to Council that details the number and nature of site plan agreements that have been approved by Administration since the last report on September 30th, 2024.

Each site plan control agreement is prepared by Legal Counsel for the Municipality in consultation with both the Planning and Engineering Departments. Any site plan proposal that is granted approval within the municipality must demonstrate compliance with the zoning requirements and engineering standards for new development in the Town of LaSalle.

Since the adoption of the Site Plan Delegation By-law, Administration has exercised the delegated authority of site plan approval for the following applications:

	Registered Owner	Registration Date	Project Location	Description of Project
1	Timberland	October 04, 2024 CE1201135	1630 Sprucewood	Amending Site Plan Control Agreement to facilitate the addition of one additional residential unit.
2	CDG Properties Inc.	Nov 18, 2024 CE1206952	6146 Malden	New Site Plan Control Agreement to facilitate the construction of a 10,100 square-foot plaza.
3	M. Tabib	Dec 5, 2024 CE1209519	1725 Sprucewood	Amending Site Plan Control Agreement to facilitate seven additional residential units.
4	LaSalle Heritage Plaza Inc.	Dec 6, 2024 CE1209670	2055 Sandwich West Parkway	Amending Site Plan Control Agreement to facilitate the construction of the third phase of development with an 8,800 square-foot building.

Consultations

Consultation with the Town’s legal department.

Financial Implications

There are no financial impacts as a result of this report. The municipality collects the appropriate development charges and building permit fees prior to releasing the building permit. Following project completion, there is an anticipated increase in the assessed value of the property which typically results in an increase in municipal taxation and assessment base for the Town.

Prepared By:



Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Link to Strategic Goals

1. Enhancing organizational excellence - Yes
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - No
4. Build on our high-quality of life - No
5. Sustaining strong public services and infrastructure - No

Communications

None.

Notifications

None.

Report Approval Details

Document Title:	Site Plan Agreements Executed (October to December 31st, 2024).docx
Attachments:	
Final Approval Date:	Jan 13, 2025

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



Manager, Planning and Development

Kristina Brcic



Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia



December 20, 2024

RE: MOTION OF SUPPORT OF SOLVETHECRISIS.CA CAMPAIGN

This will confirm that at a meeting held on December 18, 2024, the Council of the City of Markham adopted the following resolution:

Whereas the City of Markham supports the SolvethCrisis.ca Campaign and requests that the Provincial and Federal Governments take Action to Address the Growing Mental Health, Addictions and Homelessness Crisis in Ontario; and,

Whereas there is a humanitarian crisis unfolding on the streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province of Ontario; and,

Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023¹ and over 1400 homeless encampments across Ontario communities in 2023²; and,

Whereas the province has provided additional funding and supports, such as the recent investment of \$378 million for HART Hubs and approximately 375 beds with wraparound supports, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and,

Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and,

Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and,

Whereas there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.

Therefore, be it resolved that the City of Markham supports the SolvethCrisis.ca Campaign; and,

That the City of Markham calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially; and,

That the Province officially makes Homelessness a Health Priority; and,

That the Province appoint a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports; and,

That the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a *Made in Ontario Action Plan*. 1

That this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis; and,

That the federal government is included in these conversations; and,

¹ Office of the Chief Coroner, Ontario (2024). OCC *Opioid Mortality Summary Q4 2023*. [PDF] .
<https://odprn.ca/occ-opioid-and-suspect-drug-related-death-data/>

² [Homeless Encampments in Ontario. A Municipal Perspective. Association of Municipalities of Ontario. July 2024 -](#)



That both levels of government provide adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted; and,

That Markham City Council calls on the residents of Markham to join us in appealing to the provincial and federal governments for support by visiting [SolveTheCrisis.ca](https://www.solve-the-crisis.ca) and showing your support; and further,

That a copy of this motion be sent to:

- The Right Honourable Justin Trudeau, Prime Minister of Canada
- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
- The Honourable Doug Ford, Premier of Ontario
- The Honourable Sylvia Jones, Deputy Premier and Minister of Health
- The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
- Local MPs
- Local MPPs and
- Ontario's Big City Mayors

Should you have any questions, please contact Kimberley Kitteringham via email at Clerkspublic@markham.ca.

Yours sincerely,

Kimberley Kitteringham
City Clerk

¹ Office of the Chief Coroner, Ontario (2024). OCC *Opioid Mortality Summary Q4 2023*. [PDF] .
<https://odprn.ca/occ-opioid-and-suspect-drug-related-death-data/>

² [Homeless Encampments in Ontario. A Municipal Perspective. Association of Municipalities of Ontario. July 2024 -](#)

City Council

Member Motions - Meeting 23

MM23.1	ACTION	Adopted		Ward: All
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Declaring Toronto a Paid-Plasma-Free Zone - by Councillor Chris Moise, seconded by Councillor Alejandra Bravo

City Council Decision

City Council on November 13 and 14, 2024, adopted the following:

1. City Council express its opposition to the operation of private for-profit blood collection companies in the City.
2. City Council forward this item to Canadian Blood Services, federal, provincial and territorial Ministers of Health, Grifols Pharmaceuticals, and all Ontario Municipalities and request that they support only voluntary blood and plasma collection, where donors do not receive payment for their blood or plasma.

Summary

In the City of Toronto, we uphold the principle of voluntary blood and plasma donation, acknowledging its vital importance as a public good. Our commitment derives from the lessons of Canada’s tainted blood crisis, which tragically claimed approximately 8,000 lives. The subsequent Royal Krever Commission urged a fully voluntary, non-payment oriented blood and plasma donation system.

Within our Ontario healthcare system, we perceive blood donations as a priceless public resource, underscoring the need to safeguard the integrity of the public, voluntary donor system.

The Voluntary Blood Donations Act of Ontario strengthens this stance, legislating against the payment of donors and prohibiting donors from receiving financial compensation for their blood or plasma.

Canada Blood Services plans to open five paid plasma clinics, including one in Toronto, by 2025. This issue needs immediate attention and action. The public health community has raised concerns about Grifols Pharmaceuticals' plans to open a Toronto clinic. It's vital we protect vulnerable residents from exploitation by for-profit plasma collection companies offering cash for blood-plasma, a predatory practice.

In bringing this motion forward, we strive to reinforce the principles of voluntary, non-remunerated blood and plasma donation, protecting both the integrity of Canada’s public blood system and the dignity of blood donors.

Background Information (City Council)

Member Motion MM23.1

<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-249600.pdf>

Attachment 1 - Resolution to Declare the City of Hamilton a "No Paid Plasma Zone"

<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-250144.pdf>



Jerry Acchione
Mayor
City of Woodstock
500 Dundas St.
Woodstock, ON N4S 0A7
519-539-2382 x2100
mayor@cityofwoodstock.ca

The Honorable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
Via email premier@ontario.ca

The Honorable Michael Parsa
Minister of Children, Community and Social Services
438 University Ave.
Toronto, ON M5G 2K8
Via email MinisterMCCSS@ontario.ca

Dear The Honorable Doug Ford and The Honorable Michael Parsa,

I am writing on behalf of Woodstock City Council to express the urgent and pressing need for adequate and sustainable funding for the Children's Aid Society of Oxford County and other child welfare agencies throughout Ontario. These organizations play a vital role in safeguarding and enhancing the health, well-being, and safety of our children, youth, and families and deserves appropriate support and attention from our elected officials.

Our community, like many across the province, relies on the Children's Aid Society and other child welfare agencies to not only protect children and youth from abuse or neglect, but provide critical crisis intervention, early intervention, and preventative services. Their work ensures children receive necessary care at the most crucial times, close to their own homes, allowing families to remain intact and thrive together.

The lack of access to healthcare, mental health supports, poverty reduction initiatives and affordable housing is taking a toll on families and caregivers. These systemic shortfalls propel child welfare agencies into roles they were never intended to assume, filling gaps in services to ensure the well-being of children, youth, and families.

Without sufficient financial backing, these agencies are strained to a breaking point. They operate without the ability to deny families the services they desperately need. They cannot turn clients away, manage waitlists, or declare services unavailable. Yet, even with remarkable community partnerships, these agencies lack the means to expedite or ensure access to necessary treatments for those in their care.

The repercussions of this funding deficit extends well beyond individual families, affecting the community at large. Our local Children's Aid Society is supporting an ever-increasing number of youth exhibiting complex behaviors. These challenges translate into higher intervention costs, increases costs for and pressure on police and emergency service providers.

The lack of access to critical early intervention services is correlating to a distressing rise in youth homelessness. The financial sustainability and stability of the child welfare sector can no longer be deferred

for debate. It is imperative the funding formula is updated to prioritize trauma-informed, culturally relevant and proactive care.

On behalf of Woodstock City Council, I urge the province to prioritize and support the financial needs of these vital agencies. All levels of government must work together to improve upstream intervention and support to prevent the tragic outcomes we are seeing as a result of inadequate funding.

Thank you for considering this urgent matter that affects our community and its future generations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerry Acchione', with a long horizontal flourish extending to the right.

Mayor Jerry Acchione
City of Woodstock

Cc:

The Honourable Ernie Hardeman, Oxford MPP - ernie.hardemanco@pc.ola.org

Safe and Well Oxford - safewelloxford@gmail.com

Children's Aid Society Oxford County - info@casoxford.on.ca

Summary of Reports to Council January 28, 2025

Council Resolution or Member Question	Subject	Department	Projected Date of Report to Council	Comments
Deputy Mayor Akpata	Cul-de-sac parking	Public Works	Q2 2025	<p>At the April 23, 2024 Regular Meeting of Council: Deputy Mayor Akpata requested that an Administrative report be prepared exploring:</p> <ul style="list-style-type: none"> i) how cul-de-sac parking is handled in other municipalities across the province, ii) alternate side parking options using the width of a Ford F1-50 as the standard size of vehicle, and iii) the option of moving the 'No Parking' signs up a house or two toward the cul-de-sac to allow for additional parking spaces compared to what currently exists. <p>Clerk's Note: This item will be addressed with the parking by-law review to provide Council with an all-encompassing report regarding parking in LaSalle.</p>
Councillor Renaud	Declaration of Municipal Significance	Administration	Q2 2025	<p>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.</p>

Council Resolution or Member Question	Subject	Department	Projected Date of Report to Council	Comments
Councillor Carrick	Short Term Rentals	Planning & Development	Q1 2025	At the November 14, 2023, Regular Meeting of Council: Councillor Carrick requested an administrative report regarding the short term rental market no later than end of Q1 2025.
Deputy Mayor Akpata	Review of Parking By-law	Public Works	Q2 2025	At the August 27, 2024, Regular Meeting of Council: Deputy Mayor Akpata requested an administrative report be prepared to review the parking bylaw to consider alternate parking provisions and parking regulations during snow events.
Deputy Mayor Akpata	Installation of a Veteran's crosswalk on Normandy	Public Works and Finance	Q2 2025	At the November 12, 2024, Regular Meeting of Council: Deputy Mayor Akpata requested an administrative report be prepared regarding Veteran's crosswalk on Normandy at the crossing located at the base of Cenotaph Park.
Mayor Meloche	Review of LaSalle Boat Ramp Passes and Parking	Public Works and Culture and Recreation	Q3 2025	At the November 26, 2024, Regular Meeting of Council: Mayor Meloche requested an administrative report be prepared regarding the functionality of the LaSalle Boat Ramp, how the town issues season passes, and whether there is an opportunity to reconfigure the parking lot to allow for more parking.

Council Resolution or Member Question	Subject	Department	Projected Date of Report to Council	Comments
Mayor Meloche	Review of the Clean Water Greenspaces Program	Administration	TBD	At the January 14, 2025, Regular Meeting of Council: Mayor Meloche requested that further information on the Clean Water Greenspaces Program come back to Council at a future Meeting.

Matters Referred to Budget 2026

As per the Town's Procedural By-law, the Agenda for the 2026 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

The Corporation of the Town of LaSalle

By-law Number 2025-005

A By-law to provide for the dedication of parkland or the payment in lieu thereof for all development or redevelopment in the Town.

Whereas section 42 of the *Planning Act* provides that for the development or redevelopment of land, the council of a local municipality may, by by-law, require that land in an amount not exceeding, in the case of land proposed for Development or Redevelopment for Commercial or Industrial purposes 2 percent, and in all other cases 5 percent, be conveyed to the municipality for park or other public recreational purposes;

And whereas section 51.1 of the *Planning Act* provides that an approval authority may impose, as a condition of the approval of a plan of subdivision, that land be conveyed to the local municipality for park or other public recreational purposes, such land not to exceed, in the case of a subdivision proposed for Commercial or Industrial purposes 2 percent, and in all other cases 5 percent;

And whereas section 53 of the *Planning Act* provides that section 51.1 of the *Planning Act* also applies to the granting of consents;

And whereas a Parks Plan was prepared in consultation with the local school boards and other persons or public bodies the municipality considered appropriate, and made publicly available on the Town of LaSalle website;

And whereas the Town of LaSalle Official Plan contains specific policies dealing with the provision of lands of park or other public recreational purposes;

And whereas the Council of the Town of LaSalle wishes to use the provisions of the *Planning Act* for the purposes of acquiring and providing parkland for the use and enjoyment of the residents of the Town of LaSalle.

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

Part 1

Interpretation

Definitions

1. In this by-law:

(a) “**Act**” means the Planning Act, R.S.O. 1990, c.P.13

(b) “**Affordable Residential Unit**” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the *Development Charges Act*;

(c) “**Apartment**” means a Residential Dwelling comprised of a building containing more than four Dwelling Units where the units are connected by an interior corridor and includes but is not limited to stacked townhomes and a dwelling unit within a retirement residence where the unit has its own private sanitary and shared culinary facilities.

(d) “**Attainable Residential Unit**” means a residential unit that meets the criteria set out in subsection 4.1(4) of the *Development Charges Act*;

- (e) **“Board of Education”** has the same meaning as “board”, as defined in the Education Act, R.S.O. 1990, c.E.2, as amended;
- (f) **“Commercial”** means the use of land, buildings, or structures for a use which is not industrial, and which are used in connection with:
- i. the selling of commodities to the general public; or
 - ii. the supply of services to the general public; or
 - iii. office or administrative facilities.
- (g) **“Council”** means the Council for the Town of LaSalle;
- (h) **“Development”** means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof;
- (i) **“Dwelling unit”** means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive uses or shared culinary and sanitary facilities in the case of a retirement home;
- (j) **“LaSalle”** means Town of LaSalle;
- (k) **“Gross Floor Area”** has the same meaning as in the Town’s Development Charges By-law, as amended.
- (l) **“Industrial”** means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (m) **“Institutional”** means the use of land, buildings, or structures for hospitals, correctional institutions and associated facilities, municipal facilities, elementary and secondary schools, colleges, universities, places of worship and ancillary uses, military and cultural buildings, daycare centres, residential care facilities for more than ten persons and long-term care centres;
- (n) **“Mixed Use”** means the physical integration of two or more of the following uses within a building or structure or separate buildings or structures on the lands proposed for Development or Redevelopment: Commercial; Industrial; Institutional; Residential; or any other use not noted herein;
- (o) **“Multiple Dwellings”** means all dwellings other than single-detached, semi-detached and apartment unit dwellings;
- (p) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by,
- i. a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.
- (q) **“Official Plan”** means the Town’s Official Plan, as amended.
- (r) **“PIL”** means payment-in-lieu of parkland otherwise required to be conveyed.

- (s) **“Planning Act”** means the Planning Act, R.S.O. 1990, c.P.13, as amended,
- (t) **“Redevelopment”** means the removal of a building or structure from land and the further Development of the land or, the expansion or renovation of a building or structure which results in a change in the character or density of the use in connection therewith;
- (u) **“Residential”** means the use of land, buildings, or structures for human habitation;
- (v) **“Residential Unit”** means a dwelling unit;
- (w) **“Rural Area”** means those areas designated as not being within a settlement area by the Official Plan;
- (x) **“Semi-detached Dwelling”** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (y) **“Shared Use Agreement”** means an agreement between a Board of Education and LaSalle for the sharing of buildings and/or property;
- (z) **“Single Detached Dwelling”** means a residential building consisting of one dwelling unit and not attached to another structure;
- (aa) **“Town”** means the Corporation of the Town of LaSalle; and
- (bb) **“Zoning By-law”** means the by-law, as amended, passed pursuant to section 34 of the Planning Act.

Rules of Interpretation

2. (1) The following rules of interpretation shall be applied to interpretation of this by-law:
 - (a) References to items in the plural include the singular, as applicable.
 - (b) The words "include", "including" and "includes" are not to be read as limiting the phrases or descriptions that precede them. Any examples provided are intended to be representative examples and not intended to be an exhaustive list.
 - (c) Headings are inserted for ease of reference only and are not to be used as interpretation aids.
 - (d) Specific references to laws or by-laws are meant to refer to the current laws applicable at the time that this by-law was enacted and shall be interpreted to include amendments, restatements and successor legislation.
 - (e) The obligations imposed by this by-law are in addition to obligations otherwise imposed by law or contract.
 - (f) Where this by-law provides metric and imperial units of measure, the metric unit of measure shall prevail. For convenience only, approximate imperial measurements may be provided but are of no force or effect. The abbreviation "mm" stands for millimeters and "m" stands for metres.
 - (g) Terms with capitals shall be read with the meaning in section 1 and other words shall be given their ordinary meaning.
 - (h) If any court of competent jurisdiction finds any provision of this by-law is illegal or *ultra vires* of the jurisdiction of the Town, such provision shall be deemed to be severable and shall not invalidate any of the other provisions of this by-law.
 - (i) Nothing in this by-law relieves any person from complying with any provision of any federal or provincial legislation or any other by-law of the Town.

- (j) Where a provision of this by-law conflicts with the provisions of another by-law in force in the Town, the more specific by-law shall prevail.

Application

- 3. The provisions of this by-law apply to the entire geographic area of the Town of LaSalle.

Exemptions

- 4. Development or Redevelopment described in subsections (a) through to and including (g) shall be exempt from the obligations to convey land or make a PIL under Parts 2 and 3 of this by-law:
 - a) Development or Redevelopment of land, buildings or structures owned by and used for the purposes of the Town of LaSalle;
 - b) Development or Redevelopment of land, buildings or structures owned by and used for the purposes of a Board of Education, where a Shared Use Agreement for recreational purposes exists;
 - c) The replacement of any building that is a direct result of destruction due to accidental fire or other accidental cause provided that no intensification or change of use is proposed, including but not limited to an increase in total Residential Units count or Gross Floor Area;
 - d) The replacement of any building that is a direct result of a demolition permit issued by the Town of LaSalle Building Department within the last three years, provided that no intensification or change of use is proposed, including but not limited to an increase in total Residential Units count or Gross Floor Area;
 - e) The enlargement of an existing Residential Unit provided that the enlargement does not result in additional Residential Units;
 - f) Institutional development;
 - g) Development or Redevelopment of land, buildings or structures for temporary construction uses as defined by the Town's Zoning By-law; and
 - h) Development or Redevelopment or location of,
 - i. a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - ii. a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
 - iii. one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

Part 2: Conveyance of Land for Park Purposes

- 5. Land shall be required to be conveyed to LaSalle for park purposes as a condition of Development or Redevelopment of land in an amount to be

determined in accordance with subsections (a) through to and including (e).

- a) In the case of lands proposed for Residential uses, at a rate of five per cent (5%) of the land being Developed or Redeveloped:
 - i. With respect to land proposed for development or redevelopment that will include affordable residential units or attainable residential units, as defined in subsection 4.1 (1) of the Development Charges Act, 1997, or residential units described in subsection 4.3 (2) of that Act, the amount of land that may be required to be conveyed shall not exceed 5 per cent of the land multiplied by the ratio of A to B where,
 - “A” is the number of residential units that are part of the development or redevelopment but are not affordable residential units, attainable residential units or residential units described in subsection 4.3 (2) of the Development Charges Act, 1997; and
 - “B” is the number of residential units that are part of the development or redevelopment;
- b) In the case of lands proposed for Commercial, or Industrial uses, land in the amount of two per cent (2%) of the land to be Developed or Redeveloped.
- c) In the case of a Mixed-Use Development or Redevelopment, land in the aggregate, calculated as follows:
 - i. the Residential component, if any, as determined by LaSalle, of the lands being Developed or Redeveloped, shall require the conveyance of land as determined in accordance with subsection (a) of this by-law; plus
 - ii. the Commercial, or Industrial component of the lands being Developed or Redeveloped, if any as determined by LaSalle, shall require the conveyance of land as determined in accordance with subsection (b) of this by-law; plus
 - iii. the component of the lands proposed for any use other than Residential, Commercial, or Industrial if any as determined by the Town, shall require the conveyance of land as determined in accordance with subsection (d) of this by-law.
- d) In the case of lands proposed for Development or Redevelopment for a use other than those referred to in subsections (a), (b) and (c) of this section, land in the amount of five per cent (5%) of the land to be Developed or Redeveloped.
- e) Where the development of land results from the approval of a site plan or zoning by-law amendment and the approval of the application occurred within 18 months of building permit issuance, the conveyance shall be determined on the date the planning application was submitted and deemed complete by the Town. Where both planning applications apply, conveyance shall be determined on the date of the later planning application.

Location of Conveyance and Condition of Title

6. Subject to restrictions in the *Planning Act*, the location and configuration of land required to be conveyed pursuant to this by-law shall be as determined by LaSalle and all such lands shall be free of all encumbrances, including but not limited to such easements which LaSalle, in its sole and absolute discretion, is not prepared to accept and shall be free of any contamination, including but not limited to any toxic, noxious or dangerous contaminants, and shall otherwise be in a condition satisfactory to LaSalle.

7. A requirement as part of Development or Redevelopment to convey any valley land or watercourse corridors, woodlands, natural heritage system lands and associated buffers, easements, vista blocks and storm water management ponds, as those terms are defined in the Official Plan or any secondary plan adopted under the Official Plan, shall not be considered to be a conveyance of land for park purposes in satisfaction of a requirement under this by-law.

Timing of Conveyance

8. Where land is required to be conveyed in accordance with this by-law, the lands shall be conveyed as follows:
 - a) in the case of Development or Redevelopment to be approved pursuant to sections 51.1 or 53 of the Planning Act, the conveyance of land may be required as a condition of approval, and said lands shall be conveyed to LaSalle either prior to or immediately upon registration of the plan of subdivision or upon the consent being given, as determined by LaSalle; and
 - b) in the case of Development or Redevelopment where land has not been conveyed or has not been required pursuant to sections 51.1 or 53 of the *Planning Act*, LaSalle shall require the conveyance of land as a condition of Development or Redevelopment prior to building permit issuance in accordance with section 42 of the Planning Act.

Part 3: Payment-in-Lieu of Parkland

9. In lieu of requiring the conveyance of land required by part 2 of this by-law, LaSalle may require the payment of the value of the lands otherwise required to be conveyed, calculated in accordance with the following:
 - a) For all residential development or redevelopment other than development occurring via a subdivision agreement, the PIL may be calculated and imposed by unit type based on Schedule 1. These rates shall be indexed annually on January 1st of each year commencing January 1, 2025 by the Statistics Canada New Housing Price Index (house and land, most recent month year-over-year) and posted by LaSalle. LaSalle's failure to post the indexed rate shall not waive the requirement for compliance with this by-law.
 - b) Where an applicant does not agree with the per unit rate identified in Schedule 1 to this by-law, the applicant shall commission a Certified Appraisal from a list of approved appraisers provided by the Town and the PIL shall be based on the equivalent value of the land as per the following:
 - i. in the case of lands proposed for Residential development, at a rate of five per cent (5%) of the value of land being Developed or Redeveloped
 - ii. With respect to land proposed for development or redevelopment that will include affordable residential units or attainable residential units, as defined in subsection 4.1 (1) of the Development Charges Act, 1997, or residential units described in subsection 4.3 (2) of that Act, the PIL that may be required shall not exceed 5 per cent of the value of the land multiplied by the ratio of A to B where,
 - "A" is the number of residential units that are part of the development or redevelopment but are not affordable residential units, attainable residential units or residential units described in subsection 4.3 (2) of the Development Charges Act, 1997; and

- “B” is the number of residential units that are part of the development or redevelopment; or
- c) For residential development occurring via a subdivision agreement under section 51.1 of the *Planning Act*, the PIL shall be calculated as the equivalent value of the land required based on a Certified Appraisal from a list of approved appraisers provided by the Town by the applicant at a rate of five per cent (5%) of the value of land being Developed. The timing of the valuation is set out in section 10 (b) of this by-law.
 - d) For commercial and industrial development or redevelopment, as well as Mixed-Use Development, the PIL shall be calculated as the equivalent value of the land required based on a property appraisal provided by the applicant, as follows:
 - i. in the case of lands proposed for Commercial or Industrial uses, the value of two per cent (2%) of the land to be Developed or Redeveloped;
 - ii. in the case of a Mixed-Use Development or Redevelopment, the value of the land in the aggregate, calculated as follows:
 - 1) the Residential component, if any as determined by LaSalle, of the lands being Developed or Redeveloped, shall require the PIL of the value of land as determined in accordance with subsection 9(b) and 9(c) of this by-law; plus
 - 2) the Commercial or Industrial component of the lands being Developed or Redeveloped, if any as determined by LaSalle, shall require the PIL of the value of land as determined in accordance with paragraph (i) of this subsection; plus
 - 3) the component of the lands proposed for any use other than Residential, Commercial or Industrial if any as determined by the Town, shall require the PIL of the value of land as determined in accordance with subsection 9(b) of this subsection; and
 - iii. in the case of lands proposed for Development or Redevelopment for a use other than those referred to in paragraphs (i) and (ii) of this subsection, the value of five per cent (5%) of the land to be Developed or Redeveloped.

Timing of PIL Payment and Determination of Value

10. PIL shall be paid as follows:

- a) For Development or Redevelopment where the payment of PIL is not required as a condition of an approval or a consent, pursuant to either sections 51.1 or 53 of the *Planning Act*, the PIL shall be paid prior to the issuance of the building permit in respect of the Development or Redevelopment in accordance with section 42 of the *Planning Act*. The value of the land shall be determined as of the day before the day the building permit is issued in respect of the Development or Redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued.
- b) For Development where the payment of PIL is required as a condition of an approval pursuant to 51.1 of the *Planning Act*, the PIL shall be

paid as a condition of the subdivision agreement, prior to the registration of same. The value shall be determined as the day before the draft plan of subdivision is approved.

- c) In the event that an extension of an approval described in subsection (a) or (b) is requested, the value of the land shall be determined as of the day before the day of the approval of the extension.
- d) Where the development of land results from the approval of a site plan or zoning by-law amendment and the approval of the application occurred within 18 months of building permit issuance, the PIL shall be calculated on the value of the land on the date of the planning application. Where both planning applications apply, PIL shall be calculated on the value of the land on the date of the later planning application.

Part 4: Other

Previous or Required Conveyances

11. Notwithstanding parts 2 and 3 of this by-law, if land has been previously conveyed or is required to be conveyed to LaSalle for park or other public recreational purposes or PIL has been received by LaSalle or is owing to it pursuant to a condition imposed pursuant to sections 42, 51.1 or 53 of the Planning Act, no additional conveyance or payment in respect of the lands subject to the earlier conveyance or payment will be required by LaSalle in respect of subsequent Development or Redevelopment unless:
 - a) There is a change in the proposed Development or Redevelopment which would increase the density of the development; or
 - b) Land originally proposed for Development or Redevelopment for Residential, Commercial, or Industrial, uses is now proposed for Development or Redevelopment for other uses.
12. Where there is a claim of previous conveyance or PIL payment, it is the applicant's/owner's responsibility to provide suitable evidence of such previous conveyance or PIL payment, to LaSalle's satisfaction.
13. Land or PIL required to be conveyed or paid to LaSalle for park or other public recreation purposes pursuant to parts 2 and 3 of this by-law shall be reduced by the amount of land or PIL previously received by LaSalle pursuant to sections 42, 51.1 or 53 of the Planning Act in respect of the lands being Developed or Redeveloped.

Phased Development

14. Where approvals are issued in phases for Development or Redevelopment, LaSalle may calculate and require the conveyance of land for park purposes or the payment of PIL, in accordance with parts 2 and 3 of this by-law, on a phase-by-phase basis.

Redevelopment

15. In the case of redevelopment, the maximum amount of the parkland dedication and/or PIL shall not exceed an amount equal to the amount calculated as per the previous sections of this by-law, multiplied by the ratio of "A" to "B" where,
 - a) "A" is the floor area of any part of a building or structure, which part is proposed to be erected or located as part of the development or redevelopment, and
 - b) "B" is the floor area of all buildings and structures that will be on the land after the development or redevelopment.

Part 5: General

- 16. Where a determination is required to be made by LaSalle in this by-law, that determination shall be made by the Director of Planning & Development. The Director of Planning & Development’s decision shall be final.
- 17. This by-law shall be referred to as the “Parkland Dedication By-law”.
- 18. This by-law comes into force upon passage.

Schedules

The following schedule shall form part of this By-law:

Schedule A: PIL of Parkland Per Unit for Residential Development

Read a first and second time and finally passed this 28th day of January 2025.

1st Reading –January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk

By-law No. 2025-005

Schedule "A"

PIL Per unit for Residential Development

Unit Type	PIL per Unit January 1, 2025 to December 31, 2025	PIL per Unit January 1, 2026 to December 31, 2026	PIL per Unit January 1, 2027 onwards
Single-detached - Rural	\$2,800	\$4,650	\$6,500
Single-detached – Urban	\$5,900	\$9,850	\$13,800
Semi-detached and Multiples	\$1,400	\$2,300	\$3,200
Apartments	\$750	\$1,000	\$1,400

**Rates are subject to indexing as per Section 9 (a)*

The Corporation of the Town of LaSalle

By-law Number 2025-008

A By-law to authorize the execution of the Ontario Transfer Payment Agreement with His Majesty the King in right of Ontario and the Corporation of the Town of LaSalle under the Fire Protection Grant

Whereas the Ministry of the Solicitor General, Office of the Fire Marshal, has received approval for a grant to support the municipal fire service in acquiring critical equipment and other needs to improve and enhance the level of fire protection service being provided, known as the Fire Protection Grant;

And Whereas year one of the Fire Protection Grant focuses on firefighter safety and minor infrastructure updates;

And Whereas the Corporation of the Town of LaSalle (Corporation) intends to purchase a PPE gear dryer and additional PPE (structural firefighting gloves) to help reduce exposure to cancer-causing contaminants;

And Whereas the Province wishes to provide funds through the Fire Protection Grant to support this purchase;

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

1. **That** the Mayor and Clerk be and they are hereby authorized and empowered on behalf of the Corporation of the Town of LaSalle to execute a Transfer Payment Agreement with His Majesty the King in right of Ontario dated this January 28, 2025, and to do such further and other acts as may be necessary to implement the said agreement.
2. **That** this By-law shall come into full force and take effect upon final passing thereof.

1st Reading – January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk

The Corporation of the Town of LaSalle

By-law Number 2025-009

A By-law to confirm the donation of Lots 351 to 353 and Lots 367 to 368, Registered Plan 734, from Csop Agnes Glew

Whereas the Corporation of the Town of LaSalle (“Corporation”) has been requested by Csop Agnew Glew to accept the dedication of Lots 351 to 353 and Lots 367 to 368, all on Registered Plan 734, in the Town of LaSalle, in the County of Essex;

And whereas the Council of the Corporation deems it expedient to confirm acceptance of the donation of said lands;

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

1. That the Corporation accept the donation of Lots 351 to 353 and Lots 367 to 368, all on Registered Plan 718 from Csop Agnew Glew, in consideration of the Corporation granting a tax receipt.
2. That the execution by the Mayor and the Clerk of the Corporation of any and all documents necessary to complete this transaction, and the affixing of the Corporation’s seal to such documents to give effect to this transaction, be and the same are hereby confirmed.
3. This By-law shall come into force on the final passing thereof.

Read a first and second time and finally passed this 28th day of January, 2025.

1st Reading – January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk

The Corporation of the Town of LaSalle

By-law Number 2025-010

A By-law to confirm the donation of Lots 354 to 356 and Lots 364 to 366, Registered Plan 734, from Susan Evans

Whereas the Corporation of the Town of LaSalle (“Corporation”) has been requested by Susan Evans to accept the dedication of Lots 354 to 356 and Lots 364 to 366, all on Registered Plan 734, in the Town of LaSalle, in the County of Essex;

And whereas the Council of the Corporation deems it expedient to confirm acceptance of the donation of said lands;

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

1. That the Corporation accept the donation of Lots 354 to 356 and Lots 364 to 366, all on Registered Plan 718 from Susan Evans, in consideration of the Corporation granting a tax receipt.
2. That the execution by the Mayor and the Clerk of the Corporation of any and all documents necessary to complete this transaction, and the affixing of the Corporation’s seal to such documents to give effect to this transaction, be and the same are hereby confirmed.
3. This By-law shall come into force on the final passing thereof.

Read a first and second time and finally passed this 28th day of January, 2025.

1st Reading – January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk

The Corporation of the Town of LaSalle

By-Law Number 2025-011

A By-law to re-appoint a Hearing Officer pursuant to the Administrative Monetary Penalties System

Whereas the Corporation of the Town of LaSalle (“Corporation”) is authorized through the *Municipal Act, 2001*, S.O. 2001, c. 25, to establish a system of administrative monetary penalties for contraventions to the Corporation’s By-laws;

And whereas the Council of the Corporation passed an Administrative Monetary Penalties By-law 8289 on March 26, 2019;

And whereas the Council of the Corporation passed the appointment of screening officers and hearing officers to adjudicate reviews and appeals of administrative penalties By-law 8290 on March 29, 2019;

And whereas the Corporation deems it expedient to appoint certain persons as Hearing Officers pursuant to the Administrative Monetary Penalties By-law 8289,

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

1. That the person listed in Schedule “A” is re-appointed as a Hearing Officer pursuant to the Administrative Monetary Penalties By-law 8289 for the term of three (3) years ending December 31, 2027;
2. That Schedule “A” forms part of this By-law;
3. This By-law shall come into force and take effect on the final passing thereof.

Read a first and second time and finally passed this 28th day of January, 2025.

1st Reading - January 28, 2025

Mayor

2nd Reading – January 28, 2025

3rd Reading - January 28, 2025

Clerk

Schedule "A"

Hearing Officer

Hearing Officer Name	Appointment Date
William Wright	January 1, 2025

The Corporation of the Town of LaSalle

By-law Number 2025-012

A By-law to amend the Developer's Subdivision Agreement with 2601370 Ontario Inc.

Whereas 2601370 Ontario Inc. has entered into a Developer's Subdivision Agreement with the Corporation of the Town of LaSalle ("Corporation") dated the 2nd day of May, 2024;

And whereas the report on the Manager of Planning and Development, dated the 22nd day of August, 2024 (PD-30-2024) regarding the subdivision redline amendment (prepared by Alec S. Mantha, O.L.S., dated August 1, 2024) was received by Council at the regular meeting of Council held on September 10, 2024;

And whereas Council authorized Administration to prepare a corresponding subdivision agreement in the event the County of Essex granted the request for a redline change;

And whereas the County of Essex granted the request for the redline change on the 19th day of September, 2024;

And whereas the Council of the Corporation deems it expedient to amend the Subdivision Agreement on certain terms and conditions;

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 an Amending Developer's Subdivision Agreement with 2601370 Ontario Inc. located at:

FIRSTLY: Part of Lot 32, Concession 2, Sandwich West and Part of Lot 33, Concession 2 Sandwich West, designated as Parts 11 to 18, both inclusive, on 12R-27294 and Parts 9 to 14, both inclusive, on 12R-27047 save and except Parts 1, 2, 3, 4, 5, 6, 8 and 9 on 12R-27741; subject to debts as in R1149332; LaSalle (PIN: 70550-2031 (R))

SECONDLY: Part of Lot 33, Concession 2, Sandwich West, designated as Parts 1, 2, 3, 4, 7, 8, 9 and 10 on 12R-27294 and Parts 1 to 5, both inclusive, on 12R-27047; subject to an easement in gross over Parts 3 and 9 on 12R-27294 as in CE818576; subject to an easement in gross over Part 4 on 12R-27047 as in R591676; subject to an easement over Parts 4 and 5 on 12R-27047 as in SW53245; LaSalle (PIN: 70550-2032 (LT))

in the Town of LaSalle in the County of Essex.

2. That the Mayor and the Clerk be and the same are hereby authorized to execute the said Developer's Amending Subdivision Agreement on behalf of the Corporation and affix the Corporate seal thereto, as well as any and all other documents that may be necessary to give effect to the terms of the said Amending Agreement.

3. This By-law shall come into force on the final passing thereof.

Read a first and second time and finally passed this 28th day of January, 2025.

1st Reading – January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk

The Corporation of the Town of LaSalle

By-law Number 2025-018

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 meeting:
 - January 28, 2025, Public Planning Meeting
 - January 28, 2025, Regular Meeting of Councilin 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 28th day of January 2025.

1st Reading – January 28, 2025

2nd Reading – January 28, 2025

3rd Reading – January 28, 2025

Mayor

Clerk