



**THE CORPORATION OF THE TOWN OF LASALLE
REGULAR MEETING OF COUNCIL
AGENDA**

Tuesday, November 28, 2017, 7:00 PM
Council Chambers, LaSalle Civic Centre, 5950 Malden Road

	Pages
A. OPENING BUSINESS	
1. Call to Order and Moment of Silent Reflection	
2. Disclosures of Pecuniary Interest and the General Nature Thereof	
3. Adoption of Minutes	4
RECOMMENDATION That the minutes of the closed and regular meetings of Council held November 14, 2017 BE ADOPTED as presented.	
4. Approval of Payment of Accounts	19
RECOMMENDATION That the Accounts Payable report dated November 28, 2017 BE APPROVED for payment.	
5. Mayors Comments	
B. PRESENTATIONS	
C. DELEGATIONS	
D. PUBLIC MEETINGS AND/OR HEARINGS	

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

1. IMPROVING THE DEVELOPMENT AGREEMENT ADMINISTRATIVE PROCESS 37

RECOMMENDATION

That the report of the Director of Development & Strategic Initiatives and Director of Public Works dated November 14, 2017 (DS-66-2017) regarding the need for Town Staff to undertake a review of existing procedures and protocols related to how development agreements are prepared and administered on an on-going basis BE APPROVED.

2. SENIORS FOCUS GROUP 40

RECOMMENDATION

That the report of the Deputy Clerk dated November 20, 2017 (CL-27-17) respecting feedback obtained from the first Seniors Focus Group held on November 16, 2017 BE RECEIVED and further that focus groups occurring during election period BE CONDUCTED by Administration to avoid perception of the use of corporate resources by a candidate or potential candidate.

3. REZONING AND SITE PLAN CONTROL APPLICATION 48

RECOMMENDATION

That the report of the Director of Development & Strategic Initiatives and the Supervisor of Planning & Development Services dated November 21, 2017 (DS-65-2017) regarding the request of Tuscany Oaks Ltd. (Applicant) and Dillon Consulting Limited, Karl Tanner (Agent) to rezone 0.8 hectares of land located along the west side of Malden Road, between Rosati Drive and Bouffard Road (Malden Planning District) to a Neighbourhood Commercial Zone BE APPROVED IN PRINCIPLE and further that a final zoning by-law amendment along with a site plan control agreement BE PREPARED by administration and BROUGHT BACK to Council for adoption of the by-law and execution of the agreement.

F. INFORMATION ITEMS TO BE RECEIVED

1. CORRESPONDENCE RECEIVED FROM THE OFFICE OF PRIME MINISTER TRUDEAU 118

RECOMMENDATION

That the letter received from the office of Prime Minister Trudeau dated November 9, 2017 acknowledging Council's correspondence regarding Canada Post BE RECEIVED.

2. CORRESPONDENCE RECEIVED FROM PREMIER WYNNE 119

RECOMMENDATION

That correspondence received from Kathleen Wynne, Premiere of Ontario, dated November 6, 2017 thanking Council for advising of concerns regarding barriers on Highway 401 BE RECEIVED.

3. SUMMARY OF REPORTS TO COUNCIL DATED NOVEMBER 28, 2017

120

RECOMMENDATION

That the report of the Chief Administrative Officer dated November 28, 2017
being a summary of reports to Council BE RECEIVED.

G. BY-LAWS

121

RECOMMENDATION

That the following By-laws BE GIVEN first reading:

8085 - A By-law to authorize the execution of a municipal access agreement between Bell
Canada and the Corporation of the Town of LaSalle

8086 - A By-law to amend Zoning by-law No. 5050, the Town's Comprehensive Zoning By-law,
as amended

8087- A By-law to assume certain lands as part of St. Frances Crescent

Clerks Note: Copy of By-law 8087 will be available at a later date.

RECOMMENDATION

That by-law numbers 8085 to 8087 BE GIVEN second reading.

RECOMMENDATION

That by-law numbers 8085 to 8087 BE GIVEN third reading and finally passed.

H. COUNCIL QUESTIONS

I. STATEMENTS BY COUNCIL MEMBERS

J. REPORTS FROM COMMITTEES

K. NOTICES OF MOTION

L. MOTION TO MOVE INTO CLOSED SESSION

M. CONFIRMATORY BY-LAW

N. SCHEDULE OF MEETINGS

Regular Meeting of Council- December 12, 2017 @7:00pm

Committee of Adjustment- December 13, 2017 @5:30pm

Budget Meeting- December 13, 2017 @9:30am

Budget Meeting- December 14 & 15, 2017 @9:30am (if required)

O. ADJOURNMENT



REPORT OF CLOSED MEETING OF LASALLE TOWN COUNCIL

November 14, 2017
5:00 pm

Members in attendance:

Mayor Ken Antaya
Councillor Terry Burns
Councillor Sue Desjarlais
Councillor Crystal Meloche
Councillor Jeff Renaud

Regrets:

Deputy Mayor Marc Bondy
Councillor Mike Akpata

Also in attendance:

Kevin Miller, Chief Administrative Officer
Agatha Armstrong, Deputy Clerk
Dale Langlois, Manager of Finance & Deputy Treasurer (regarding item #1)
Dave Sutton, Fire Chief (regarding item #1)
Rick Hyra, Human Resources Officer (regarding items #1 and #2)
Joe Milicia, Director of Finance & Treasurer (regarding item #3)
Peter Marra, Director of Public Works (regarding item #3)
Christine Riley, Town Solicitor (regarding items #3 & #4)

Mayor Antaya calls the meeting to order at 5:10 pm.

Disclosures of Pecuniary Interest and the General Nature Thereof

None.

407/17 Burns/Desjarlais

That Council move into closed session at 5:10 pm to discuss the following items:

Councillor Meloche arrives at 5:22 pm.

1. Labour Relations Re: Contract negotiations with LaSalle Professional Fire Fighters, Confidential Report CL-24-17, s.239(2)(d)
2. Labour Relations Re: CUPE Joint Job Evaluation Committee, Confidential Report CL-25-17, s.239(2)(d)
3. Solicitor-Client Privilege Re: Status of Water Agreement Negotiations, Confidential Report CAO-22-17, s.239(2)(f)

4. Solicitor-Client Privilege Re: Licensing and Bylaw Enforcement Matter, Confidential Report CL-22-17, s239(2)(f)

Carried.

Dave Sutton, Fire Chief leaves the meeting at 5:42 pm.

Dale Langlois, Manager of Finance & Deputy Treasurer leaves the meeting at 5:42 pm.

Rick Hyra, Human Resources Officer leaves the meeting at 5:55 pm

Joe Milicia, Director of Finance & Treasurer enters the meeting at 5:55 pm

Christine Riley, Town Solicitor enters the meeting at 5:55 pm

Peter Marra, Director of Public Works enters the meeting at 5:55 pm.

Joe Milicia, Director of Finance & Treasurer leaves the meeting at 6:45 pm

Peter Marra, Director of Public Works leaves the meeting at 6:45 pm.

408/17 Meloche/Burns

That Council move back into public session at 6:55 pm.

Carried.

1. Contract Negotiations with LaSalle Profession Firefighters

409/17 Desjarlais/Renaud

That the confidential report of the Human Resources Manager and Deputy Treasurer dated November 8, 2017 (CL-24-17) regarding contract negotiations with LaSalle Professional Firefighters BE RECEIVED and Administration BE AUTHORIZED to proceed in accordance with the verbal instructions of Council.

Carried.

2. CUPE Joint Job Evaluation Committee

410/17 Renaud/Meloche

That the confidential report of the Human Resources Officer dated November 8, 2017 (CL-25-17) regarding the CUPE Joint Job Evaluation Committee BE RECEIVED, that Council CONCUR that the employer completed the process and that Administration BE AUTHORIZED to proceed in accordance with the verbal instructions of Council.

Carried.

3. Status of Water Agreement Negotiations

411/17 Burns/Desjarlais

That the confidential report of the Chief Administrative Officer, the Director of Finance & Treasurer and Town Solicitor dated November 10, 2017 (CAO-22-17) regarding the status of water agreement negotiations BE RECEIVED and that Administration BE AUTHORIZED to proceed in accordance with the verbal instructions of Council.

Carried.

4. Licensing and Bylaw Enforcement Matter

412/17 Renaud/Meloche

That the confidential report of the Town Solicitor, the Director of Council Services & Clerk and the Deputy Clerk dated November 1, 2017 (CL-22-17) regarding a licensing and bylaw enforcement matter BE RECEIVED and that Administration BE AUTHORIZED to proceed in accordance with the verbal instructions of Council.

Carried.

There being no further business, the meeting is adjourned at 6:58 pm

Mayor – Ken Antaya

Deputy Clerk – Agatha Armstrong



THE CORPORATION OF THE TOWN OF LASALLE

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

November 14, 2017

7:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present: Mayor Ken Antaya, Councillor Michael Akpata, Councillor Terry Burns, Councillor Sue Desjarlais, Councillor Crystal Meloche, Councillor Jeff Renaud

Members of Council Absent: Deputy Mayor Marc Bondy

Administration Present: K. Miller, Chief Administrative Officer, J. Milicia, Director of Finance & Treasurer, P. Marra, Director of Public Works, J. Columbus, Director of Culture and Recreation, D. Sutton, Fire Chief, A. Armstrong, Deputy Clerk, D. Hadre, Corporate Communications & Promotions Officer, N. DiGesú, IT Supervisor, L. Jean, Administrative Assistant to the Clerk, C. Riley, Town Solicitor

Additional Administration Present: D. Langlois, Manager of Finance & Deputy Treasurer, R. Hyra, Human Resources Officer, M. Beggs, Manager of Parks and Roads.

A. OPENING BUSINESS

1. Call to Order and Moment of Silent Reflection
2. Disclosures of Pecuniary Interest and the General Nature Thereof
3. Adoption of Minutes

413/17

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the minutes of the closed and regular meetings of Council held October 24, 2017 BE ADOPTED as presented.

Carried.

4. Approval of Payment of Accounts

414/17

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That the Accounts Payable report dated November 14, 2017 BE APPROVED for payment.

Carried.

5. Mayors Comments

I will forego the usual list of meetings, events, or occasions that the Town has either hosted or members have attended, and simply thank all those people involved in last week's Remembrance Day Ceremonies.

We began with a well-organized and thoughtful tribute at Wednesday evening's Vipers Game. Steve Bell of CKLW acted as our Master of Ceremony. We were honored by the presence of cadets, who marched along with the band, and of course, our own Councillor Jeff Renaud had a very touching performance of the Last Post on his trumpet. Thanks to Councillor Akpata for making the arrangements. He was unable to attend - something called work.

On Friday, November 10th, we held our annual tribute at our cenotaph. The event again was orchestrated by Legion #594 and was designed to have the school children involved. Occasionally we get criticized for not holding the event on the appropriate day, being November 11th. Right or wrong, we opt to get the children of our local schools involved. The Prime Ministers of each High School deliver a speech, and this very solemn event, honors the veterans in a very special way. It is our attempt to blend the youth with the seniors, and assure the veterans will not be forgotten. As always it was well done. Thanks goes out to Reverend Stan Fraser, Legion Representative, Doug Branch and our own Councillor Terry Burns.

Finally I was able to represent the Town at the Remembrance Day Ceremony held at City Hall Square. That was a well organized event, which was attended by over a thousand people. A thoughtful, meaningful service that demonstrated that we have not forgotten our veterans and what they meant to our future, our freedom. I was honored to play a small role in all of these very touching events.

This is a tough time of year, very emotional. The veterans have our attention, our admiration and our respect.

B. PRESENTATIONS

1. PRESENTATION OF CHEQUE FOR SPECIAL OLYMPICS TO CONSTABLE ALISON HUNTER

Constable Alison Hunter, LaSalle Police Service appears before council to receive a cheque for Special Olympics from Mayor Antaya representing the proceeds from the Craft Beer Festival torch run.

2. PRESENTATION OF A POEM WRITTEN ABOUT THE LATE CONSTABLE ROBERT CARRICK

Jody Hall appears before Council to recite a poem he wrote about the late Constable Robert Carrick

Buckshot Flew - August 23, 1969

This story may sound – make believe But unfortunately, it's true

It occurred in Sandwich West Township

On A sunny day.... when the skies they were blue

A temper Erupted And our lives were... Interrupted

On the day when the Buckshot Flew

Again, This story may sound....Make Believe

But unfortunately... it's true

Constable Robert Carrick Responded to a domestic call

On Sprucewood... A stucco home It was a....greenish hue

A temper Erupted And our lives were....Interrupted

On the day when the Buckshot Flew

Upon approaching This ominous dwelling

Which had set far back And.... out of view

Carrick was met by a mother And two children...

And he most certainly ...Did As he was trained to do

The Sniper Shot on a downward Trajectory....

If only Carrick knew

A shotgun blast It happened...Fast, At first there was one....Then two

And all of this happened In our Sandwich West

On the day when the Buckshot Flew
Carrick had intentions of attending Diving school..
But he saved these folks Instead
This 22 year old Sandwich West Police constable dove.... headlong Into a
stream of lead
He exhibited character And courage...And I'm certain... Carrick knew
That even.... despite this guise He'd save these lives
On the day when the Buckshot Flew
Bullets poured and terror reigned For thirteen minutes
Indeed...Evil.... sniped a few
The smell of gun smoke It was no joke on this sunny day When the skies had
been... Blue
Even the... sickening Sound of ricochet Didn't dissuade this heroic crew
Const Robert Ross... Const Al Oakley Const William Arbing....Displayed
heroism... In this
And they ... Did What heroes do
They risked their lives.. Despite...all of ...This
On the day when the Buckshot Flew
Today... right now Constable Robert Carrick Is still policing us
God gave Robin A birds-eye view
And from up above With Godly...Love
He still protects both Me...And you
This handsome man From the Carrick clan
Was tried.... and tested And true
He shall forever Live For what he Did....
And for how he BehavedAnd for what he Saved
On the day August 23rd, 1969
When the Buckshot Flew

C. DELEGATIONS

1. BY-LAW 8080

G. Baxter appears before council regarding By-law 8080 and thanks administration for their efforts and willingness to work with the residents and the developer for the execution of the Developer's Subdivision Agreement with 1912844 Ontario Limited (Rauti).

D. PUBLIC MEETINGS AND/OR HEARINGS

None.

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

1. ACCESSIBILITY ADVISORY COMMITTEE MEETING MINUTES- OCTOBER 5, 2017

415/17

Moved by: Councillor Meloche

Seconded by: Councillor Akpata

That the recommendations contained in the minutes of the Accessibility Advisory Committee meeting dated October 5, 2017 BE APPROVED.

Carried.

2. CULTURE & RECREATION/PARKS ADVISORY COMMITTEE MEETING MINUTES - SEPTEMBER 21, 2017

416/17

Moved by: Councillor Desjarlais

Seconded by: Councillor Meloche

That the recommendations contained in the minutes of the Culture & Recreation/Parks Advisory Committee meeting dated September 21, 2017 BE APPROVED.

Carried.

3. CULTURE & RECREATION/PARKS ADVISORY COMMITTEE MEETING MINUTES - NOVEMBER 2, 2017

417/17

Moved by: Councillor Meloche

Seconded by: Councillor Desjarlais

That the recommendations contained in the minutes of the Culture & Recreation/Parks Advisory Committee meeting dated November 2, 2017 BE APPROVED.

Carried.

4. YOUTH FOCUS GROUP

418/17

Moved by: Councillor Akpata

Seconded by: Councillor Renaud

That the report of the Director of Council Services/Clerk dated October 30, 2017 (CL-21-17) respecting feedback obtained from the first Youth Focus Group held on October 23, 2017 BE RECEIVED and Council Resolution 114/17 BE AMENDED to allow for future feedback from the youth category to be obtained via surveys.

Carried.

5. HUMAN RESOURCES POLICIES

419/17

Moved by: Councillor Burns

Seconded by: Councillor Desjarlais

That the report of Human Resources Officer and Human Resources Generalist dated November 8, 2017 (CL-26-17) regarding the newly developed and or revised human resources policies BE APPROVED, and that the previous policies related to Transitional Work Rehabilitation Program CR 367/16, Violence in the Workplace Prevention Policy CR 355/16, and Harassment and Discrimination Prevention Policy CR 355/16 BE RESCINDED.

Carried.

6. BILL 148 FAIR WORKPLACES, BETTER JOBS ACT 2017

420/17

Moved by: Councillor Burns

Seconded by: Councillor Desjarlais

That the report of the Director of Council Services/Clerk dated November 7, 2017 (CL-23-17) respecting the Association of Municipalities of Ontario's submission to the Standing Committee on Finance and Economic Affairs regarding Bill 148.

Fair Workplaces, Better Jobs Act, 2017 BE RECEIVED and AMO's position BE SUPPORTED, and further that local MPP's BE REQUESTED to support the position.

Carried.

7. TODD LANE ROUNDABOUT DESIGN AND COST ESTIMATE

421/17

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the report of the Director of Public Works and Manager of Roads and Parks dated November 8, 2017 (PW-36-17) regarding the design of the Todd Lane/Malden Road roundabout reconstruction and tender to complete the landscaping work BE APPROVED and that a steel fabricator be engaged to complete the design and manufacturing of a centerpiece sculpture for the upset limit of \$50,000 BE AUTHORIZED.

Carried.

8. GEESE POPULATION ISSUES

422/17

Moved by: Councillor Desjarlais

Seconded by: Councillor Meloche

That the report of the Director of Public Works dated November 9, 2017 (PW-37-17) regarding geese population issues BE RECEIVED and that all future stormwater management ponds be designed and constructed to be naturalized ponds, that Sandwich West Park stormwater management pond continue to be maintained as a naturalized pond and further that Administration BE AUTHORIZED to explore the use of geese repellent at the Vollmer Complex.

Carried.

F. INFORMATION ITEMS TO BE RECEIVED

1. LETTER FROM THE ONTARIO MINISTER OF FINANCE REGARDING CANNABIS LEGALIZATION

423/17

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That correspondence received from Minister of Finance Charles Sousa dated October 27, 2017 regarding a safe and sensible framework to govern the lawful use and retail distribution of non-medical cannabis as a carefully controlled substance within the province of Ontario BE RECEIVED and that correspondence BE FORWARDED to the Minister of Finance indicating that the Town of LaSalle would be interested in taking part in the discussions.

Carried.

2. LETTER TO THE MINISTER OF ENVIRONMENT AND CLIMATE CHANGE

424/17

Moved by: Councillor Burns

Seconded by: Councillor Desjarlais

That correspondence received from Tracey Ramsey MP dated October 24, 2017 writing to the Minister of Environment and Climate Change regarding the health of our Great Lakes BE RECEIVED.

Carried.

3. ESSEX POWER YOUTH GRANT

425/17

Moved by: Councillor Burns

Seconded by: Councillor Renaud

That the report of the Director of Culture and Recreation dated November 1, 2017 (R&C 15-17) regarding the 2018 Essex Power Youth in Community Fund BE RECEIVED.

Carried.

4. OCTOBER, 2017 MONTH END FINANCIAL STATEMENTS

426/17

Moved by: Councillor Akpata

Seconded by: Councillor Renaud

That the month end financial statement, capital fund analysis and reserves and reserve fund schedule dated October 31, 2017 BE RECEIVED.

Carried.

5. REVIEW OF SUMMER OUTDOOR CONCESSIONS OPERATIONS

427/17

Moved by: Councillor Burns

Seconded by: Councillor Renaud

That the report from the Director of Culture and Recreation dated November 8th, 2017 (C&R16-17) regarding the 2017 Outdoor Concession Operations BE RECEIVED.

Carried.

6. PROPOSED 2018 BUDGET RELEASE AND HIGHLIGHTS

428/17

Moved by: Councillor Akpata

Seconded by: Councillor Desjarlais

That the report of the Director of Finance & Treasurer dated November 9th, 2017 (FIN-33-2017) regarding the proposed 2018 Budget Release and Highlights the BE RECEIVED.

Carried.

7. SAFETY GROUP

429/17

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That the report of Director Council Services/Clerk (CL-20-17) dated October 30, 2017 respecting the Town's participation in the Workplace Safety Prevention Services' Safety Group and resulting rebate in the amount of \$18,151.83 BE RECEIVED.

Carried.

8. BILL 68- MODERNIZING ONTARIO'S MUNICIPAL LEGISLATION ACT

430/17

Moved by: Councillor Desjarlais

Seconded by: Councillor Meloche

That the report of the Director Council Services/Clerk dated October 30, 2017 (CL-19-17) respecting changes to the Municipal Act, 2001, the Municipal Conflict of Interest Act and Municipal Elections Act through Bill 68, the Modernizing Ontario's Municipal Legislation Act BE RECEIVED.

Carried.

9. RECOGNITION OF LASALLE VOLUNTEERS

The following volunteer names are drawn at random to received Windsor Symphony Orchestra tickets to the Saturday December 16th, 2017 performance of "Holiday Pops":

Jamie Peltier from St. Joseph's School, Margaret Van Rijt, Lourdes Llanes & Andres Davies from L'Ecole Monseigneur Augustin Caron, Rebecca Radu and Andy Paling from Sandwich West Public School.

10. SUMMARY OF REPORTS TO COUNCIL DATED NOVEMBER 14, 2017

431/17

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That the report of the Chief Administrative Officer dated November 14, 2017 being a summary of reports to Council BE RECEIVED.

Carried.

G. BY-LAWS

432/17

Moved by: Councillor Burns

Seconded by: Councillor Desjarlais

That the following By-laws BE GIVEN first reading:

8080- A By-law to authorize the execution of a Developer's Subdivision Agreement with 1912844 Ontario Limited (Rauti).

8081- A By-law to authorize the execution of an Extension Agreement between Lee-Anne Knuckle and the Town of LaSalle.

8082- A By-law to accept the donation of Catherine Zieba of Lots 30 to 36, Registered Plan 743.

8083- A By-law to authorize the execution of an agreement with Essex-Windsor Solid Waste authority for the production of 2018 Municipal Collection Calendar.

Carried.

433/17

Moved by: Councillor Meloche

Seconded by: Councillor Akpata

That by-law numbers 8080 to 8083 BE GIVEN second reading.

Carried.

434/17

Moved by: Councillor Renaud

Seconded by: Councillor Burns

That by-law numbers 8080 to 8083 BE GIVEN third reading and finally passed.

Carried.

H. COUNCIL QUESTIONS

None.

I. STATEMENTS BY COUNCIL MEMBERS

None.

J. REPORTS FROM COMMITTEES

Councillor Burns thanks all those who were involved in organizing and participated in the Remembrance Day Ceremony that was held on Friday November 10, 2017.

K. NOTICES OF MOTION

None.

L. MOTION TO MOVE INTO CLOSED SESSION

M. CONFIRMATORY BY-LAW

435/17

Moved by: Councillor Akpata

Seconded by: Councillor Renaud

That the Confirmatory By-law #8084 BE GIVEN first reading.

Carried.

436/17

Moved by: Councillor Desjarlais

Seconded by: Councillor Meloche

That the Confirmatory By-law #8084 BE GIVEN second reading.

Carried.

437/17

Moved by: Councillor Burns

Seconded by: Councillor Akpata

That by-law number #8084 BE GIVEN third reading and finally passed.

Carried.

N. SCHEDULE OF MEETINGS

Committee of Adjustment - November 22, 2017 @5:30 pm

Regular Meeting of Council- November 28, 2017 @7:00pm

Regular Meeting of Council- December 12, 2017 @7:00pm

Committee of Adjustment- December 13, 2017 @5:30pm

Budget Meeting- December 13, 2017 @9:30am

Budget Meeting- December 14 & 15, 2017 @9:30am (if required)

O. ADJOURNMENT

Meeting adjourned at the call of the Chair 8:20 pm.

Mayor: Ken Antaya

Deputy Clerk: Agatha Armstrong

TOWN OF LASALLE

ACCOUNTS PAYABLE

COUNCIL REPORT

November 28, 2017

TOWN OF LASALLE
Council/Board Report-Smry (Computer)



AP5060A

Date : Nov 22, 2017

Page : 1

Time : 2:16 pm

Vendor : 000006 To 911511

Batch : All

Cheque Dates : 10-Nov-2017 To 22-Nov-2017

Bank : 1 To 1

Vendor Code	Vendor Name	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description						
150017	1147170 ONTARIO LTD						
20831	TEMPERED GLASS-FF	20171122 C	13-Nov-2017	22-Nov-2017	190.69	190.69	0.00
Supplier Totals :					190.69	190.69	0.00
200032	1732077 ONTARIO LTD						
81843	TIRE STEMS-FIRE	20171122 C	31-Oct-2017	22-Nov-2017	22.58	22.58	0.00
Supplier Totals :					22.58	22.58	0.00
010107	ACCESS DOORS N MORE INC						
37798	REPAIR COUNTER GATE-FF	20171122 C	13-Nov-2017	22-Nov-2017	180.80	180.80	0.00
37807	REPAIR RINK A-FF	20171122 C	14-Nov-2017	22-Nov-2017	180.80	180.80	0.00
Supplier Totals :					361.60	361.60	0.00
010004	ADVANCE BUSINESS SYSTEMS						
614614	RICOH 2200-IT	20171122 C	01-Nov-2017	22-Nov-2017	141.25	141.25	0.00
Supplier Totals :					141.25	141.25	0.00
901045	AJ STONE COMPANY LTD						
135990	WIPES-FIRE	20171122 C	26-Oct-2017	22-Nov-2017	143.63	143.63	0.00
Supplier Totals :					143.63	143.63	0.00
900096	ALLEGRA PRINT & IMAGING						
108067	2018 BUDGET-ADMIN	20171122 C	14-Nov-2017	22-Nov-2017	4,887.25	4,887.25	0.00
Supplier Totals :					4,887.25	4,887.25	0.00
900016	BANK OF MONTREAL						
220-00425	OVERPD TAXES	20171117 D	16-Nov-2017	17-Nov-2017	585.00	585.00	0.00
Supplier Totals :					585.00	585.00	0.00
020010	BELL CANADA						
1710/969-0713	PHONE-TOWNHALL	20171110 D	22-Oct-2017	09-Nov-2017	98.02	98.02	0.00
Supplier Totals :					98.02	98.02	0.00
900712	BETTER LOCKSMITHS						
18433A	INSTALL BOAT RAMP PLATE-FF	20171122 C	15-Oct-2017	22-Nov-2017	79.10	79.10	0.00
18532A	INSTALL RIVERDANCE LOCK-FF	20171122 C	06-Nov-2017	22-Nov-2017	102.94	102.94	0.00
Supplier Totals :					182.04	182.04	0.00

TOWN OF LASALLE
Council/Board Report-Smry (Computer)



AP5060A

Date : Nov 22, 2017

Page : 2

Time : 2:16 pm

Vendor : 000006 To 911511

Batch : All

Cheque Dates : 10-Nov-2017 To 22-Nov-2017

Bank : 1 To 1

Vendor Code	Vendor Name				Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description	Batch	Invoice Date	Due Date			
220043	BLUELINE RENTAL INC						
3047260001	ROLLER-ROADS	20171122 C	16-Oct-2017	22-Nov-2017	604.89	604.89	0.00
Supplier Totals :					604.89	604.89	0.00
020020	BONDY RILEY KOSKI LLP						
15625	LEGAL FEES-ADMIN	20171122 C	27-Oct-2017	22-Nov-2017	3,713.53	3,713.53	0.00
Supplier Totals :					3,713.53	3,713.53	0.00
902419	Brush						
171105	STRAW-CBF	20171122 C	05-Nov-2017	22-Nov-2017	113.00	113.00	0.00
Supplier Totals :					113.00	113.00	0.00
030107	C n R LANDSCAPE						
1374	CUTTINGS-PARKS	20171122 C	20-Oct-2017	22-Nov-2017	13,771.18	13,771.18	0.00
Supplier Totals :					13,771.18	13,771.18	0.00
903848	CADUCEON ENTERPRISES INC						
17-17002	TESTING-WATER	20171122 C	09-Nov-2017	22-Nov-2017	22.04	22.04	0.00
17-17003	TESTING-WATER	20171122 C	31-Oct-2017	22-Nov-2017	1,095.14	1,095.14	0.00
Supplier Totals :					1,117.18	1,117.18	0.00
030217	[REDACTED]						
171116	THIRD PARTY LIABILITY	20171117 D	16-Nov-2017	17-Nov-2017	8,100.00	8,100.00	0.00
Supplier Totals :					8,100.00	8,100.00	0.00
030016	CANADIAN IMPERIAL BANK						
NOV 15/17	PAYROLL REMITTANCES	299	10-Nov-2017	10-Nov-2017	1,181.03	1,181.03	0.00
NOV 22/17	PAYROLL REMITTANCES	306	20-Nov-2017	20-Nov-2017	1,201.56	1,201.56	0.00
Supplier Totals :					2,382.59	2,382.59	0.00
030022	CARDINAL SERVICES GROUP						
561158	REPAIR COOLER-VRC	20171122 C	09-Nov-2017	22-Nov-2017	712.67	712.67	0.00
Supplier Totals :					712.67	712.67	0.00
030154	CATHYS DANCE STUDIO						
1711 REGISTER	P2P-VRC	20171117 D	16-Nov-2017	17-Nov-2017	216.00	216.00	0.00
Supplier Totals :					216.00	216.00	0.00

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Vendor Code	Vendor Name				Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description	Batch	Invoice Date	Due Date			
030064	COGECO CABLE CANADA INC						
1711 FIRE CABLE	70614-587985-02-6-01 CABLE-FIRE	20171117 D	03-Nov-2017	17-Nov-2017	119.84	119.84	0.00
1711 TOWNHALL (70614-675653-01-5-01 CABLE-TOWNHALL	20171117 D	08-Nov-2017	17-Nov-2017	76.82	76.82	0.00
1711 VRC CABLE/I	70614-653484-01-6-01 CABLE/INTERNET-VRC	20171117 D	03-Nov-2017	17-Nov-2017	250.76	250.76	0.00
Supplier Totals :					447.42	447.42	0.00
900037	COLBRO						
100652-0	CHAINSAW-ROADS	20171122 C	08-Nov-2017	22-Nov-2017	523.31	523.31	0.00
99379-0	ROLLER-GILBERT PARK TRAIL	20171122 C	28-Sep-2017	22-Nov-2017	531.10	531.10	0.00
Supplier Totals :					1,054.41	1,054.41	0.00
030030	COMMISSIONAIRES						
367618	OCT 15-28 TOWNHALL SECURITY	20171122 C	28-Oct-2017	22-Nov-2017	1,205.32	1,205.32	0.00
Supplier Totals :					1,205.32	1,205.32	0.00
030156	COMPETERS INC						
3872	SOFTWARE-WATER/SEWER	20171122 C	01-Nov-2017	22-Nov-2017	395.50	395.50	0.00
3886	TRAINING-WATER/SEWER	20171122 C	07-Nov-2017	22-Nov-2017	1,017.00	1,017.00	0.00
Supplier Totals :					1,412.50	1,412.50	0.00
900110	CORPORATE BILLING INC						
90429850	UNIT 203-FIRE	20171122 C	25-Oct-2017	22-Nov-2017	9,759.99	9,759.99	0.00
90430272	UNIT 202-FIRE	20171122 C	27-Oct-2017	22-Nov-2017	680.67	680.67	0.00
90430273	UNIT 202-FIRE	20171122 C	27-Oct-2017	22-Nov-2017	6,188.93	6,188.93	0.00
Supplier Totals :					16,629.59	16,629.59	0.00
030084	COUNTRYSIDE HOME HARDWARE						
68366	BITS/HANGERS-FF	20171122 C	04-Oct-2017	22-Nov-2017	12.35	12.35	0.00
68367	SCREWS/HANGERS-FF	20171122 C	04-Oct-2017	22-Nov-2017	29.56	29.56	0.00
68372	HOOKS/STAKES-CBF	20171122 C	05-Oct-2017	22-Nov-2017	28.22	28.22	0.00
68374	CEMENT-ROADS	20171122 C	05-Oct-2017	22-Nov-2017	27.63	27.63	0.00
68379	CLEANERS-FF	20171122 C	06-Oct-2017	22-Nov-2017	6.77	6.77	0.00
68381	GROUT-FF	20171122 C	06-Oct-2017	22-Nov-2017	8.24	8.24	0.00
68395	BITS/BOLTS-FF	20171122 C	08-Oct-2017	22-Nov-2017	23.87	23.87	0.00

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Invoice No.	Description	Batch	Invoice Date	Due Date			
68424	CLEANERS-FF	20171122 C	12-Oct-2017	22-Nov-2017	10.16	10.16	0.00
68429	EXT CORD-FF	20171122 C	13-Oct-2017	22-Nov-2017	16.94	16.94	0.00
68431	LEVER-FF	20171122 C	13-Oct-2017	22-Nov-2017	7.90	7.90	0.00
68438	SCREWS/BATTERIES-FF	20171122 C	14-Oct-2017	22-Nov-2017	19.79	19.79	0.00
68461	CLEANERS-FF	20171122 C	17-Oct-2017	22-Nov-2017	14.68	14.68	0.00
68465	CEMENT-ROADS	20171122 C	18-Oct-2017	22-Nov-2017	55.26	55.26	0.00
68466	CEMENT-ROADS	20171122 C	18-Oct-2017	22-Nov-2017	126.96	126.96	0.00
68472	CLOTHESLINE-FF	20171122 C	19-Oct-2017	22-Nov-2017	33.89	33.89	0.00
68480	FILTER/SCREWS-FF	20171122 C	20-Oct-2017	22-Nov-2017	22.58	22.58	0.00
68492	HOSE-FF	20171122 C	23-Oct-2017	22-Nov-2017	16.93	16.93	0.00
68505	KEYS/TAPE MEASURE-FF	20171122 C	24-Oct-2017	22-Nov-2017	41.75	41.75	0.00
68508	GROUT-ROADS	20171122 C	24-Oct-2017	22-Nov-2017	22.59	22.59	0.00
68513	ADHESIVE-FF	20171122 C	25-Oct-2017	22-Nov-2017	6.77	6.77	0.00
68536	ANTIFREEZE-FF	20171122 C	27-Oct-2017	22-Nov-2017	71.03	71.03	0.00
68548	SCREWS/THERMOMETER/S HOWER CURT-FF	20171122 C	29-Oct-2017	22-Nov-2017	24.81	24.81	0.00
68552	CEMENT-PARKS	20171122 C	30-Oct-2017	22-Nov-2017	110.51	110.51	0.00
68554	CLEANER-FF	20171122 C	30-Oct-2017	22-Nov-2017	27.10	27.10	0.00
68564	BLADES/KEYS-FF	20171122 C	31-Oct-2017	22-Nov-2017	23.11	23.11	0.00
Supplier Totals :					789.40	789.40	0.00
030094	CULLIGAN WATER						
6977270	WATER-PW	20171122 C	31-Oct-2017	22-Nov-2017	28.25	28.25	0.00
Supplier Totals :					28.25	28.25	0.00
040007	D'AMORE CONSTRUCTION 2000						
PAY 2	HURON CHURCH WM	20171117 D	01-Aug-2017	17-Nov-2017	54,608.76	54,608.76	0.00
Supplier Totals :					54,608.76	54,608.76	0.00
900324	DARCH FIRE						
64957	UNIT 202-FF	20171122 C	31-Oct-2017	22-Nov-2017	1,575.50	1,575.50	0.00
64958	UNIT 206-FIRE	20171122 C	31-Oct-2017	22-Nov-2017	490.70	490.70	0.00
64959	UNIT 203-FIRE	20171122 C	31-Oct-2017	22-Nov-2017	490.70	490.70	0.00

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Invoice No.	Description						
64960	UNIT 207-FIRE	20171122 C	31-Oct-2017	22-Nov-2017	490.70	490.70	0.00
Supplier Totals :					3,047.60	3,047.60	0.00
040081	DOUGLAS MARKETING GROUP						
3366	FOCUS GROUP-VRC	20171122 C	29-Sep-2017	22-Nov-2017	11,158.75	11,158.75	0.00
Supplier Totals :					11,158.75	11,158.75	0.00
050037	ESSEX COUNTY MUNICIPAL						
2017 MEMBERSHI	MEMBERSHIP-PW	20171117 D	17-Nov-2017	17-Nov-2017	250.00	250.00	0.00
2017 SAFETY TRL	TRUCK ROADEO-PW	20171117 D	17-Nov-2017	17-Nov-2017	450.00	450.00	0.00
Supplier Totals :					700.00	700.00	0.00
050025	ESSEX LINEN SUPPLY						
416392	TOWELS-FIRE	20171122 C	21-Nov-2017	22-Nov-2017	46.61	46.61	0.00
417281	MATS/TOWELS-FF	20171122 C	08-Nov-2017	22-Nov-2017	98.43	98.43	0.00
Supplier Totals :					145.04	145.04	0.00
050027	ESSEX POWERLINES						
1711/243520-01	PS 3	20171117 D	06-Nov-2017	17-Nov-2017	83.68	83.68	0.00
1711/243530-00	PS HERITAGE	20171117 D	06-Nov-2017	17-Nov-2017	225.88	225.88	0.00
1711/243533-01	PS 6	20171117 D	06-Nov-2017	17-Nov-2017	77.28	77.28	0.00
1711/243546-01	PS 16	20171117 D	06-Nov-2017	17-Nov-2017	103.30	103.30	0.00
1711/243547-01	PS FRONT RD	20171117 D	06-Nov-2017	17-Nov-2017	125.79	125.79	0.00
1711/243550-01	PS 2	20171117 D	06-Nov-2017	17-Nov-2017	284.00	284.00	0.00
1711/243570-01	PS 11	20171117 D	06-Nov-2017	17-Nov-2017	89.31	89.31	0.00
1711/243639-00	PS	20171117 D	06-Nov-2017	17-Nov-2017	94.36	94.36	0.00
1711/243657-01	PS 7	20171117 D	06-Nov-2017	17-Nov-2017	376.92	376.92	0.00
1711/243689-01	PS DELMAR	20171117 D	06-Nov-2017	17-Nov-2017	69.73	69.73	0.00
1711/243795-01	PS MATCHETTE/MINTO	20171117 D	06-Nov-2017	17-Nov-2017	66.95	66.95	0.00
1711/243797-01	PS VICTORY	20171117 D	06-Nov-2017	17-Nov-2017	60.29	60.29	0.00
1711/243798-01	PS MARTIN	20171117 D	06-Nov-2017	17-Nov-2017	47.28	47.28	0.00
1711/243998-00	HYDRO-FRONT RD WASHROOMS	20171117 D	06-Nov-2017	17-Nov-2017	39.83	39.83	0.00
1711/244052-00	TS MORTON	20171117 D	06-Nov-2017	17-Nov-2017	72.45	72.45	0.00

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Invoice No.	Description	Batch	Invoice Date	Due Date			
1711/244064-01	PS 13	20171117 D	06-Nov-2017	17-Nov-2017	78.73	78.73	0.00
1711/244316-00	HYDRO-POOL	20171117 D	06-Nov-2017	17-Nov-2017	603.28	603.28	0.00
1711/244372-00	HYDRO-MILL PARK	20171117 D	06-Nov-2017	17-Nov-2017	97.66	97.66	0.00
1711/246647-00	PS JUDY RECKER	20171117 D	06-Nov-2017	17-Nov-2017	93.92	93.92	0.00
1711/246835-00	HYDRO-1190 FRONT RD	20171117 D	06-Nov-2017	17-Nov-2017	37.98	37.98	0.00
1711/247486-00	PS DISPUTED	20171117 D	06-Nov-2017	17-Nov-2017	38.96	38.96	0.00
1711/248886-00	TS HURON CHURCH	20171117 D	06-Nov-2017	17-Nov-2017	84.99	84.99	0.00
1711/248887-00	TS HURON CHURCH	20171117 D	07-Nov-2017	17-Nov-2017	78.86	78.86	0.00
1711/249208-00	PS 19	20171117 D	06-Nov-2017	17-Nov-2017	113.00	113.00	0.00
1711/249281-00	TS LAURIER/HURON	20171117 D	06-Nov-2017	17-Nov-2017	83.86	83.86	0.00
1711/249282-00	TS LAURIER/HOWARD	20171117 D	06-Nov-2017	17-Nov-2017	97.32	97.32	0.00
1711/249311-00	HYDRO-CONC BLDG	20171117 D	06-Nov-2017	17-Nov-2017	2,905.00	2,905.00	0.00
1711/249314-00	HYDRO-RIVERDANCE	20171117 D	06-Nov-2017	17-Nov-2017	2,032.34	2,032.34	0.00
1711/249315-00	TS MALDEN/NORMANDY	20171117 D	06-Nov-2017	17-Nov-2017	73.27	73.27	0.00
1711/249316-00	TS MALDEN/SPRUCEWOOD	20171117 D	06-Nov-2017	17-Nov-2017	72.51	72.51	0.00
1711/249317-00	TS MALDEN/DELMAR	20171117 D	06-Nov-2017	17-Nov-2017	71.55	71.55	0.00
1711/249604-00	SL MALDEN ROUNDABOUT	20171117 D	06-Nov-2017	17-Nov-2017	37.98	37.98	0.00
1711/249605-00	SL LAURIER ROUNDABOUT	20171117 D	06-Nov-2017	17-Nov-2017	184.66	184.66	0.00
1711/249700-00	TS LAURIER	20171117 D	06-Nov-2017	17-Nov-2017	87.61	87.61	0.00
1711/249776-00	SL MALDEN	20171117 D	06-Nov-2017	17-Nov-2017	38.39	38.39	0.00
1711/249777-00	SL MALDEN	20171117 D	06-Nov-2017	17-Nov-2017	37.98	37.98	0.00
1711/250948-00	HYDRO-AMPHITHEATRE	20171117 D	06-Nov-2017	17-Nov-2017	54.06	54.06	0.00

Supplier Totals :

8,820.96 8,820.96 0.00

050045 ESSEX WINDSOR SOLID WASTE

25828 OCT RES WASTE PICKUP 20171122 C 31-Oct-2017 22-Nov-2017 26,293.30 26,293.30 0.00

25835 OCT YARD WASTE 20171122 C 31-Oct-2017 22-Nov-2017 6,968.91 6,968.91 0.00

9387 OCT FIXED COST 20171122 C 31-Oct-2017 22-Nov-2017 51,075.00 51,075.00 0.00

Supplier Totals :

84,337.21 84,337.21 0.00

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Invoice No.	Description						
NOV 15/17	PAYROLL REMITTANCES	299	10-Nov-2017	10-Nov-2017	243.46	243.46	0.00
NOV 22/17	PAYROLL REMITTANCES	306	20-Nov-2017	20-Nov-2017	243.46	243.46	0.00
Supplier Totals :					486.92	486.92	0.00
060005	FASTENAL CANADA						
ONWIN289662	PARTS-FF	20171122 C	13-Oct-2017	22-Nov-2017	109.12	109.12	0.00
Supplier Totals :					109.12	109.12	0.00
060081	FAUBERT						
172780		20171122 C	21-Nov-2017	22-Nov-2017	2,000.00	2,000.00	0.00
Supplier Totals :					2,000.00	2,000.00	0.00
900686	FESTIVAL TENT & PARTY						
106093	BRUNETTE PARK-VRC	20171122 C	31-Oct-2017	22-Nov-2017	162.72	162.72	0.00
Supplier Totals :					162.72	162.72	0.00
070123	GIRL GUIDES OF CANADA-						
330-242449	OVERPD WATER/SEWER	20171122 C	21-Nov-2017	22-Nov-2017	1,683.86	1,683.86	0.00
Supplier Totals :					1,683.86	1,683.86	0.00
080003	HANDI-TRANSIT						
171001-31	TRANSPORTATION	20171122 C	06-Nov-2017	22-Nov-2017	3,740.00	3,740.00	0.00
Supplier Totals :					3,740.00	3,740.00	0.00
080008	HEATON SANITATION LTD						
31350	FLUSH SAN MANHOLES-SEWER	20171122 C	02-Nov-2017	22-Nov-2017	2,054.34	2,054.34	0.00
31802	FLUSH SAN MANHOLES-SEWER	20171122 C	03-Nov-2017	22-Nov-2017	2,054.34	2,054.34	0.00
31804	FLUSH SAN MANHOLES-SEWER	20171122 C	07-Nov-2017	22-Nov-2017	2,054.34	2,054.34	0.00
31805	FLUSH SAN MANHOLES-SEWER	20171122 C	08-Nov-2017	22-Nov-2017	1,941.34	1,941.34	0.00
31806	FLUSH MANHOLES-SEWER	20171122 C	09-Nov-2017	22-Nov-2017	2,034.00	2,034.00	0.00
Supplier Totals :					10,138.36	10,138.36	0.00
080015	HENDERSON RECREATION						
123352	BENCHES-PARKS	20171122 C	27-Oct-2017	22-Nov-2017	15,712.65	15,712.65	0.00
Supplier Totals :					15,712.65	15,712.65	0.00
901699	Herdman						

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Invoice No.	Description						
170818-30 RENTAL	FARM DISC-PARKS	20171122 C	22-Nov-2017	22-Nov-2017	100.00	100.00	0.00
Supplier Totals :					100.00	100.00	0.00
080022	HOLLAND CLEANING						
433284	CUSTODIAL SUP-FF	20171122 C	06-Nov-2017	22-Nov-2017	417.39	417.39	0.00
433359	CUSTODIAL SUP-FF	20171122 C	07-Nov-2017	22-Nov-2017	534.64	534.64	0.00
433384	CUSTODIAL SUP-FF	20171122 C	07-Nov-2017	22-Nov-2017	32.23	32.23	0.00
Supplier Totals :					984.26	984.26	0.00
900375	HOTTE MARINE CONTRACTING						
4518	REMOVE BUOYS-PARKS	20171122 C	10-Nov-2017	22-Nov-2017	774.05	774.05	0.00
Supplier Totals :					774.05	774.05	0.00
080070	HYDRO ONE NETWORKS INC						
1711/20009349200	RIVER CANARD CENTRE	20171117 D	13-Nov-2017	17-Nov-2017	53.40	53.40	0.00
Supplier Totals :					53.40	53.40	0.00
090012	IMAGE360						
5087	BANNERS-PARKS	20171122 C	09-Nov-2017	22-Nov-2017	1,175.20	1,175.20	0.00
5124	DONATION CHEQUE-VRC	20171122 C	13-Nov-2017	22-Nov-2017	163.76	163.76	0.00
Supplier Totals :					1,338.96	1,338.96	0.00
090007	INGERSOLL RAND						
30023850	FILTERS-FF	20171122 C	18-Oct-2017	22-Nov-2017	2,407.47	2,407.47	0.00
Supplier Totals :					2,407.47	2,407.47	0.00
090032	IRC BUILDING SCIENCES						
3334	TOL ROOF CONSULT-FF	20171122 C	16-Oct-2017	22-Nov-2017	807.95	807.95	0.00
Supplier Totals :					807.95	807.95	0.00
090013	IRON MOUNTAIN CANADA						
PJL6379	SHREDDING-PW	20171122 C	31-Oct-2017	22-Nov-2017	6.78	6.78	0.00
Supplier Totals :					6.78	6.78	0.00
100014	J&J LEPERA						
PAY 4	TS/PATHWAY/WM	20171122 C	31-Oct-2017	22-Nov-2017	186,672.58	186,672.58	0.00
Supplier Totals :					186,672.58	186,672.58	0.00

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Invoice No.	Description						
030019	K+S WINDSOR SALT LTD						
5300328853	SALT	20171122 C	02-Nov-2017	22-Nov-2017	2,832.56	2,832.56	0.00
5300330130	SALT	20171122 C	09-Nov-2017	22-Nov-2017	5,523.41	5,523.41	0.00
5300330343	SALT	20171122 C	10-Nov-2017	22-Nov-2017	11,159.62	11,159.62	0.00
Supplier Totals :					19,515.59	19,515.59	0.00
110004	KELCOM						
575945-OW	PW DESKTOP/LAPTOPS-IT	20171122 C	03-Nov-2017	22-Nov-2017	5,566.31	5,566.31	0.00
576106-OW	PHONE-PW	20171122 C	06-Nov-2017	22-Nov-2017	590.98	590.98	0.00
Supplier Totals :					6,157.29	6,157.29	0.00
110006	KENWIL SERVICES						
12493	REPAIR VRC WATER LINE-FF	20171122 C	03-Oct-2017	22-Nov-2017	1,493.86	1,493.86	0.00
12517	LIGHTS-FF	20171122 C	16-Oct-2017	22-Nov-2017	2,462.61	2,462.61	0.00
12518	REPAIR POOL PAK-FF	20171122 C	10-Oct-2017	22-Nov-2017	1,101.75	1,101.75	0.00
Supplier Totals :					5,058.22	5,058.22	0.00
110055	KOMSA						
220-00425		20171117 D	17-Nov-2017	17-Nov-2017	279.30	279.30	0.00
Supplier Totals :					279.30	279.30	0.00
110013	KRAUTNER JANITORIAL						
2017-10-04	OCT SERV-FIRE	20171122 C	31-Oct-2017	22-Nov-2017	1,753.76	1,753.76	0.00
2017-10-06	OCT SERV-CONC BLDG	20171122 C	31-Oct-2017	22-Nov-2017	912.69	912.69	0.00
2017-10-08	OCT SERV-TOWNHALL	20171122 C	31-Oct-2017	22-Nov-2017	14,320.87	14,320.87	0.00
2017-10-12	OCT SERV-OUTDOOR WASHROOMS	20171122 C	31-Oct-2017	22-Nov-2017	254.25	254.25	0.00
Supplier Totals :					17,241.57	17,241.57	0.00
120047	LARRY RENAUD FORD & RV						
50263	MANUAL-FIRE	20171122 C	25-Oct-2017	22-Nov-2017	6.73	6.73	0.00
Supplier Totals :					6.73	6.73	0.00
120132	LASALLE ANIMAL HOSPITAL						
04	CAT VOUCHER 030	20171122 C	10-Nov-2017	22-Nov-2017	50.00	50.00	0.00
Supplier Totals :					50.00	50.00	0.00

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120135 172919	LASALLE BACKHOE SERVICE 6980 MALDEN	20171122 C	20-Nov-2017	22-Nov-2017	875.70	875.70	0.00
Supplier Totals :					875.70	875.70	0.00
120056 1711 REGISTER	LASALLE FITNESS P2P-VRC	20171117 D	15-Nov-2017	17-Nov-2017	263.40	263.40	0.00
Supplier Totals :					263.40	263.40	0.00
120013 37516	LASALLE POST VOL FIREFIGHTERS-FIRE	20171122 C	03-Nov-2017	22-Nov-2017	186.45	186.45	0.00
37545	SALE OF LAND-TAX	20171122 C	10-Nov-2017	22-Nov-2017	186.45	186.45	0.00
37547	NOV 22 COMM OF ADJ-DSI	20171122 C	10-Nov-2017	22-Nov-2017	93.23	93.23	0.00
37579	SALE OF LAND-TAX	20171122 C	17-Nov-2017	22-Nov-2017	186.45	186.45	0.00
Supplier Totals :					652.58	652.58	0.00
902872 1711 REGISTER	LASALLE STOMPERS SOCCER P2P-VRC	20171117 D	16-Nov-2017	17-Nov-2017	340.00	340.00	0.00
171121 REGISTER	P2P-VRC	20171122 C	21-Nov-2017	22-Nov-2017	340.00	340.00	0.00
Supplier Totals :					680.00	680.00	0.00
120078 1637696-00	LEVITT SAFETY SERV RESPIRATORS-FIRE	20171122 C	25-Oct-2017	22-Nov-2017	2,362.95	2,362.95	0.00
Supplier Totals :					2,362.95	2,362.95	0.00
901362 155557	LIFESAVING SOCIETY FIRST AID/CPR-VRC	20171122 C	25-Oct-2017	22-Nov-2017	9.65	9.65	0.00
155574	CRESTS/CPR/FIRST AID-VRC	20171122 C	02-Nov-2017	22-Nov-2017	53.20	53.20	0.00
M123224	GUIDES/SUP-VRC	20171122 C	26-Oct-2017	22-Nov-2017	695.64	695.64	0.00
Supplier Totals :					758.49	758.49	0.00
120035 57088398	LINDE CANADA LTD T4070 CARBON DIOXIDE-FF	20171110 D	19-Sep-2017	09-Nov-2017	233.77	233.77	0.00
57142452	CO2-FF	20171110 D	28-Sep-2017	09-Nov-2017	204.01	204.01	0.00
57142831	CO2-FF	20171110 D	28-Sep-2017	09-Nov-2017	42.49	42.49	0.00
Supplier Totals :					480.27	480.27	0.00

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260010	LOBLAW COMPANIES LTD						
1711/14948	CLEANERS-FIRE	20171122 C	08-Nov-2017	22-Nov-2017	31.66	31.66	0.00
1711/19409	MTG-ADMIN/COUNCIL	20171122 C	08-Nov-2017	22-Nov-2017	60.31	60.31	0.00
1711/47095	CONC SUP-VRC	20171122 C	08-Nov-2017	22-Nov-2017	27.84	27.84	0.00
Supplier Totals :					119.81	119.81	0.00
130012	MALDEN PEST CONTROL LTD						
20647	TOWNHALL PEST CONTROL	20171122 C	29-Oct-2017	22-Nov-2017	120.00	120.00	0.00
20649	FIRE PEST CONTROL	20171122 C	29-Oct-2017	22-Nov-2017	100.00	100.00	0.00
20650	PW PEST CONTROL	20171122 C	29-Oct-2017	22-Nov-2017	100.00	100.00	0.00
20651	VRC PEST CONTROL	20171122 C	29-Oct-2017	22-Nov-2017	200.00	200.00	0.00
Supplier Totals :					520.00	520.00	0.00
130042	MERCHANTS PAPER COMPANY						
110711	CUSTODIAL SUP-FF	20171122 C	03-Nov-2017	22-Nov-2017	316.04	316.04	0.00
111007	CUSTODIAL SUP-FF	20171122 C	08-Nov-2017	22-Nov-2017	563.59	563.59	0.00
111485	CUSTODIAL SUP-FF	20171122 C	14-Nov-2017	22-Nov-2017	672.94	672.94	0.00
Supplier Totals :					1,552.57	1,552.57	0.00
130078	MIDWAY HOME APPLIANCE						
25089	WASHER-FF	20171122 C	23-Oct-2017	22-Nov-2017	1,241.87	1,241.87	0.00
Supplier Totals :					1,241.87	1,241.87	0.00
130217	MORGAN						
310-235517		20171117 D	15-Nov-2017	17-Nov-2017	836.37	836.37	0.00
Supplier Totals :					836.37	836.37	0.00
903788	NASCI CONSTRUCTION						
3694	VRC WASHROOM CEMENT PAD-PARKS	20171122 C	26-Jun-2017	22-Nov-2017	2,867.66	2,867.66	0.00
3695	SPLASH PAD	20171122 C	29-Jun-2017	22-Nov-2017	2,446.45	2,446.45	0.00
3697	LINE PAINTING	20171122 C	06-Jul-2017	22-Nov-2017	2,576.40	2,576.40	0.00
3698	VRC CURB/SIDEWALK	20171122 C	06-Jul-2017	22-Nov-2017	8,262.00	8,262.00	0.00
3776	CB REPAIR-ROADS	20171122 C	29-Aug-2017	22-Nov-2017	1,994.45	1,994.45	0.00
3835	GILBERT PARK TRAIL	20171122 C	20-Oct-2017	22-Nov-2017	50,799.15	50,799.15	0.00

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Supplier Totals :					68,946.11	68,946.11	0.00
903279	NELLA CUTLERY INC						
2350152	BLADE SHARPENING-FF	20171122 C	19-Oct-2017	22-Nov-2017	84.75	84.75	0.00
2350922	BLADE SHARPENING-FF	20171122 C	02-Nov-2017	22-Nov-2017	28.25	28.25	0.00
Supplier Totals :					113.00	113.00	0.00
140037	NOVEXCO INC						
400140745	OFF SUP-FIRE	20171122 C	25-Oct-2017	22-Nov-2017	164.64	164.64	0.00
400167602	OFF SUP/PURCHASE-FIRE	20171122 C	01-Nov-2017	22-Nov-2017	56.14	56.14	0.00
400181547	OFF SUP-ADMIN	20171122 C	06-Nov-2017	22-Nov-2017	2.21	2.21	0.00
400194873	OFF SUP-ADMIN	20171122 C	08-Nov-2017	22-Nov-2017	243.71	243.71	0.00
400200286	OFF SUP-ADMIN	20171122 C	09-Nov-2017	22-Nov-2017	44.48	44.48	0.00
Supplier Totals :					511.18	511.18	0.00
150089	O'GORMAN						
172953		20171122 C	17-Nov-2017	22-Nov-2017	227.37	227.37	0.00
Supplier Totals :					227.37	227.37	0.00
150027	ONTARIO CLEAN WATER						
98260	NOV CHARGES	20171122 C	01-Nov-2017	22-Nov-2017	21,847.20	21,847.20	0.00
Supplier Totals :					21,847.20	21,847.20	0.00
160061	PATTISON OUTDOOR						
40/10700317	ADV-CBF	20171122 C	11-Sep-2017	22-Nov-2017	2,486.00	2,486.00	0.00
Supplier Totals :					2,486.00	2,486.00	0.00
160096	PEBBLES GRAVEL & TOPSOIL						
16944	COLD MIX-ROADS	20171122 C	09-Nov-2017	22-Nov-2017	1,516.55	1,516.55	0.00
Supplier Totals :					1,516.55	1,516.55	0.00
903486	PLANT PRODUCTS						
157508	GLYFOS-PARKS	20171122 C	02-Oct-2017	22-Nov-2017	132.00	132.00	0.00
159626	OVERSEED-PARKS	20171122 C	17-Oct-2017	22-Nov-2017	2,056.60	2,056.60	0.00
159663	OVERSEED-PARKS	20171122 C	17-Oct-2017	22-Nov-2017	2,056.60	2,056.60	0.00
160186	SEED-PARKS	20171122 C	20-Oct-2017	22-Nov-2017	2,056.60	2,056.60	0.00

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161210	SEED-PARKS	20171122 C	27-Oct-2017	22-Nov-2017	2,056.60	2,056.60	0.00
161364	OVERSEED-PARKS	20171122 C	30-Oct-2017	22-Nov-2017	2,056.60	2,056.60	0.00
84239	SEED-PARKS	20171122 C	31-Oct-2017	22-Nov-2017	-107.35	-107.35	0.00
Supplier Totals :					10,307.65	10,307.65	0.00
160128	PROMOSHOP						
293287	MEDALS-CBF	20171122 C	27-Oct-2017	22-Nov-2017	757.80	757.80	0.00
Supplier Totals :					757.80	757.80	0.00
160034	PUROLATOR INC						
436261364	POSTAGE-ADMIN/CS	20171122 C	03-Nov-2017	22-Nov-2017	8.86	8.86	0.00
Supplier Totals :					8.86	8.86	0.00
180100	RCL POPPY TRUST FUND						
1711 WREATH	WREATH-COUNCIL	20171122 C	11-Nov-2017	22-Nov-2017	95.00	95.00	0.00
Supplier Totals :					95.00	95.00	0.00
180006	RECEIVER GENERAL						
180006 - 46793	Payroll Remittance BN:	299	10-Nov-2017	10-Nov-2017	2,439.48	2,439.48	0.00
180006 - 46794	Payroll Remittance BN:	299	10-Nov-2017	10-Nov-2017	56,135.79	56,135.79	0.00
180006 - 46795	Payroll Remittance BN:	299	10-Nov-2017	10-Nov-2017	6,082.15	6,082.15	0.00
180006 - 46911	Payroll Remittance BN:	306	20-Nov-2017	20-Nov-2017	56,272.45	56,272.45	0.00
180006 - 46912	Payroll Remittance BN:	306	20-Nov-2017	20-Nov-2017	6,475.88	6,475.88	0.00
Supplier Totals :					127,405.75	127,405.75	0.00
180027	RESURFICE CORP						
84468	EDGER BLADES-FF	20171122 C	27-Oct-2017	22-Nov-2017	234.53	234.53	0.00
Supplier Totals :					234.53	234.53	0.00
180061	RIVERSIDE ELEVATORS INC						
16855	NOV MAINT-TOWNHALL/VRC	20171122 C	01-Nov-2017	22-Nov-2017	508.50	508.50	0.00
Supplier Totals :					508.50	508.50	0.00
180122	RIVERSIDE SPORTS						
1711 REGISTER	P2P-VRC	20171122 C	21-Nov-2017	22-Nov-2017	324.00	324.00	0.00
Supplier Totals :					324.00	324.00	0.00

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Invoice No.	Description	Batch	Invoice Date	Due Date			
180121	ROSATI						
1711 REFUND	COMM OF ADJ-DSI	20171117 D	15-Nov-2017	17-Nov-2017	1,000.00	1,000.00	0.00
Supplier Totals :					1,000.00	1,000.00	0.00
900694	SAFEDESIGN APPAREL LTD						
251427	BALACLAVA-FIRE	20171122 C	27-Oct-2017	22-Nov-2017	105.60	105.60	0.00
Supplier Totals :					105.60	105.60	0.00
190019	SECURITY ONE ALARM						
670896	TOWNHALL/PW MONITORING-FF	20171122 C	01-Nov-2017	22-Nov-2017	343.14	343.14	0.00
Supplier Totals :					343.14	343.14	0.00
140042	SKATE LASALLE						
1711 REGISTER	P2P-VRC	20171117 D	16-Nov-2017	17-Nov-2017	166.50	166.50	0.00
Supplier Totals :					166.50	166.50	0.00
190066	SP&S						
2180243	MANWAY COVER/GASKET-VRC	20171122 C	31-Oct-2017	22-Nov-2017	27.79	27.79	0.00
Supplier Totals :					27.79	27.79	0.00
190046	STAPLES ADVANTAGE						
45876282	OFF SUP-PW	20171122 C	08-Nov-2017	22-Nov-2017	168.33	168.33	0.00
Supplier Totals :					168.33	168.33	0.00
900582	STEVENS STEEL PRODUCTS						
293868	SHUTTERS-FF	20171122 C	30-Oct-2017	22-Nov-2017	2,892.80	2,892.80	0.00
Supplier Totals :					2,892.80	2,892.80	0.00
903323	SUNCOR ENERGY PRODUCTS						
1710/9938524395	FUEL-FIRE	20171110 D	29-Oct-2017	09-Nov-2017	180.98	180.98	0.00
Supplier Totals :					180.98	180.98	0.00
190064	SUPERIOR PROPANE						
17554324	CYL RENTAL-FF	20171122 C	03-Nov-2017	22-Nov-2017	301.21	301.21	0.00
17630829	CYL RENTAL-FF	20171122 C	10-Nov-2017	22-Nov-2017	409.52	409.52	0.00
Supplier Totals :					710.73	710.73	0.00
900546	SZEKELY						

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Invoice No.	Description						
014	NOV 7-10 INSP-BLDG	20171122 C	10-Nov-2017	22-Nov-2017	1,616.63	1,616.63	0.00
015	NOV 14-17 INSP-BLDG	20171122 C	17-Nov-2017	22-Nov-2017	1,365.15	1,365.15	0.00
Supplier Totals :					2,981.78	2,981.78	0.00
900731	TECHNICAL STANDARDS AND						
3062415	REFRIGERATION INSP-FF	20171122 C	17-Oct-2017	22-Nov-2017	474.60	474.60	0.00
Supplier Totals :					474.60	474.60	0.00
200105	TOWN OF LASALLE						
1707/310159	WATER-SPLASHPAD	20171117 D	07-Nov-2017	17-Nov-2017	295.80	295.80	0.00
1708/310159	WATER-SPLASHPAD	20171117 D	07-Nov-2017	17-Nov-2017	9,964.54	9,964.54	0.00
1709/310159	WATER-SPLASHPAD	20171117 D	07-Nov-2017	17-Nov-2017	7,333.34	7,333.34	0.00
1710/310159	WATER-SPLASHPAD	20171117 D	07-Nov-2017	17-Nov-2017	330.74	330.74	0.00
1711/243530	PS HERITAGE	20171117 D	06-Nov-2017	17-Nov-2017	15.00	15.00	0.00
1711/243657	PS 7	20171117 D	06-Nov-2017	17-Nov-2017	15.00	15.00	0.00
1711/243792	WATER-FIRE	20171117 D	06-Nov-2017	17-Nov-2017	162.34	162.34	0.00
1711/243998	WATER-FRONT RD WASHROOMS	20171117 D	06-Nov-2017	17-Nov-2017	26.00	26.00	0.00
1711/244316	WATER-POOL	20171117 D	06-Nov-2017	17-Nov-2017	40.00	40.00	0.00
1711/247110	WATER-VRC	20171117 D	06-Nov-2017	17-Nov-2017	4,343.34	4,343.34	0.00
1711/249314	WATER-RIVERDANCE	20171117 D	06-Nov-2017	17-Nov-2017	1,295.62	1,295.62	0.00
1711/249439	WATER-CONC BLDG	20171117 D	06-Nov-2017	17-Nov-2017	46.00	46.00	0.00
1711/250586	WATER-PW	20171117 D	06-Nov-2017	17-Nov-2017	172.34	172.34	0.00
1711/250680	PS 1	20171117 D	06-Nov-2017	17-Nov-2017	69.87	69.87	0.00
1711/250717	WATER-TOWNHALL	20171117 D	06-Nov-2017	17-Nov-2017	1,981.74	1,981.74	0.00
1711/310159	WATER-SPLASHPAD	20171117 D	07-Nov-2017	17-Nov-2017	83.84	83.84	0.00
Supplier Totals :					26,175.51	26,175.51	0.00
200111	TS ENGINEERING INC						
1710249	VRC REFRIGERATION REVIEW-FF	20171122 C	27-Oct-2017	22-Nov-2017	9,605.00	9,605.00	0.00
Supplier Totals :					9,605.00	9,605.00	0.00
900369	TURTLE CLUB LITTLE LEAGUE						
17/080-24300	2017 TAX REBATE	20171117 D	17-Nov-2017	17-Nov-2017	6,652.34	6,652.34	0.00

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Invoice No.	Description						
Supplier Totals :					6,652.34	6,652.34	0.00
210016	ULINE CANADA CORPORATION						
3712228	SCALE-VRC	20171122 C	29-Sep-2017	22-Nov-2017	493.34	493.34	0.00
3751070	CHANGE STATION-FF	20171122 C	16-Oct-2017	22-Nov-2017	460.52	460.52	0.00
Supplier Totals :					953.86	953.86	0.00
210006	UNION GAS LIMITED						
1711 CONC BLDG	290-5271 270-9230-CONC BLDG	20171110 D	31-Oct-2017	10-Nov-2017	23.73	23.73	0.00
1711 FIRE	250-5280 226-2706-FIRE	20171110 D	31-Oct-2017	10-Nov-2017	313.96	313.96	0.00
1711 POOL	260-8075 235-0641-POOL	20171110 D	31-Oct-2017	10-Nov-2017	300.84	300.84	0.00
1711 PW	290-5271 278-1768-PW	20171110 D	31-Oct-2017	10-Nov-2017	290.51	290.51	0.00
1711 RIVERDANCE	250-5310 271-7629-RIVERDANCE	20171110 D	31-Oct-2017	10-Nov-2017	25.31	25.31	0.00
1711 TOWNHALL	290-5271 280-1416-TOWNHALL	20171110 D	31-Oct-2017	10-Nov-2017	1,545.72	1,545.72	0.00
1711 VRC	290-5271 263-5177-VRC	20171110 D	31-Oct-2017	10-Nov-2017	2,845.61	2,845.61	0.00
Supplier Totals :					5,345.68	5,345.68	0.00
230013	WINDSOR ESSEX COUNTY						
17335071	CAT VOUCHER 004	20171122 C	11-Oct-2017	22-Nov-2017	50.00	50.00	0.00
17335299	CAT VOUCHER 017	20171122 C	11-Oct-2017	22-Nov-2017	50.00	50.00	0.00
17340286	CAT VOUCHER 018	20171122 C	12-Oct-2017	22-Nov-2017	50.00	50.00	0.00
17340535	CAT VOUCHER 016	20171122 C	12-Oct-2017	22-Nov-2017	50.00	50.00	0.00
17340637	CAT VOUCHER 015	20171122 C	12-Oct-2017	22-Nov-2017	50.00	50.00	0.00
Supplier Totals :					250.00	250.00	0.00
230020	WINDSOR FACTORY SUPPLY						
4645450	BOLTS-FF	20171122 C	14-Nov-2017	22-Nov-2017	46.10	46.10	0.00
Supplier Totals :					46.10	46.10	0.00
230021	WINDSOR FAMILY CREDIT						
NOV 15/17	PAYROLL REMITTANCES	299	10-Nov-2017	10-Nov-2017	1,340.13	1,340.13	0.00
NOV 22/17	PAYROLL REMITTANCES	306	20-Nov-2017	20-Nov-2017	1,356.13	1,356.13	0.00
Supplier Totals :					2,696.26	2,696.26	0.00
230012	WINDSOR UPHOLSTERY & AUTO						

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38171	VEH SEAT REPAIRS-FF	20171122 C	12-Sep-2017	22-Nov-2017	932.25	932.25	0.00
Supplier Totals :					932.25	932.25	0.00
230108	WINDSOR-ESSEX CHILDREN'S						
1711 TICKETS	COPS CARE-POL	20171110 P	09-Nov-2017	09-Nov-2017	765.00	765.00	0.00
Supplier Totals :					765.00	765.00	0.00
903549	WINSTAR GYMNASTICS &						
1711 REGISTER	P2P-VRC	20171122 C	22-Nov-2017	22-Nov-2017	190.00	190.00	0.00
Supplier Totals :					190.00	190.00	0.00
230085	WOLSELEY CANADA INC						
5987170	BIG O-FF	20171122 C	18-Oct-2017	22-Nov-2017	76.28	76.28	0.00
6013439	COUPLINGS/ELBOWS-WATE R	20171122 C	25-Oct-2017	22-Nov-2017	1,482.23	1,482.23	0.00
6047277	CLAMPS-WATER	20171122 C	02-Nov-2017	22-Nov-2017	3,928.23	3,928.23	0.00
Supplier Totals :					5,486.74	5,486.74	0.00
230105	WURTH CANADA LTD						
22822517	WIRE TIES/BLADES-WATER/FF	20171110 D	20-Sep-2017	09-Nov-2017	518.16	518.16	0.00
Supplier Totals :					518.16	518.16	0.00
250003	YUNHAP FAMILY MARTIAL						
1711 REGISTER	P2P-VRC	20171117 D	16-Nov-2017	17-Nov-2017	302.05	302.05	0.00
171121 REGISTER	P2P-VRC	20171122 C	21-Nov-2017	22-Nov-2017	1,045.44	1,045.44	0.00
Supplier Totals :					1,347.49	1,347.49	0.00
Computer Paid Total :					812,866.24	812,866.24	0.00

Total Unpaid for Approval :	0.00
Total Discount :	0.00
Total Manually Paid for Approval :	0.00
Total Computer Paid for Approval :	812,866.24
Total EFT Paid for Approval :	0.00
Grand Total ITEMS for Approval :	812,866.24



The Corporation of the Town of LaSalle

Date:	November 14, 2017	Report No:	DS-66-2017
Directed To:	Mayor and Members of Council	Attachments:	
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M.PI, MCIP, RPP Director of Development & Strategic Initiatives P. Marra, P. Eng. Director of Public Works	Policy References:	Council Adopted Strategic Plan
Subject:	Improving the Development Agreement Administrative Process		

RECOMMENDATION:

That Council authorize Town Staff to implement the recommended revisions as set out in this Staff Report.

REPORT:

One of the recommendations arising out of the Town's Service Delivery Report, identified a need for Town Staff to undertake a review of existing procedures and protocols related to how development agreements are prepared and administered on an on-going basis.

Staff from both departments met, had considerable discussion with respect to what is working and what needs updating, and have concluded that internal changes need to be made, in order to:

- a) reduce overlap and duplication, and clearly establish areas of responsibility for agreement compliance;
- b) better align and coordinate the timing for the required installation of sidewalks, driveway approaches and other required services within the Town-owned boulevards, to coincide with the various stages of construction activity;
- c) deploy available Staff resources in a more efficient and effective manner;

- d) clearly establish the on-going responsibilities and obligations that apply to “developers” versus the on-going responsibilities and obligations that apply to “builders”;
- e) ensure that proper securities are being taken (both at the servicing stage of development, and also at the building stage) --- and that effective protocols are put in place for Staff in both Public Works and in the Building Division of DSI to efficiently administer their respective securities.

Following extensive internal discussions, and examining best practices from communities throughout our region, we have identified the following key actions that should be implemented:

- I. DSI Building Division Staff will be assigned the development agreement administrative responsibilities with respect to making sure that builders comply with all OBC related requirements, and all lot grading/ rear yard drainage obligations on private lands;
- II. Public Works Staff will be assigned the development agreement administrative responsibilities with respect to all servicing matters (including individual service connections provided to lot lines), and including all servicing/construction activity pertaining to driveway approaches, sidewalks, signage, street trees, etc. located on Town-owned boulevard areas that are situated within the publicly owned road allowance;
- III. The existing \$750 security that is collected at the building permit stage will be eliminated and will be replaced with two (2) new separate securities --- the first being, a \$1,500 building security to be administered by the Town’s Chief Building Official, that is refundable once the CBO is satisfied that a “final inspection” has been passed for the subject building permit, and the required lot grading/rear yard drainage obligations have been passed ---- and the second being, a \$2,500 public works security to be administered by the Town’s Manager of Engineering Services, that is refundable (save an expect for a \$200 administrative fee to be retained by Public Works to off-set additional inspections to be carried out by Public Works Staff) once the builder has completed all construction activity on the affected lot, and Public Works Staff confirm that the required driveway approach, sidewalk, street trees, etc. have been installed properly and no damage has taken place to adjacent curbs and gutters;
- IV. Development Agreements will be revised to clearly articulate these revised building securities, and how they are being used to achieve voluntary compliance with respect to important development agreement obligations;
- V. Development Agreements will also be revised to make greater use of an expanded and updated “Development Standards Manual” --- so that it is easier to read and understand by homebuyers, builders and developers. It should be noted that Public Works Engineering Staff are currently working on this manual, and as soon as it becomes available, the necessary changes will be made to the Town’s Standard Development Agreement Template. This latter change should also allow for quicker turnaround times as it relates to agreement preparation, and will produce agreements that are more standardized, streamlined, and easier for homebuyers to read and understand, with an enhanced use of schedules.

If Council concurs with these administrative changes, Town Staff will begin implementing same on March 1, 2018. This will also sufficient time to give notice to our land development and home building community.

During the next 24 months, Town Staff will monitor and evaluate the effectiveness of these recommended administrative revisions, and we bring back a subsequent report to Council at that time.

We are available to answer any questions you may have with respect to the contents of this Staff Report.

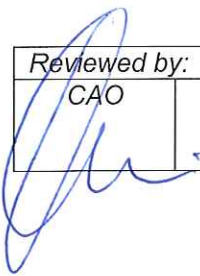
Respectfully,



L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives



P. Marra, P. Eng.
Director of Public Works

Reviewed by:						
 CAO	Finance	Council Services	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire



The Corporation of the Town of LaSalle

Date	November 20, 2017	Report No:	CL-27-17
Directed To:	Mayor and Members of Council	Attachments:	Feedback pages 1-6
Department:	Council Services	Policy References:	
Prepared By:	Agatha Armstrong, Deputy Clerk		
Subject:	Seniors Focus Group		

RECOMMENDATION:

That the report of the Deputy Clerk CL-27-17 dated November 20, 2017 respecting feedback obtained from the first Seniors Focus Group held on November 16, 2017 BE RECEIVED and further that focus groups occurring during the election period BE CONDUCTED by Administration to avoid any perception of the use of corporate resources by a candidate or potential candidate.

REPORT:

Council at its meeting held March 14, 2017 approved the following recommendation:

"That the option proposed by the Director of Council Services/Clerk wherein Focus Group meetings would be held twice per year to hear input from the senior and youth populations of the community BE APPROVED."

The seniors focus group was held on Thursday November 16, 2017 and included senior residents over the age of 60. Invitations and notices for this age demographic included notices in the LaSalle Post and invitations posted in the LaSalle Friendship Centre along with our two retirement homes in the community. Social media platforms such as Facebook and Twitter were also utilized to reach out to as many seniors possible. Twenty-three seniors attended the focus group .

Councillor Akpata, who originated the idea through a Notice of Motion, provided the introduction. Ms. Armstrong, Deputy Clerk, lead the discussion by introducing questions based on the Town's strategic plan. 1 ½ hours were spent guiding the participants through the discussion. Mayor Antaya, Councillor Desjarlais and Councillor Renaud also attended along with Ms. Jean, Executive Assistant, and Ms. Miceli, Council Coordinator.

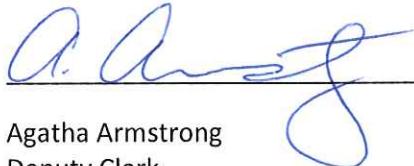
The seniors who attended the focus group were engaged in the discussion and provided administration with great input and positive feedback. (Attached as Appendix "A")

The next focus group session for seniors would be in the spring of 2018, which would coincide with the May 1 date of the start of filing of nominations for the 2018 municipal election. To avoid any perception that the focus groups are a platform, for a current sitting member of Council or candidate in the 2018 municipal election, to address the group, share their position or in any way lead a discussion, administration recommends that the focus groups be run solely by members of the administration. This will avoid any perception that the focus group setting is being provided by the municipality and/or providing a venue for a candidate to campaign. This is reinforced by the policy on the use of corporate resources during an election wherein it states:

- *No candidate shall use the facilities, equipment, supplies, services, staff or other resources of the Town for any election campaign or campaign related activities*
- *No candidate shall undertake campaign-related activities on municipal property*

To this end, questions and discussion will be guided by administration to ensure that no campaigning occurs.

Now that input has been received from both the youth and seniors focus groups, administration will forward the comments to the appropriate Strategic Planning sub-committees for further consideration.

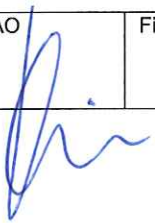


Agatha Armstrong
Deputy Clerk



Brenda Andreatta
Director Council Services/Clerk

Reviewed by:							
CAO	Finance	Council Services	Public Works	DSI	Culture & Rec	Fire	



Objective: Expanding and Diversifying the Town's Assessment Base

1. What do you think LaSalle does better than surrounding towns like Windsor or Amherstburg?
 - Snow Removal (Complaint regarding Newman St. never plowed)
 - Garbage/Trash Pickup, White Goods,
 - Condition of roads are better
 - Preserve environmental areas
 - Partnership with Great Lakes Institute
2. What needs to be improved?
 - Replanting trees (losing old trees but not replacing them with new trees)
 - Tree planting programs
3. What new businesses/services would you hope to see in LaSalle?
 - More breakfast restaurants (G.O.A.T was mentioned stating that they offered breakfast)
 - Gas stations
 - Riverfront Restaurants
 - Businesses need to promote themselves more as seniors are not aware of all the current businesses in LaSalle

Objective: Effectively Communicating the Activities and Interests of the Town

1. How often do you hear about events, activities, initiatives etc. the Town of LaSalle is doing?
 - Frequently as some followed Councillors/Town on Facebook and Twitter
 - Frequently Those who did not have Social media frequent the Civic Centre (LaSalle Friendship club or take classes at the Vollmer)

2. How do you hear about them?
 - Coming to the Civic Centre
 - Taking Classes at the Vollemer
 - Twitter/Facebook
 - Talking with other seniors

3. How can the Town of LaSalle improve how they share information with the residents of LaSalle? Non-Residents?
 - Have more radio announcements (AM800)
 - Zehrs put up the information on the board (near the carts) (Councillor Akpata asks what is a better way to communicate?)
 - Councillor Renaud brought up registering for emails and newsletters

4. What would encourage you to attend a Town Hall or similar meeting?
 - Coffee
 - Having input on ways to improve the Town

*Resident wanted to know why the satellite fire station could not be placed in another location- Councillor Jeff Renaud advised resident as to why and the location that was mentioned would not be easily accessible, also advised that he has emails from the Fire Chief that explain why the satellite fire station would not work in certain areas.

Objective: Managing our Human and Financial Resources

1. What services provided by the Town of LaSalle, if any, do you use?
 - Library
 - Vollmer
 - Boat Ramp
 - White Goods Collection
2. What are your thoughts, likes and dislikes, etc. about these services?
 - Dislike that the Strawberry Festival is located on the Waterfront, not able to use the Boat Ramp , no parking, should provide shuttle service to the festival
 - Extend Senior Classes at the Vollmer
(mentioned that the Strawberry Festival should be held at the Vollmer complex more room for parking and should be using the Vollmer complex as it it a bigger space and allows for better outside flow)
3. What do you think would be a worthwhile use of some of the Town's annual budget (ex. services, new building developments, recreation programs, etc.)?
 - More walking trails
 - Sidewalks (ensuring that all sidewalks are cleaned as well. Councillors brought up the fact that it is up to resident to clean their own sidewalks. Advised that this sidewalk that the residents are referring to is right after a local business and is never maintained)
 - Pickle ball courts should be redone in bad shape and we should have Pickle ball courts inside as well.
 - More education programs to take part in

Objective: Promoting and Marketing LaSalle

1. When you think about LaSalle as a whole, what is the first thing that comes to mind?
 - Great Service & Great Community
 - Excellent walking trails to stay healthy
 - (Resident asked: Why is there no restaurants near the waterfront to promote and create more traffic for LaSalle?)
 - (Resident asked: Where is the structure of LaSalle (Downtown Core) advises that LaSalle does not have an identity)
2. What are your favourite and least favourite things about the events hosted by the Town of LaSalle?
 - Not pertaining to events but one resident stated that it is expensive for senior to take a cab and shop (should develop more small shops to have more accessibility)
3. What new events/activities would you be interested in the Town of LaSalle hosting (can be one day events or multi-day events)?
 - Should be using the Vollmer more frequently-should be a cultural hub for outdoor culture and activity
 - Should have more festivals outside using the space at the Vollmer as opposed to having Strawberry Festival on Front Road. (should provide a shuttle service as well)
 - Farmer's Markets
 - Dog Festivals
 - More Antique Car Shows
 - Swap Meets- Musicians buying and selling guitars
 - Ability to have Drum Circles at the outdoor music nights in the summers (jam sessions at the outdoor music festivals)
 - Welcome Wagon should include contacts for all the departments located in the Civic Centre

Objective: Promote a Healthy and Environmentally Conscious Community

1. What LaSalle programs and initiatives are you familiar with that promote LaSalle as being an environmentally friendly/health conscious town?
 - Recycling
 - Tree Planting in new developments
 - No smoking in any areas
 - Trails
2. What more do you think the Town of LaSalle can do to be an environmentally friendly/health conscious town?
 - Pickle ball
 - More Trails
 - Dog Park
3. What programs would you like to see introduced by the Town of LaSalle to promote a healthy and environmentally friendly lifestyle for residents?
 - Ensure that all trees that are lost are replanted
 - Indoor /outdoor Pickle ball
 - Bike Riding on Matchette to bring you into Windsor
 - More bike riding trails
 - Ramps for Kayaking
 - Traffic light to be active at Orford
 - Start more programs for seniors to be able to be a part of outside 9encourage walking groups,biking groups ect.)

Wrap-Up Questions

4. Can you see yourself living in LaSalle for the remainder of your life? Why or why not?
 - Yes as long as taxes stay low
 - Ensure that new developments are not decreasing home values
 - No due to lack of family support
 - Promoting LaSalle as a great place to retire but retirement home are overcrowding
 - Need more affordable house for seniors (a seniors compound.. Prices are high for low quality condos)
 - Need a hospital in LaSalle
 - Shuttle Service for seniors

5. What are your hopes for the future of LaSalle?
 - More trails, for our community to remain safe, more pickle ball courts (inside and out), more traffic lights at intersections that need them (Orford Street)
 - More stores & restaurants



The Corporation of the Town of LaSalle

Date:	November 21, 2017	Report No:	DS-65-2017
Directed To:	Mayor and Members of Council	Attachments:	August 2, 2017 Staff Report, and October 6, 2017 Report from Dillon Consulting
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M.Pl., MCIP, RPP Director of Development & Strategic Initiatives A. Burgess, MCIP, RPP Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Rezoning and Site Plan Control Applications <u>Our File No:</u> Z-03-2017 & SPC-02-2017 <u>Registered Owner & Applicant:</u> Tuscany Oaks Ltd. <u>Agent:</u> Dillon Consulting Limited, Karl Tanner <u>Location:</u> 0.8 hectares of land located along the west side of Malden Road, between Rosati Drive and Bouffard Road (Malden Planning District)		

RECOMMENDATION:

Based on the information provided within this report, and subject to further input from Council and the public, it is recommended that:

- Council grant approval in principle to the Applicant's rezoning and site plan control applications for the subject lands;

- a final zoning by-law amendment, together with a site plan control agreement, be prepared by Town Staff and brought back to Council for adoption and execution purposes, in accordance with direction received from Council.

REPORT:

PURPOSE AND NATURE OF THE SUBJECT APPLICATION:

An Application has been received, requesting the rezoning of approximately 0.8 hectares of property located along the west side of Malden Road, between Rosati Drive and Bouffard Road, from a Neighbourhood Commercial Holding Zone – “C1(h)” to new site-specific Neighbourhood Commercial Zone categories. A total of 22,000 square feet (2,100 square metres) of new commercial floor space is being proposed for this location. New site-specific lot and yard regulations will be established for this site as part of the new zone categories.

Figure 1 depicts the subject lands, and represents the Applicant's final site plan for this property.

A draft copy of the site-specific zoning by-law amendment that will apply to this property is attached as Figure 4.

Site Plan Control will apply to this site, and will be used to address site details such as on-site parking, fencing, landscaping, lighting, access, signage, storm water management and all other site details.

COMMENTS

Following the August 8th, 2017 Statutory Public Meeting, Council passed a resolution deferring making a decision with respect to this rezoning and site plan control application until such time that: (i) the reports, plans and documents as set out in the August 2nd, Staff Report are submitted by the Applicant; and (ii) a subsequent Staff Report is prepared and brought back to Council with Staff recommendations.

For Information Purposes, we have attached a copy of our August 2nd, 2017 Staff Report as Figure 2.

On October 6th, we received correspondence from the Applicant's Planning and Engineering Consultant, responding to the information that was requested as part of the initial Staff Report, and to respond to questions that were asked at the Public Information Meeting and the Statutory Public Meeting. This additional information (including reports, plans and drawings), as prepared by Dillon Consulting, is attached as Figure 3.

It should be noted that the Applicant has satisfied all MNRFS ESA requirements, and has complied with the County of Essex Natural Heritage requirements. ERCA and MNRFS requirements pertaining to Natural Heritage will be incorporated as part of the conditions/on-going obligations that will be included in the site plan control agreement. Conditions will also be added, based on ERCA and Town Engineering requirements, as they pertain to the new on-site storm water management facility that is being constructed at this location by the Applicant.

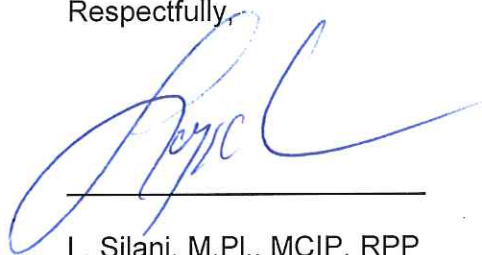
It should be noted that no site alterations/changes are being proposed by the Applicant for the abutting unopened road allowance.

Town Staff are now satisfied that based on the Applicant's revised site plan and the contents of the information that has now been submitted, that the subject rezoning application is able to conform with the applicable Official Plan policies and the corresponding provisions of the Provincial Policy Statement.

It will be necessary for the Applicant to enter into a site plan control agreement with the Town to ensure that all required services are provided by the Applicant to the satisfaction of the Town Engineer, and to ensure compliance with all of lot, yard, and setback, etc. requirements as set out in the new site-specific zoning by-law amendment that is being applied to the subject lands.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,



L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives



A. Burgess, MCIP, RPP
Supervisor of Planning &
Development Services

Attachments

Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire

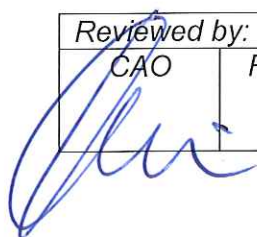


FIGURE 1



TUSCANY OAKS LTD.
6385 MALDEN ROAD, LASALLE

CONCEPTUAL DEVELOPMENT PLAN
FIGURE 1.0 - PROPOSED ZONING DESIGNATIONS



NEIGHBOURHOOD
COMMERCIAL (C-9)



NEIGHBOURHOOD
COMMERCIAL (C1-10)

SOURCE: COUNTY OF ESSEX 2015 AERIAL PHOTOGRAPH (2015)

File Location: 2015/10/26/10:56 PM
October 26, 2017 10:56 PM

MAP DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE
VERIFIED BY AN O.L.E. PRIOR TO CONSTRUCTION.
CREATED BY: HW/KOT
DESIGNED BY: HW/KOT



SCALE: 1:750 (1" X 17')



PROJECT: 16-1100
STATUS: DRAFT
DATE: 10/27/2017



The Corporation of the Town of LaSalle

Date:	August 2, 2017	Report No:	DS-43-2017
Directed To:	Mayor and Members of Council	Attachments:	Figures 1 to 4, and correspondence dated March 28, 2017, July 20 th and July 31 st 2017
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M.Pl., MCIP, RPP Director of Development & Strategic Initiatives A. Burgess, MCIP, RPP Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Rezoning and Site Plan Control Applications <u>Our File No.:</u> Z-03-2017 & SPC-02-2017 <u>Registered Owner & Applicant:</u> Tuscany Oaks Ltd. <u>Agent:</u> Dillon Consulting Limited, Karl Tanner <u>Location:</u> 0.8 hectares of land located along the west side of Malden Road, between Rosati Drive and Bouffard Road (Malden Planning District)		

RECOMMENDATION:

Based on the information provided within this Staff Report, and subject to further input from Council and the public, it is recommended that Council defer making a decision with respect to this rezoning application until such time that:

- the additional information, as identified in this Staff Report is submitted by the Applicant; and

- a subsequent Staff Report is prepared and brought back to Council with Staff recommendations.

REPORT:

PURPOSE AND NATURE OF THE SUBJECT APPLICATION:

An Application has been received, requesting the rezoning of approximately 0.8 hectares of property located along the west side of Malden Road, between Rosati Drive and Bouffard Road (see Figure 1), from a Neighbourhood Commercial Holding Zone – "C1(h)" to a site-specific Neighbourhood Commercial (C1-9) Zone – "C1-9". This new zone category will add Commercial Storage, Studio Space, Automobile Repair Garage, and Builders or Contractors Establishments to the list of permitted uses at this location. A total of 22,000 square feet (2,100 square metres) of new commercial floor space is being proposed for this location. New site-specific lot and yard regulations will be established for this site as part of the new "C1-9" Zone.

Figure 2 depicts the existing zoning on the subject lands and on surrounding properties.

Preliminary site plan and site servicing plan drawings have been prepared by the Applicant's Engineering/Planning Consultants (dated May 26, 2017 and July 12, 2017), and are attached as Figures 3 and 4.

Site Plan Control will apply to this site, and will be used to address site details such as on-site parking, fencing, landscaping, lighting, access, signage, storm water management and all other site details.

OFFICIAL PLAN AND PROVINCIAL POLICY STATEMENT CONSIDERATIONS

The Planning Act requires that all zoning by-laws and all zoning by-law amendments adopted by Council conform with the land use designations and policies contained within the municipal approved Official Plan documents (both the lower-tier and upper-tier plans) that are in effect at the time that an application is received.

The Planning Act also requires that all Planning Authorities make decisions that are consistent with the 2014 Cabinet Approved Provincial Policy Statement.

In this particular instance, the subject property is designated "Commercial District" in the Town of LaSalle's approved Official Plan.

This property is also situated within the "Settlement Area" designation as defined on Schedule "A1" in the 2014 approved upper-tier (County of Essex) Official Plan document.

Subsection 3.5.1 of the LaSalle Official Plan contains a set of goals for lands designated "Commercial District", including the following:

"To ensure that suitable uses are available within the designated commercial districts to accommodate a full range of commercial goods and services to meet the needs of the surrounding neighbourhoods, the community at large, and the travelling public."

"To recognize that commercial areas are dynamic in nature, and must be able to evolve, adapt and redevelop as market conditions, consumer needs and preferences, and retail trends change over time, and to provide a corresponding policy environment which will permit these changes to occur in a manner which is beneficial to Town of LaSalle ratepayers."

A broad range of commercial uses are permitted within the "Commercial District" land use designation, including: all types of retail, office and service commercial uses; places of entertainment; assembly halls; eating establishments; recreational commercial uses; clinics; funeral homes; financial service establishments; automobile sales and service establishments; gas bars; service stations and other similar business establishments that serve the needs of Town residents and the travelling public.

Subsection 3.5.2 of the Town's Official Plan states that:

"All new uses locating within this designation will be required to conform to high performance standards relating to parking, lighting, landscaping, buffering and control over outside storage as set out in the implementing zoning by-law and site plan control agreements"

"Commercial developments and redevelopments will be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990"

Sections 6 and 7 of the LaSalle Official Plan articulate a number of site plan control, transportation, storm drainage, and amendment procedure policies that apply to all new commercial development rezoning and site plan control applications in the Town --- including the following:

"Expansions to existing and the establishment of new commercial developments shall be subject to site plan control."

"The Town's objectives in using site plan control are:

- a) to ensure a high standard of site design for new development;*
- b) to ensure safety and efficiency of vehicular and pedestrian access;*
- c) to minimize incompatibilities between new and existing developments;*
- d) to control the location of driveways, parking, loading and garbage collection facilities;*
- e) to secure easements or grading and alterations necessary to provide for public utilities and site drainage;*

- f) *to ensure that the development proposed is built and maintained as approved by Council."*

"As a condition of approval of plans, Council may require the Owner to provide at no expense to the municipality a dedication of land of up to 5.2 metres in width abutting Malden Road, for future road widening purposes."

"Council will encourage the development of pedestrian routes to link all major open space areas, commercial districts, and schools and other public institutions located within the Town. This pedestrian network will be integrated with and designed to function as part of the Town's overall transportation network, providing a safe and convenient alternative to automobile forms of transportation."

"Sidewalks on one or both sides of the street, or at other required locations, will be required to be constructed to serve new development and to provide pedestrian access to schools, parks and commercial districts town-wide."

"All new development shall be provided with adequate storm drainage facilities connected to storm sewers, drains and watercourses, and will have to comply with all storm water management requirements for both quantity and quality."

"All proposed amendments to the implementing zoning by-law shall be processed in accordance with the provisions of Sections 34 of the Planning Act, R.S.O. 1990, and due regard shall be given to the following matters:

- a) the physical suitability of the land to be used for the proposed use;*
- b) the adequacy of all required services;*
- c) the adequacy of the road system to accommodate the proposed traffic volume increases;*
- d) the compatibility of the proposed use with existing and potential future uses in the surrounding area; and*
- e) the need for the additional land to accommodate the proposed use/facilities."*

The approved County of Essex Official Plan includes a number of Schedules that identify the various elements that collectively comprise the *"County of Essex's Natural Heritage System"*.

Lands designated "Natural Environment" on the County of Essex Official Plan Schedules are situated adjacent to the site that is affected by this Planning Act application --- meaning that there are known and identified significant natural heritage features on adjacent lands.

Subsection 3.4 of the County Official Plan includes policies, which state that:

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be not negative impacts on the nature features or on their ecological function."

The 2014 Provincial Policy Statement includes a number of provincial policies which re-enforce the "Natural Environment" policies contained in the upper-tier (County of Essex) Official Plan, including the following "Natural Heritage" policies:

"Development and site alteration shall not be permitted in habitat of endangered and threatened species, except in accordance with provincial and federal requirements."

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be not negative impacts on the natural features or on their ecological functions."

AGENCY COMMENTS:

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and to a number of utility companies.

The County of Essex has submitted correspondence dated July 20, 2017 (copy attached), advising the Applicant as to the County's setback requirements from the centerline of Malden Road (County Road 3).

It should be noted that this section of Malden Road is a County Road, under the jurisdiction of the County for both Corridor Control (access and setback) and Operational/Maintenance purposes. The County has approval authority with respect to all new commercial entrances/exits onto this County Road.

The County has also requested the opportunity to be involved in the Site Plan Approval process – to ensure that their interests are met regarding access, structure setback, drainage and signage.

The Applicant has submitted correspondence from the MNRF, dated March 28, 2017, wherein they provide their ESA comments and recommendations regarding the subject commercial development application (see attached letter).

In the attached correspondence, MNRF states that they have determined that the activities associated with the project, as currently proposed, will likely not contravene Sections 9 and/10 of the Endangered Species Act, provided the recommendations as set out in their March 28, 2017 letter are implemented --- including:

- the creation and maintenance of a 10 metre wide Buffer and Restoration Area at the northwestern edges of the property, around the proposed drainage pond;
- this Restoration Area will include the creation of rock and brush pile features that Eastern Foxsnake may utilize as habitat; and
- Dense Blazing Star will be planted in the Restoration Area.

On July 31st we received correspondence from ERCA Staff stating that the Applicant is required to prepare and submit an Environmental Impact Assessment (EIA) for this development application, in keeping with the above noted policy requirements of the County Official Plan --- in order to meet the applicable PPS provisions.

To date, we have not received comments from any other circulated agency.

PUBLIC COMMENTS RECEIVED TO DATE:

The Planning Advisory Committee held an Information Meeting on July 13, 2017, in the Council Chambers at the Town Hall:

- (i) to provide an opportunity for residents living in the surrounding neighbourhood to obtain additional information;
- (ii) to provide a forum for questions to be asked of the Applicant; and
- (iii) to receive public comments at the "front-end" of the planning review and approval process.

Representatives of the Applicant, together with the Applicant's Consultant, were in attendance and provided an explanation of their rezoning request --- utilizing the conceptual site plan as shown on Figure 3.

The following is a brief summary of the public comments/questions that were received at this Public Information Session:

- concerned that the new commercial plaza will be located too close to an existing residence;
- concerned about the increased traffic volumes going to/from this site, and the corresponding road safety issues should this new commercial development be approved;
- has a traffic impact study been completed to evaluate the adequacy of Malden Road at this location to handle additional turning movements and traffic volumes?

PRELIMINARY COMMENTS

Town Planning and Engineering Staff believe there is merit in the Applicant's proposed new development for the subject lands.

However, in order to properly address the concerns that were expressed by residents who attended the information session, and to ensure conformity with both the local and the upper-tier Official Plan

documents, the following information is needed from the Applicant before a final review of the subject rezoning and site plan control applications can be completed:

- The preparation and submission of a traffic impact study, based on the Applicant's revised conceptual site plan (Figure 4), prepared to satisfaction of the Town Engineer and the County Engineer;
- The preparation and submission of a EIA, from the Applicant's Natural Heritage Consultant, to demonstrate how they have satisfied the County of Essex Natural Heritage Policy requirements, all to the satisfaction of the ERCA Staff;
- A written response from the Applicant's Planning Consultant identifying how their final site plan for the subject property: i) conforms to the applicable Official Plan policies as set out in this Staff Report; (ii) addresses the concerns raised by residents who spoke at the July 13th Public Information Session; and (iii) ensures that on-site pedestrian/ vehicular circulation, parking, and emergency vehicle access are properly designed for the various proposed land uses and corresponding buildings.

Once we receive this additional information, we will in turn review same and prepare a subsequent Staff Report with recommendations for Council.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,





L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives



A. Burgess, MCIP, RPP
Supervisor of Planning &
Development Services

Attachments

Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



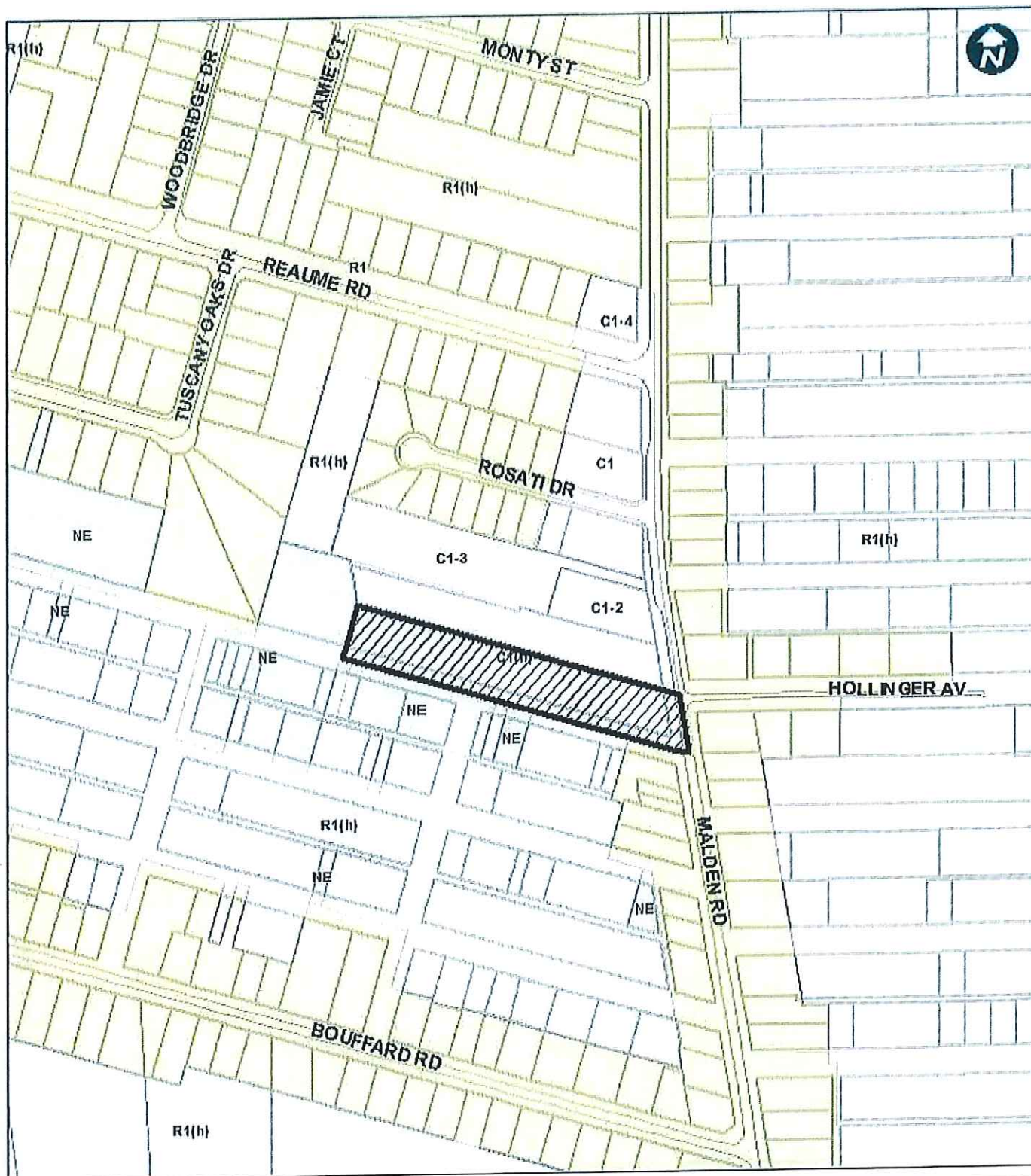
Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale:	1:2000	File No:	Z-11/17 & SPC-02/17
Prepared For:	Planning Dept.	Applicant:	Tuscany Oaks Ltd
Prepared By:	Finance Department GIS Services	Date:	January 7, 2015
Notes:	This document is not a Legal Plan of Survey.		



Legend:



Subject Lands

Title:

FIGURE 2 - ZONING



Scale: 1:2000

File No: Z-11-17 & SPC-02-17

Prepared For: Planning Dept.

Applicant: Tuscan Oaks Ltd

Prepared By: DSJ

Date: July 31, 2017

Notes: This document is not a Legal Plan of Survey.

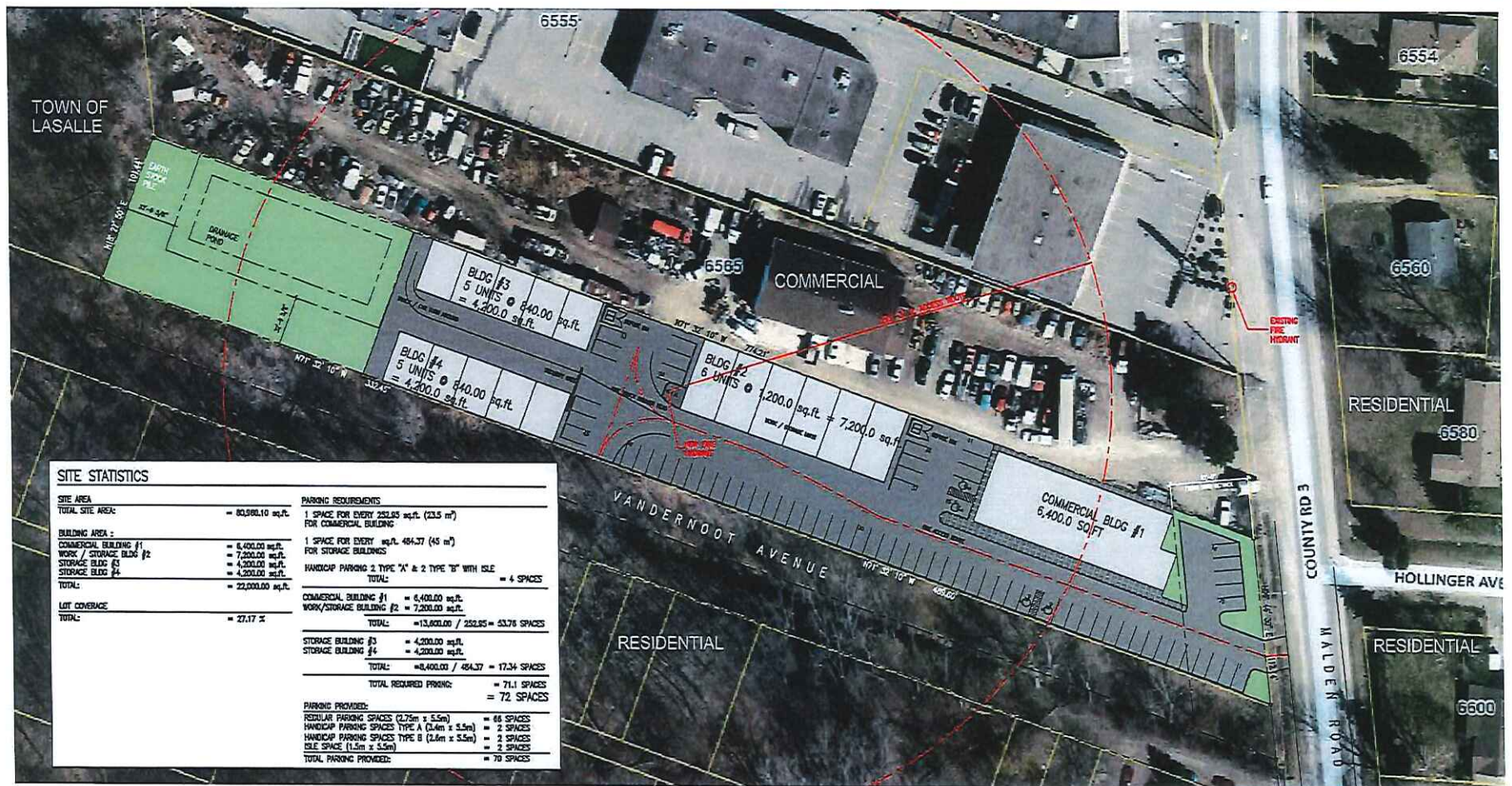
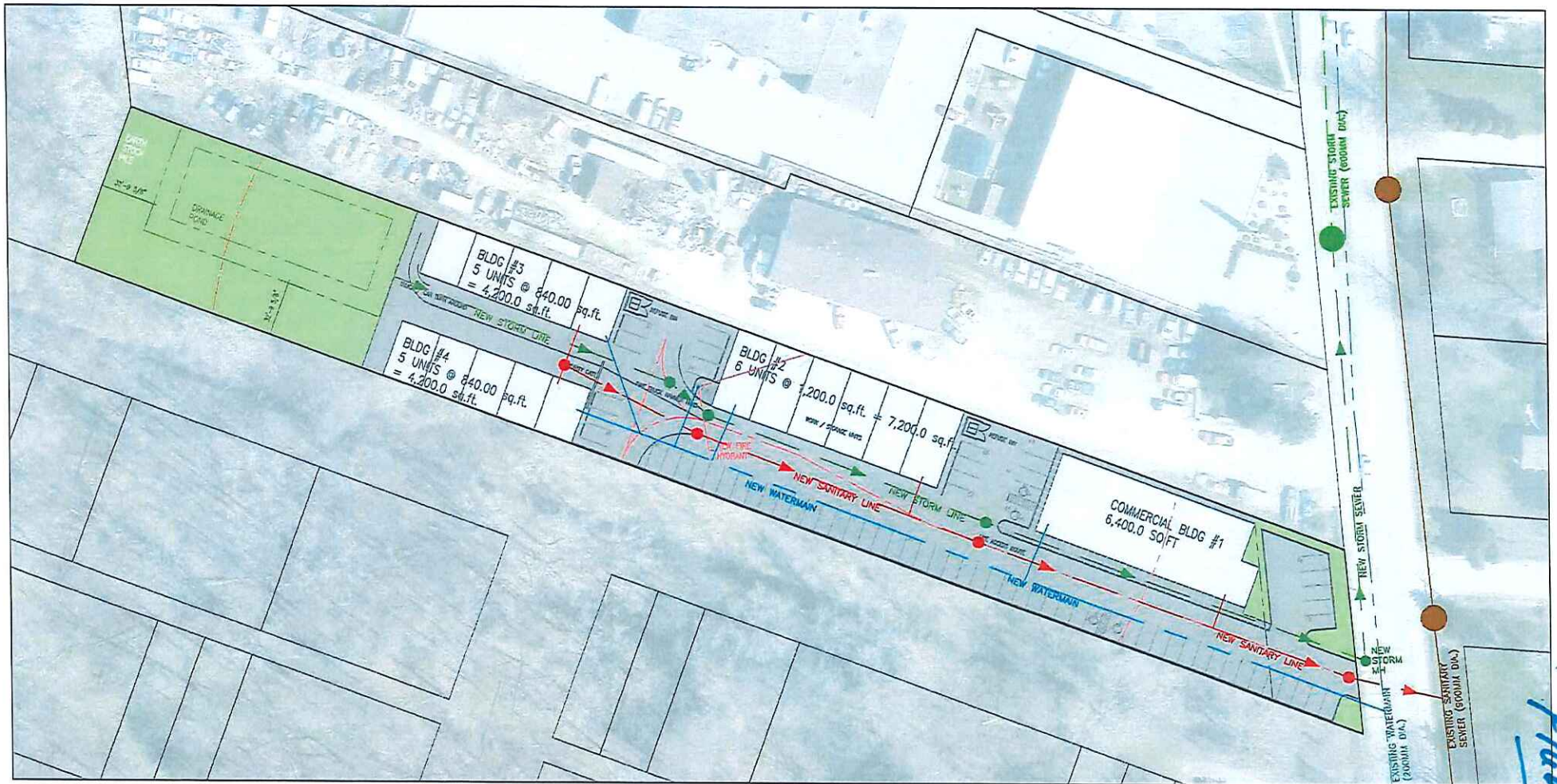


Figure 3

Site Plan

Proposed Commercial and Storage Development

ISSUED FOR REZONING Issued - 5/26/17



6585 MALDEN ROAD, LASALLE,
ON

PROPOSED SITE SERVICING

- | | |
|-----------------------------|--------------------------------|
| --- EXISTING STORM SEWER | --- NEW STORM LINE/STORM SEWER |
| --- EXISTING SANITARY SEWER | --- NEW SANITARY LINE |
| --- EXISTING WATERMAIN | --- NEW WATERMAIN |



0 10 20 30m

NOT TO SCALE



File Location:
c:\projects\working\recovery\advice\22\advice\2203477\17-2203477 site servicing.dwg
July 12, 2017 4:00 PM

PROJECT #: 172592 STATUS: DRAFT DATE: 07/12/17

Figure 4



July 31, 2017

Mr. Ryan Tufts, Planning Technician and Secretary-Treasurer Committee
of Adjustment
Town of LaSalle
5950 Malden Road
LaSalle ON N9H 1S4

regs@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

Dear Mr. Ryan Tufts:

RE: Zoning By-Law Amendment Z-11-17
MALDEN RD (6585 Malden Rd)
ARN 373405000006680; PIN: 705340806
Applicant: TUSCANY OAKS LTD

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment Z-11-17. We understand that the purpose of this Zoning By-law Amendment is to rezone this site from a Neighbourhood Commercial Holding Zone - C1(h) to a site-specific Neighbourhood Commercial (C1-9) to allow a new zone category for the following additional uses: commercial storage, studio space, automobile repair garage, and builders and contractors establishments.

NATURAL HAZARD POLICIES OF THE PPS, 2014

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATER RESOURCES MANAGEMENT

We have concerns regarding the potential impact of the quality and quantity of runoff in the downstream watercourses due to future development in this area. We would therefore ask to be circulated any Site Plan Control application. We will reserve to comment further on water resources management concerns until this development can proceed to the Site Plan Control stage.

Mr. Ryan Tufts
July 31, 2017

NATURAL HERITAGE POLICIES OF THE PPS, 2014

The subject property is within, and/or is adjacent to (within 120 metres of), a natural heritage feature that is identified as a significant woodland, and significant wildlife habitat under the Provincial Policy Statement (PPS, 2014). This property contains portions of the Candidate Natural Heritage Site - 'TC6'.

Section 2.1.5 of the PPS, 2014 states - Development and site alterations shall not be permitted in significant woodland... and significant wildlife habitat...unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Section 2.1.8 of the PPS 2014 states – "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions." The required demonstration of no negative impact, in accordance with the relevant PPS policies outlined above, is most effectively accomplished through the completion of an Environmental Impact Assessment (EIA). However, other options may exist as an adequate demonstration of no negative impact. We strongly recommended that prior to initiating an EIA that the applicant contacts our office to determine the scale and scope of the analysis.

FINAL RECOMMENDATION

It is therefore recommended that the Application be deferred until such time as an Environmental Impact Assessment has been completed. We would encourage the applicant to contact our office at their soonest convenience to discuss the Terms Of Reference for the Environmental Impact Assessment.

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

Sincerely,



Tim Byrne,
Director, Watershed Management Services
/cor





Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP
Manager, Planning Services

July 20, 2017

Ms. Brenda Andreas
Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4

Dear Ms. Andreas:

RE: Z-11-17, West Side of County Road No. 3, North Side of Vandernoot Avenue

Please be advised that the County has reviewed the aforementioned application and the comments provided are engineering related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 3. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 85 feet from the center of the original ROW of County Road 3. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

The County of Essex is requesting the opportunity to be involved in the Site Plan Control process with this property to insure that our interests are met regarding access, structure setback, drainage and signage.

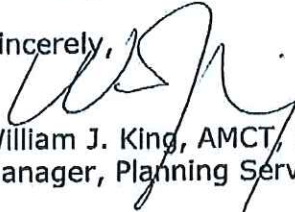
Click here to enter text.

Page 2 of 2

Click here to enter a date.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

Sincerely,



William J. King, AMCT, MCIP, RPP
Manager, Planning Services

Ministry of Natural
Resources and Forestry
615 John Street North
Aylmer ON N5H 2S8
Tel: 519-773-9241
Fax: 519-773-9014

Ministère des Richesses
naturelles et des Forêts
615, rue John Nord
Aylmer ON N5H 2S8
Tél: 519-773-9241
Télé: 519-773-9014



March 28, 2017

AYL-L-030-17

Peter Valente
Tuscany Oaks Ltd. c/o Valente Development Corporation
1985 Dougall Avenue
Windsor, ON N9E 1S1

Dear Mr. Valente:

RE: Development of Storage Garage Condominiums and the *Endangered Species Act, 2007*

The Ministry of Natural Resources and Forestry (MNRF) has reviewed the information that was provided on the proposed development of storage garage condominiums project to assess the potential impacts of the proposal on endangered or threatened species and their habitats. From the information provided, it is our understanding that the proposed project falls within these parameters:

- a) The project is located at 6585 Malden Road Part of Lot 35 Concession 1 in the Town of LaSalle, Ontario.
- b) The proposed project involves the development of storage garage condominiums and will entail clearing some natural vegetation.
- c) The proposed project will begin as soon as appropriate approvals are in place and be completed by late summer and/or fall 2017.
- d) MNRF has reviewed species at risk (SAR) occurrence information on file and determined that there are known occurrences of SAR in the general area of the project, including:
 - a. Eastern Foxsnake - Carolinian population (endangered) – The entire project area falls within regulated habitat for the species. (<https://www.ontario.ca/page/eastern-foxsnake>)
 - b. Eastern Flowering Dogwood – (endangered) – (<https://www.ontario.ca/page/eastern-flowering-dogwood>)
 - c. Kentucky Coffee-tree – (threatened) – (<https://www.ontario.ca/page/kentucky-coffee-tree-species-risk>)
 - d. Dense Blazing Star - (threatened) – (<https://www.ontario.ca/page/dense-blazing-star>)

- e. Butternut (endangered) – (<https://www.ontario.ca/page/butternut-species-risk>)

Based on a review of the Memo from Dillon Consulting dated September 8, 2016 (*Stage 1: Species at Risk Information Request for the Proposed 6585 Malden Road Property Development located in the Town of LaSalle*) and Email from Allen Benson of Dillon Consulting dated March 1, 2017, MNRF has determined that the activities associated with the project, as currently proposed, **will likely not contravene** section 9 (species protection) and/or section 10 (habitat protection) of the *Endangered Species Act, 2007* (ESA 2007) for [Species] **provided the following recommendations are implemented:**

1. Final development design for the property shall adhere to Figure 2 Conceptual Development Plan as included in the letter. This includes:
 - a. A 10 metre buffer and Restoration Area at the northwestern edges of the property around the proposed drainage pond;
 - b. This Restoration Area will include creation of rock and brush pile features that Eastern Foxsnake may utilize as habitat; and
 - c. Dense Blazing Star will be planted in the Restoration Area.
2. A copy of this letter shall be available at the work site at all times when conducting activities described in this letter;
3. All construction machinery and equipment that is left idle for one (1) hour or longer, or is parked overnight, at the work site shall be visually surveyed for the presence of snake species before (re)ignition. This visual examination shall include all lower components of the machinery, including operational extensions and running gear;
4. All on-site personnel must be made aware of the potential presence of SAR on site, especially Eastern Foxsnake, and the protection afforded under the ESA 2007, prior to conducting any work on the site.
5. Any SAR individual that is incidentally encountered on the Property must be allowed to leave on its own accord. Activities within 30 m shall cease until the individual disperses. Construction machinery/equipment must maintain a minimum operation distance of 30 m from the individual until it disperses the Property on its own accord.
6. Should on-site personnel be unable to allow an incidentally encountered SAR individual to disperse from the active construction area its own ability, a qualified biologist must be contacted immediately to safely relocate the individual to suitable habitat outside of the development footprint.
7. Any SAR individual that is observed within the Property will be reported to the MNRF Aylmer District staff within 48 hours of the observation or the next working day, whichever comes first.

8. If an injured or deceased SAR is found, the specimen must be placed in a non-airtight container that is maintained at an appropriate temperature and MNRF must be contacted immediately for additional guidance.
9. During the active season for snake species (March to November), individuals may find and occupy materials and equipment stored on site; therefore, a clean, debris-free work site will be maintained (e.g. storage of flat materials like plywood and rubber mats in open areas should be avoided).

If these recommendations are implemented, the activity will likely not contravene section 9 (species protection) and/or section 10 (habitat protection) of the ESA 2007.

Failure to comply with all the above recommendations may leave you at risk of being in contravention of the ESA 2007. Should the project parameters change and/or if you are unable to comply with any of the above recommendations, please notify the MNRF Aylmer District office immediately to obtain guidance on whether additional actions will need to be taken to remain in compliance with the ESA 2007.

It is important to note that changes may occur in both species and habitat protection which could affect whether proposed projects may have adverse effects on SAR. The ESA 2007 applies to endangered and threatened species listed on the Species at Risk in Ontario (SARO) List (<http://www.ontario.ca/environment-and-energy/species-risk-ontario-list>). The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate new species for listing and/or re-evaluate species already on the SARO List. As a result, species designations may change, which could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change if a species-specific habitat regulation comes into effect.

Additionally, please note that the province has not been surveyed comprehensively for the presence or absence of SAR, and MNRF data relies on observers to report sightings of SAR. As such, the absence of an element occurrence does not indicate the absence of species and/or habitat and there is potential for new observations to be documented in the general area of the Property.

For these reasons, this Letter to Proponent (AYL-L-030-17) is only valid until September 30, 2018.

Should you be unable to proceed with this project until after the above noted date, you should contact the MNRF and seek guidance on remaining compliant with the ESA 2007.

Please be advised that it is your responsibility to be aware of and comply with all other relevant provincial or federal legislation, municipal by-laws or required approvals from other agencies.

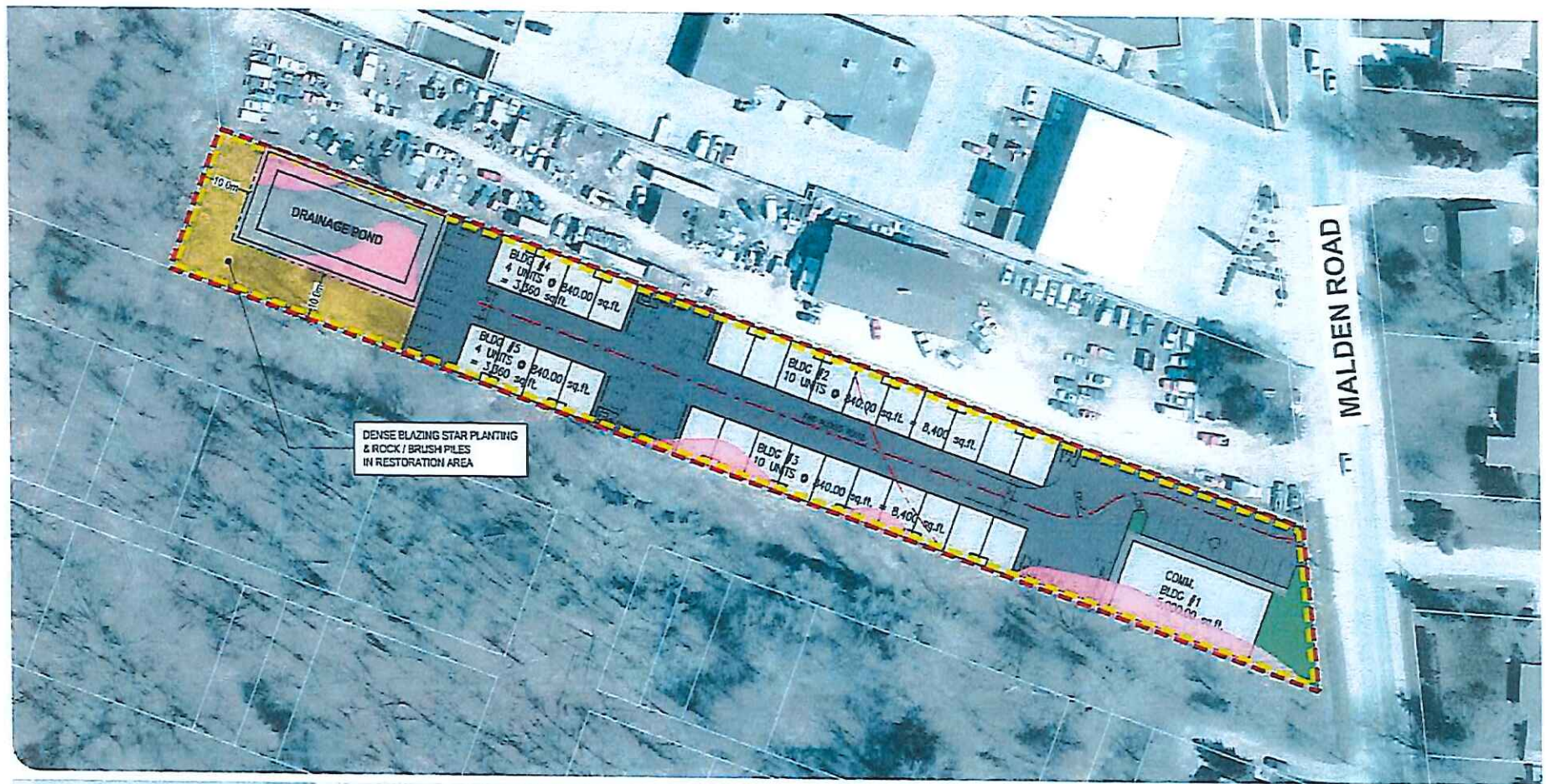
If you have any concerns or questions regarding this letter, please contact me at 519-773-4732 or by email at ESA.Aylmer@ontario.ca.

Sincerely,



Cam McCauley
Management Biologist, Aylmer District
Ministry of Natural Resources and Forestry

cc. Allen Benson, Dillon Consulting



TUSCANY OAKS LTD.
0565 MALDEN ROAD, LASALLE

**SPECIES AT RISK:
INFORMATION REQUEST**
FIGURE 2.0 - CONCEPTUAL DEVELOPMENT PLAN



PROPERTY BOUNDARY = ± 0.75ha (1.86ac)



AREA OF DISTURBANCE = ± 0.75ha (1.86ac)



APPROXIMATE LOCATION(S) OF VEGETATION REMOVAL



RESTORATION AREA

SOURCE: CONCEPTUAL SITE PLAN BY OTHERS, 2013; COUNTY OF ESSEX 2015 AERIAL PHOTOGRAPH (2015)

File Location:
c:\projects\working\species\at-risk\2017\2017-01-10\TuscanOakLtd\02.dwg
March 01, 2017 1:24 AM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE
VERIFIED BY AN OLS PRIOR TO CONSTRUCTION.
CREATED BY: HW
CHECKED BY: NOT
DESIGNED BY: HW/NOT

SCALE: 1:750



DILLON
CONSULTANTS

PROJECT: 15-1100
STATUS: FINAL
DATE: 02/24/2017



File No.: 16-4100

October 6, 2017

Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, ON
N9H 1S4

Attention: Mr. Larry Silani
Director of Planning

**Professional Planning Opinion and Additional Information
In Support of the Proposed Zoning By-law Amendment and Site Plan Control Approval
6585 Malden Road, LaSalle ON.**

Dear Sir

On behalf of our client, Tuscany Oaks Ltd. ("the owner"), I am writing to you today with a professional planning opinion in support of our client's request to add additional and complimentary commercial land uses to the existing broad range of commercial uses permitted at 6585 Malden Road ("the subject lands"). To arrive at this position, I have undertaken the following:

- Reviewed the minutes of the August 8, 2017 Council Meeting (refer to **Appendix A**);
- Reviewed the Town's Staff Report dated August 2, 2017 (refer to **Appendix B**);
- Reviewed the Town's Official Plan policies;
- Visited the property on several occasions; and
- Consulted with the review agencies and other professionals requested to prepare supplementary and supporting documentation associated with this development (refer to **Appendix C - Function Servicing** and **Stormwater Management Report**, **Appendix D - Traffic Opinion** and **Appendix E - Natural Heritage Opinion**.)

Based on those discussions and the information provided by others, my professional planning opinion is that the proposed Zoning By-law Amendment (ZBA) represents "Good Planning" and should be approved by Council for the following reasons, they are:

...continued

3200 Deziel Drive
Suite 608
Windsor, Ontario
Canada
N8W 5K8
Telephone
519.948.5000
Fax
519.948.5054

Dillon Consulting
Limited

Conformity with the Provincial Policy Statement (PPS) (2014)

The PPS is a collection of policy statements related to the development and redevelopment of lands within the province. Those broad policies provide direction to all municipalities and private land owners regarding what type of development will occur, where it will occur, and the goals and objectives that will be taken into account prior to the development or redevelopment taking place. All approvals and development must be "consistent with" the PPS.

Based on my review of the PPS, it is my professional planning opinion that the proposal is "consistent with" the PPS for the following reasons:

- The owner is redeveloping an underutilized site within an urban area;
- The owner is proposing to develop the site to provide expanded commercial services within the community adding to the economic viability of the Municipality;
- The owner is utilizing existing municipal services; and
- The owner is developing the site in such a way as to protect and enhance the natural environment to the south.

County of Essex Official Plan

It is my professional planning opinion that the proposal is in conformity with the County Official policies based on my review of the proposal and the relevant policies for the following reasons:

- The proposed uses are within the Town of LaSalle's "Urban Area" which is defined as part of the "Settlement Area" in the County of Essex Official Plan mapping; and
- The County provides direction to the Town identifying that the "Settlement Area" is the appropriate location for the proposed uses.

Town of LaSalle Official Plan

It is my professional planning opinion that the proposal is in conformity with the Town of LaSalle Official Plan policies based on my review of the proposal and the relevant policies for the following reasons:

...continued

- The Subject Lands are designation as a “Commercial District” in the Official Plan providing for the development of a range of commercial uses meeting the needs of the surrounding neighbourhood, the larger community and the travelling public. The proposed uses are in conformity with Section 3.5.1 of the Official Plan, specifically the goals that commercial areas need to be dynamic and flexible to meet the needs of the changing public and rate payers of the Town;
- The development of the Subject Lands for the proposed commercial use must be consistent with Section 3.5.2 which requires that developments be approved through the Site Plan Control Amendment (SPCA) process, adhering to high performance standards as they relate to the development of the site. The Town and other approval agencies, through consultation with the owner, requires the implementation of a number of key design requirements related but not limited to; lighting, landscaping, fencing, buffering and building massing and siting, to ensure that the development is consistent with the requirements of the Town and other agency needs. In keeping with this policy, the owner is preparing and will submit a final site plan for approval following the Zoning By-law Amendment;
- As a continuation of the aforementioned section of the Official Plan, the owner must also conform to the policies of Section 6 and 7 which relates to items required for SPCA including items such as: pedestrian and vehicular access, buffering of adjacent land uses, site servicing, confirmation of adequacy of the road network and existing municipal services, and compatibility with the existing Candidate Natural Heritage Area (CNHS) to the south, and approvals related to the Endangered Species Act (ESA). Those items have been adequately addressed in the supporting studies (refer to **Appendix C- Function Servicing and Stormwater Management Report, Appendix D – Traffic Opinion and Appendix E – Natural Heritage Opinion**).

Town of LaSalle Zoning By-law

It is my professional planning opinion that the addition of the proposed uses is in keeping with the intent of the Town’s Zoning By-law. The creation of a site specific zoning category for this site is appropriate to add these generic uses to the list of permitted land uses. The creation of a C1-9 zone allows for the addition of the

...continued

proposed uses while maintaining the current zoning regulations found in the C1 zoning category.

Confirmation of adherence to the regulations will be completed with the Site Plan Control Amendment and agreement.

Other Agencies Comments and Requests

As part of the approval process other agencies have the ability to comment on items that are important to their various mandates. From time to time those individual agency requests can be in conflict. However, in this case the owners have proposed a development that meets the requirements of the municipality and the other approval agencies. For purposes of this recommended approval we have addressed the following requests:

- **Ministry of Natural Resources and Forestry (MNRF)** – The owners have agreed to meet the requirements of the MNRF by implementing an area for the enhancement and establishment of habitat for Dense Blazing Star (a protected plant species) and the Eastern Fox Snake both of which are known to exist in the immediate area (within 1.5 km of the Subject lands)(refer to ***Appendix E – Natural Heritage Opinion***);
- **Essex Region Conservation Authority (ERCA)** – The owners have discussed and confirmed with ERCA that the previous study on the Subject Lands (completed over approximately the past 11 years) is sufficient for their needs and no additional investigation and reporting is required. The owners have agreed to install appropriate fencing along the perimeter as requested by ERCA. The fencing will form part of the SPCA. The request for the preparation of an additional Environmental Impact Assessment (EIA) is no longer required; and
- **County of Essex (Roads)** – The owners have modified the site plan to meet the requirements of the County of Essex to allow for safe access/egress to the property and the appropriate setback of any buildings from the centerline of the original right-of-way.

...continued

Public Comments

The Planning Act requires that the applicant and the Town take into consideration the input from residents and rate payers. The Town held a Public Information Centre on July 13, 2017, to solicit input into the process. I attended that meeting and we agreed to incorporate and/or provide a response of how we have addressed those questions in the final site plan. Our analysis and comments are as follows:

- *Siting of the commercial development too close to the existing residential use to the south (6605 Malden Road)* – The proposed commercial development at the closest point is 22m from the residential property to the south. This is an appropriate distance between uses given the intention to maintain the existing vegetation on the unimproved right-of-way and buffering between the uses (fencing, landscaping and appropriate setbacks) are proposed in the site plan. In addition, at the meeting there was some confusion regarding the commercial development encroaching into the existing unimproved right-of-way. That is not the case, as the development is completely contained within the existing commercial property and there is no application to close the existing right-of-way. It is common practice for municipalities to extend zoning categories to the center of the adjacent right-of-ways and therefore it may have appeared that the proposed commercial use was being proposed closer to the existing dwelling; and
- *Concerns about increased traffic and road safety on Malden Road* – The owners have completed a traffic analysis (refer to **Appendix D – Traffic Opinion**) which shows that the trip generation to and from this site is extremely low. The trip generation is in keeping industry standards and the TAC Guidelines. Therefore, there is no discernable impact on the existing road network. Prior to development of the Subject Site, the owner will be required to obtain a permit from the County of Essex to construct the driveway in strict conformance to the County requirements.

Conclusions

Based on my review of the above noted information and discussions with the Town and other approval agencies, it is my professional planning opinion that the proposed development at 6585 Malden Road is consistent with the PPS, is in conformity with the

...continued

Corporation of the Town of LaSalle

Page 6

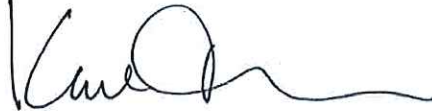
October 6, 2017

County of Essex and Town of LaSalle Official Plans and represents "good planning." It would be my recommendation that Council approve the Zoning By-law Amendment as proposed.

Should you have any questions, please feel free to contact the undersigned at your convenience.

Sincerely,

DILLON CONSULTING LIMITED



Karl Tanner, MCIP RPP

Project Planner

KDT:dt

cc: Mr. A. Burgess – Town of LaSalle
Mr. P. Marra – Town of LaSalle
Mr. P. Valente – Tuscany Oaks Ltd.
Mr. J. Rauti – Tuscany Oaks Ltd.
Mr. A. Benson – Dillon Consulting Limited
Mr. K. Edmunds – Dillon Consulting Limited
Mr. I. Wilson – Dillon Consulting Limited

Appendix A

***Council Meeting Minutes
August 8, 2017***



THE CORPORATION OF THE TOWN OF LASALLE

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

August 8, 2017

7:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present: Mayor Ken Antaya, Deputy Mayor Marc Bondy, Councillor Michael Akpata, Councillor Terry Burns, Councillor Sue Desjarlais, Councillor Crystal Meloche, Councillor Jeff Renaud

Administration Present: K. Miller, Chief Administrative Officer, L. Silani, Director of Development & Strategic Initiatives, P. Marra, Director of Public Works, D. Sutton, Fire Chief, J. Columbus, Director of Culture and Recreation, John Leontowicz, Police Chief, A. Armstrong, Deputy Clerk, D. Hadre, Corporate Communications & Promotions Officer, N. DiGesù, IT Supervisor, L. Jean, Administrative Assistant to the Clerk, C. Riley, Town Solicitor

Additional Administration Present: D. Langlois, Manager of Finance/Deputy Treasurer, R. Hyra, Human Resources Officer, A. Burgess, Supervisor Planning & Development, J. Turnbull, Supervisor of Programming.

A. OPENING BUSINESS

1. Call to Order and Moment of Silent Reflection
2. Disclosures of Pecuniary Interest and the General Nature Thereof
None.
3. Adoption of Minutes
289/17
Moved by: Councillor Desjarlais
Seconded by: Councillor Meloche
That the minutes of the regular meeting of Council held July 25, 2017 BE ADOPTED as presented.
Carried.
4. Approval of Payment of Accounts
290/17
Moved by: Councillor Burns
Seconded by: Deputy Mayor Bondy
That the Accounts Payable report dated August 8, 2017 BE APPROVED for payment.
Carried.

5. Mayors Comments

Mayor Antaya offers congratulations to the Leamington Raceway. This attraction brings awareness to the Township of Leamington and to neighbouring municipalities. He wishes them continued success.

B. PRESENTATIONS

C. DELEGATIONS

D. PUBLIC MEETINGS AND/OR HEARINGS

1. REZONING AND SITE PLAN CONTROL APPLICATIONS

Karl Tanner, Dillon Consulting Limited (Agent) appears before Council in support of the application of Tuscany Oaks Ltd. (Registered Owner and Applicant) to rezone approximately 0.8 hectares of land located along the west side of Malden Road, between Rosati Drive and Bouffard Road (Malden Planning District) to rezone this site from a Neighbourhood Commercial Holding Zone - "C1(h)" to a site-specific Neighbourhood Commercial (C1-9") Zone, to allow for the addition of Commercial Storage, Studio Space, Automobile Repair Garage and Builders or Contractors Establishments to the list of permitted usage at this location, and confirms that additional information will be submitted by the Applicant including a completed traffic impact study, an environmental impact assessment and correspondence detailing how this final site plan identifies with the official plan.

Pearl Girard, resident, appears before Council regarding the road allowance and expresses concerns regarding digging with heavy equipment in the area and inquires of possible road closure and loss of access to the neighbourhood.

291/17

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Desjarlais

That the report of the Director of Development & Strategic Initiatives and the Supervisor of Planning and Development Services dated August 2, 2017 (DS-43-2017) regarding the application of Tuscany Oaks Ltd. (Registered Owner and Applicant) and Dillon Consulting Limited, Karl Tanner (Agent) to rezone approximately 0.8 hectares of land located along the west side of Malden Road, between Rosati Drive and Bouffard Road (Malden Planning District) to rezone this site from a Neighbourhood Commercial Holding Zone - "C1(h)" to a site-specific Neighbourhood Commercial (C1-9") Zone, to allow for the addition of Commercial Storage, Studio Space, Automobile Repair Garage and Builders or Contractors Establishments to the list of permitted usage at this location BE DEFERRED until such time that additional information is submitted by the Applicant and a subsequent staff report is prepared and brought back to Council.

Carried.

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

1. CULTURE & RECREATION/PARKS ADVISORY COMMITTEE MEETING MINUTES - JULY 25, 2017

292/17

Moved by: Councillor Meloche

Seconded by: Councillor Desjarlais

That the recommendations contained in the minutes of the Culture and Recreation/Parks Advisory Committee Meeting dated July 25, 2017 BE APPROVED.

Carried.

2. REQUEST FOR SUPPORT FROM THE TOWNSHIP OF THE ARCHIPELAGO -
RECONSIDER PROPOSED CHANGES UNDER BILL 68 - OUT OF COURT
PAYMENTS

293/17

Moved by: Councillor Burns

Seconded by: Deputy Mayor Bondy

That correspondence received from the Township of Archipelago dated July 26, 2017 requesting support of a resolution enacted by the Municipality of Killarney regarding the proposed changes under Bill 68 pertaining to out of court payments BE SUPPORTED through the following resolution:

WHEREAS Council for the Town of LaSalle has received a request for support regarding the proposed changes of the Municipal Act under Bill 68 regarding tax registration procedures which would end payment out of court for municipalities and see out of court payments revert back to the Crown;

NOW THEREFORE BE IT RESOLVED that Council for the Town of LaSalle supports the Municipality of Killarney in their request to the Minister of Municipal Affairs to reconsider the proposed changes under Bill 68 pertaining to out of court payments;

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Premier of Ontario, Minister of Municipal Affairs and local MPP's.

Carried.

3. REQUEST FOR SUPPORT FROM THE COUNTY OF ESSEX - ONTARIO
NUCLEAR RESPONSE PLAN

294/17

Moved by: Councillor Burns

Seconded by: Deputy Mayor Bondy

That correspondence received from the County of Essex dated July 27, 2017 requesting support of resolution enacted by the Windsor Essex Environment Committee regarding the Ontario Nuclear Emergency Response Plan BE SUPPORTED through the following resolution:

WHEREAS Council for the Town of LaSalle has received correspondence from the County of Essex requesting support of a resolution proposed in the Windsor Essex County Environment Committee Report No. 96 regarding proposed changes to the Provincial Nuclear Emergency Response Plan;

THEREFORE BE IT RESOLVED THAT the Town of LaSalle supports the County of Essex in their request for proposed changes to the Provincial Nuclear Emergency Response Plan;

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario, Minister of Community Safety and Correctional Services, Minister of Health and Long Term Care, Members of Provincial Parliament, Liza Gretzky, Percy Hatfield and Taras Natyshak.

Carried.

4. REQUEST FOR SUPPORT FROM THE COUNTY OF ESSEX - PROPOSED AMENDMENTS TO THE HIGHWAY TRAFFIC ACT UNDER BILL 94

295/17

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Meloche

That correspondence received from the County of Essex dated July 27, 2017 requesting support of a resolution enacted by Essex County Council regarding the proposed amendments by Bill 94 to the Highway Traffic Act and a pilot project relating to the school bus camera initiative BE SUPPORTED through the following resolution:

THAT the Town of LaSalle support the amendments proposed by Bill 94 to the Highway Traffic Act and further support a pilot project relating to the school bus camera initiative; and

FURTHER THAT a letter of support be forwarded to the Premier of Ontario, local MPP offices and the Minister of Transportation.

Carried.

5. AMENDED SITE PLAN CONTROL APPROVAL AT 5821 MALDEN ROAD (MALDEN SQUARE PLAZA)

Andrew Corbret, part owner, appears before Council in support of the Site Plan Control amendment on Malden Square Plaza located at 5821 Malden Road to allow for the construction of a new outdoor patio and a modified fire route.

296/17

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Akpata

That the report of the Supervisor of Planning & Development Services dated August 2, 2017 (DS-44-17) regarding a site plan control amendment for Malden Square Plaza located at 5821 Malden Road BE RECEIVED; and that the amended site plan control to allow construction of a new outdoor patio and a modified fire route at a new restaurant located in the Malden Square Plaza at 5821 Malden Road BE APPROVED.

Carried.

6. TRANSIT STOP CAPITAL EXPENDITURES

297/17

Moved by: Councillor Desjarlais

Seconded by: Deputy Mayor Bondy

That the report of the Director of Public Works dated August 1, 2017 (PW-24-2017) regarding transit stop capital expenditures BE RECEIVED; and that Phase 1 and Phase 2 for the transit stop pad construction and connections costing approximately \$140,000.00 BE APPROVED; and that four bus shelters costing approximately \$ 24,000.00 to be installed during the initial transit implementation stage BE APPROVED; and that future bus shelters be deployed based on future demand of service and ridership numbers and be installed in the future years.

Carried.

7. CORRESPONDENCE FROM THE TOWN OF AMHERSTBURG REGARDING
POLICING

298/17

Moved by: Deputy Mayor Bondy
Seconded by: Councillor Desjarlais

That correspondence received from the Town of Amherstburg dated
July 10, 2017 requesting a proposal for contract policing by LaSalle Police
Service BE RECEIVED.

Councillor Burns voting nay on the matter.

Carried.

8. ROUNDABOUT TREATMENTS

299/17

Moved by: Deputy Mayor Bondy
Seconded by: Councillor Burns

That the report of the Director of Public Works dated August 3, 2017
(PW-26-2017) regarding Town roundabouts BE DEFERRED; and that
administration BE REQUESTED to report back to Council once the tender for the
centerpiece at Todd Lane and Malden has closed and quotes have been
submitted.

Carried.

9. TRANSIT BENCHES

300/17

Moved by: Councillor Burns
Seconded by: Councillor Renaud

That the report of the Chief Administrative Officer dated August 3, 2017
(CAO-18-17) regarding entering into discussions with Creative Outdoor
Advertising (COA) for the installation of benches at transit bus stops BE
APPROVED.

Carried.

10. TRANSIT STOP CONTRACT AWARD

301/17

Moved by: Deputy Mayor Bondy
Seconded by: Councillor Renaud

That the report of the of the Director of Public Works dated August 3, 2017 (PW-
27-17) regarding Contract A, B and C for the construction of bus stop pads BE
APPROVED; and that the contract BE AWARDED to Nasci Construction Service
Ltd. at an all in cost of \$143,082.00 plus HST.

Carried.

F. INFORMATION ITEMS TO BE RECEIVED

1. SUMMARY OF REPORTS TO COUNCIL

302/17

Moved by: Councillor Burns
Seconded by: Councillor Meloche

That the report of the Chief Administrative Officer dated August 8, 2017 being a
summary of reports to Council BE RECEIVED.

Carried.

2. UPDATE ON SUMMER PROGRAMMING (HALF WAY POINT)

303/17

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Burns

That the report of the Director of Culture and Recreation dated August 2, 2017 (C&R 09-17) regarding an update of the 2017 summer programming BE RECEIVED.

Carried.

G. BY-LAWS

304/17

Moved by: Councillor Burns

Seconded by: Councillor Akpata

That the following By-laws BE GIVEN first reading:

8041 - A Bylaw to authorize the execution of the waste collection agreement with Windsor Disposal Services Inc. and the Corporation of the Town of LaSalle.

8042 - A Bylaw to authorize the sale of Lot 105 and part of Block "A" (closed by R1262860), Registered Plan 661 to Allan Bellemore.

Carried.

305/17

Moved by: Councillor Renaud

Seconded by: Deputy Mayor Bondy

That by-law numbers 8041 and 8042 BE GIVEN second reading.

Carried.

306/17

Moved by: Councillor Meloche

Seconded by: Councillor Desjarlais

That by-law number 8041 and 8042 BE GIVEN third reading and finally passed.

Carried.

H. COUNCIL QUESTIONS

Councillor Burns requests a breakdown of revenue and expenses of the summer programming at the Vollmer Complex for the end of the 2017 season.

I. STATEMENTS BY COUNCIL MEMBERS

J. REPORTS FROM COMMITTEES

None.

K. NOTICES OF MOTION

None.

L. MOTION TO MOVE INTO CLOSED SESSION

M. CONFIRMATORY BY-LAW

307/17

Moved by: Councillor Desjarlais

Seconded by: Councillor Meloche

That Confirmatory Bylaw #8043 BE GIVEN first reading:

Carried.

308/17

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Burns

That Confirmatory Bylaw #8043 BE GIVEN second reading.

Carried.

309/17

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That Confirmatory Bylaw #8043 BE GIVEN third reading and finally passed.

Carried.

N. SCHEDULE OF MEETINGS

Committee of Adjustment - August 16, 2017 @ 5:30 pm

Regular Meeting of Council - August 22, 2017 @ 7:00 pm

Accessibility Advisory Committee Meeting - September 7, 2017 @ 4:00 pm

Regular Meeting of Council - September 12, 2017 @ 7:00 pm

O. ADJOURNMENT

Meeting adjourned at the call of the Chair 7:50 pm

Mayor: Ken Antaya

Deputy Clerk: Agatha Armstrong

Appendix B

***Town Staff Report
Dated August 2, 2017***

File Copy



The Corporation of the Town of LaSalle

Date:	August 2, 2017	Report No:	DS-43-2017
Directed To:	Mayor and Members of Council	Attachments:	Figures 1 to 4, and correspondence dated March 28, 2017, July 20 th and July 31 st 2017
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M.Pl., MCIP, RPP Director of Development & Strategic Initiatives A. Burgess, MCIP, RPP Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Rezoning and Site Plan Control Applications <u>Our File No.:</u> Z-03-2017 & SPC-02-2017 <u>Registered Owner & Applicant:</u> Tuscany Oaks Ltd. <u>Agent:</u> Dillon Consulting Limited, Karl Tanner <u>Location:</u> 0.8 hectares of land located along the west side of Malden Road, between Rosati Drive and Bouffard Road (Malden Planning District)		

RECOMMENDATION:

Based on the information provided within this Staff Report, and subject to further input from Council and the public, it is recommended that Council defer making a decision with respect to this rezoning application until such time that:

- the additional information, as identified in this Staff Report is submitted by the Applicant; and

- a subsequent Staff Report is prepared and brought back to Council with Staff recommendations.

REPORT:

PURPOSE AND NATURE OF THE SUBJECT APPLICATION:

An Application has been received, requesting the rezoning of approximately 0.8 hectares of property located along the west side of Malden Road, between Rosati Drive and Bouffard Road (see Figure 1), from a Neighbourhood Commercial Holding Zone – "C1(h)" to a site-specific Neighbourhood Commercial (C1-9) Zone – "C1-9". This new zone category will add Commercial Storage, Studio Space, Automobile Repair Garage, and Builders or Contractors Establishments to the list of permitted uses at this location. A total of 22,000 square feet (2,100 square metres) of new commercial floor space is being proposed for this location. New site-specific lot and yard regulations will be established for this site as part of the new "C1-9" Zone.

Figure 2 depicts the existing zoning on the subject lands and on surrounding properties.

Preliminary site plan and site servicing plan drawings have been prepared by the Applicant's Engineering/Planning Consultants (dated May 26, 2017 and July 12, 2017), and are attached as Figures 3 and 4.

Site Plan Control will apply to this site, and will be used to address site details such as on-site parking, fencing, landscaping, lighting, access, signage, storm water management and all other site details.

OFFICIAL PLAN AND PROVINCIAL POLICY STATEMENT CONSIDERATIONS

The Planning Act requires that all zoning by-laws and all zoning by-law amendments adopted by Council conform with the land use designations and policies contained within the municipal approved Official Plan documents (both the lower-tier and upper-tier plans) that are in effect at the time that an application is received.

The Planning Act also requires that all Planning Authorities make decisions that are consistent with the 2014 Cabinet Approved Provincial Policy Statement.

In this particular instance, the subject property is designated "Commercial District" in the Town of LaSalle's approved Official Plan.

This property is also situated within the "Settlement Area" designation as defined on Schedule "A1" in the 2014 approved upper-tier (County of Essex) Official Plan document.

Subsection 3.5.1 of the LaSalle Official Plan contains a set of goals for lands designated "Commercial District", including the following:

"To ensure that suitable uses are available within the designated commercial districts to accommodate a full range of commercial goods and services to meet the needs of the surrounding neighbourhoods, the community at large, and the travelling public."

"To recognize that commercial areas are dynamic in nature, and must be able to evolve, adapt and redevelop as market conditions, consumer needs and preferences, and retail trends change over time, and to provide a corresponding policy environment which will permit these changes to occur in a manner which is beneficial to Town of LaSalle ratepayers."

A broad range of commercial uses are permitted within the "Commercial District" land use designation, including: all types of retail, office and service commercial uses; places of entertainment; assembly halls; eating establishments; recreational commercial uses; clinics; funeral homes; financial service establishments; automobile sales and service establishments; gas bars; service stations and other similar business establishments that serve the needs of Town residents and the travelling public.

Subsection 3.5.2 of the Town's Official Plan states that:

"All new uses locating within this designation will be required to conform to high performance standards relating to parking, lighting, landscaping, buffering and control over outside storage as set out in the implementing zoning by-law and site plan control agreements"

"Commercial developments and redevelopments will be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990"

Sections 6 and 7 of the LaSalle Official Plan articulate a number of site plan control, transportation, storm drainage, and amendment procedure policies that apply to all new commercial development rezoning and site plan control applications in the Town --- including the following:

"Expansions to existing and the establishment of new commercial developments shall be subject to site plan control."

"The Town's objectives in using site plan control are:

- a) to ensure a high standard of site design for new development;*
- b) to ensure safety and efficiency of vehicular and pedestrian access;*
- c) to minimize incompatibilities between new and existing developments;*
- d) to control the location of driveways, parking, loading and garbage collection facilities;*
- e) to secure easements or grading and alterations necessary to provide for public utilities and site drainage;*

- f) *to ensure that the development proposed is built and maintained as approved by Council."*

"As a condition of approval of plans, Council may require the Owner to provide at no expense to the municipality a dedication of land of up to 5.2 metres in width abutting Malden Road, for future road widening purposes."

"Council will encourage the development of pedestrian routes to link all major open space areas, commercial districts, and schools and other public institutions located within the Town. This pedestrian network will be integrated with and designed to function as part of the Town's overall transportation network, providing a safe and convenient alternative to automobile forms of transportation."

"Sidewalks on one or both sides of the street, or at other required locations, will be required to be constructed to serve new development and to provide pedestrian access to schools, parks and commercial districts town-wide."

"All new development shall be provided with adequate storm drainage facilities connected to storm sewers, drains and watercourses, and will have to comply with all storm water management requirements for both quantity and quality."

"All proposed amendments to the implementing zoning by-law shall be processed in accordance with the provisions of Sections 34 of the Planning Act, R.S.O. 1990, and due regard shall be given to the following matters:

- a) the physical suitability of the land to be used for the proposed use;*
- b) the adequacy of all required services;*
- c) the adequacy of the road system to accommodate the proposed traffic volume increases;*
- d) the compatibility of the proposed use with existing and potential future uses in the surrounding area; and*
- e) the need for the additional land to accommodate the proposed use/facilities."*

The approved County of Essex Official Plan includes a number of Schedules that identify the various elements that collectively comprise the "County of Essex's Natural Heritage System".

Lands designated "Natural Environment" on the County of Essex Official Plan Schedules are situated adjacent to the site that is affected by this Planning Act application --- meaning that there are known and identified significant natural heritage features on adjacent lands.

Subsection 3.4 of the County Official Plan includes policies, which state that:

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage feature and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be not negative impacts on the nature features or on their ecological function."

The 2014 Provincial Policy Statement includes a number of provincial policies which re-enforce the "Natural Environment" policies contained in the upper-tier (County of Essex) Official Plan, including the following "Natural Heritage" policies:

"Development and site alteration shall not be permitted in habitat of endangered and threatened species, except in accordance with provincial and federal requirements."

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be not negative impacts on the natural features or on their ecological functions."

AGENCY COMMENTS:

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and to a number of utility companies.

The County of Essex has submitted correspondence dated July 20, 2017 (copy attached), advising the Applicant as to the County's setback requirements from the centerline of Malden Road (County Road 3).

It should be noted that this section of Malden Road is a County Road, under the jurisdiction of the County for both Corridor Control (access and setback) and Operational/Maintenance purposes. The County has approval authority with respect to all new commercial entrances/exits onto this County Road.

The County has also requested the opportunity to be involved in the Site Plan Approval process – to ensure that their interests are met regarding access, structure setback, drainage and signage.

The Applicant has submitted correspondence from the MNRF, dated March 28, 2017, wherein they provide their ESA comments and recommendations regarding the subject commercial development application (see attached letter).

In the attached correspondence, MNRF states that they have determined that the activities associated with the project, as currently proposed, will likely not contravene Sections 9 and/10 of the Endangered Species Act, provided the recommendations as set out in their March 28, 2017 letter are implemented — including:

- the creation and maintenance of a 10 metre wide Buffer and Restoration Area at the northwestern edges of the property, around the proposed drainage pond;
- this Restoration Area will include the creation of rock and brush pile features that Eastern Foxsnake may utilize as habitat; and
- Dense Blazing Star will be planted in the Restoration Area.

On July 31st we received correspondence from ERCA Staff stating that the Applicant is required to prepare and submit an Environmental Impact Assessment (EIA) for this development application, in keeping with the above noted policy requirements of the County Official Plan --- in order to meet the applicable PPS provisions.

To date, we have not received comments from any other circulated agency.

PUBLIC COMMENTS RECEIVED TO DATE:

The Planning Advisory Committee held an Information Meeting on July 13, 2017, in the Council Chambers at the Town Hall:

- (i) to provide an opportunity for residents living in the surrounding neighbourhood to obtain additional information;
- (ii) to provide a forum for questions to be asked of the Applicant; and
- (iii) to receive public comments at the "front-end" of the planning review and approval process.

Representatives of the Applicant, together with the Applicant's Consultant, were in attendance and provided an explanation of their rezoning request --- utilizing the conceptual site plan as shown on Figure 3.

The following is a brief summary of the public comments/questions that were received at this Public Information Session:

- concerned that the new commercial plaza will be located too close to an existing residence;
- concerned about the increased traffic volumes going to/from this site, and the corresponding road safety issues should this new commercial development be approved;
- has a traffic impact study been completed to evaluate the adequacy of Maiden Road at this location to handle additional turning movements and traffic volumes?

PRELIMINARY COMMENTS

Town Planning and Engineering Staff believe there is merit in the Applicant's proposed new development for the subject lands.

However, in order to properly address the concerns that were expressed by residents who attended the information session, and to ensure conformity with both the local and the upper-tier Official Plan

documents, the following information is needed from the Applicant before a final review of the subject rezoning and site plan control applications can be completed:

- The preparation and submission of a traffic impact study, based on the Applicant's revised conceptual site plan (Figure 4), prepared to satisfaction of the Town Engineer and the County Engineer;
- The preparation and submission of a EIA, from the Applicant's Natural Heritage Consultant, to demonstrate how they have satisfied the County of Essex Natural Heritage Policy requirements, all to the satisfaction of the ERCA Staff;
- A written response from the Applicant's Planning Consultant identifying how their final site plan for the subject property: i) conforms to the applicable Official Plan policies as set out in this Staff Report; (ii) addresses the concerns raised by residents who spoke at the July 13th Public Information Session; and (iii) ensures that on-site pedestrian/ vehicular circulation, parking, and emergency vehicle access are properly designed for the various proposed land uses and corresponding buildings.

Once we receive this additional information, we will in turn review same and prepare a subsequent Staff Report with recommendations for Council.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,





L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives



A. Burgess, MCIP, RPP
Supervisor of Planning &
Development Services

Attachments

Reviewed by:						
 CAO	Finance	Clerk	Public Works 	Development & Strategic Initiatives	Culture & Recreation	Fire



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:2000

File No: Z-11/17 & SPC-02/17

Prepared For: Planning Dept.

Applicant: Tuscarry Oaks Ltd

Prepared By: Finance Department
GIS Services

Date: January 7, 2015

Notes

This document is not a Legal Plan of Survey.



Legend:



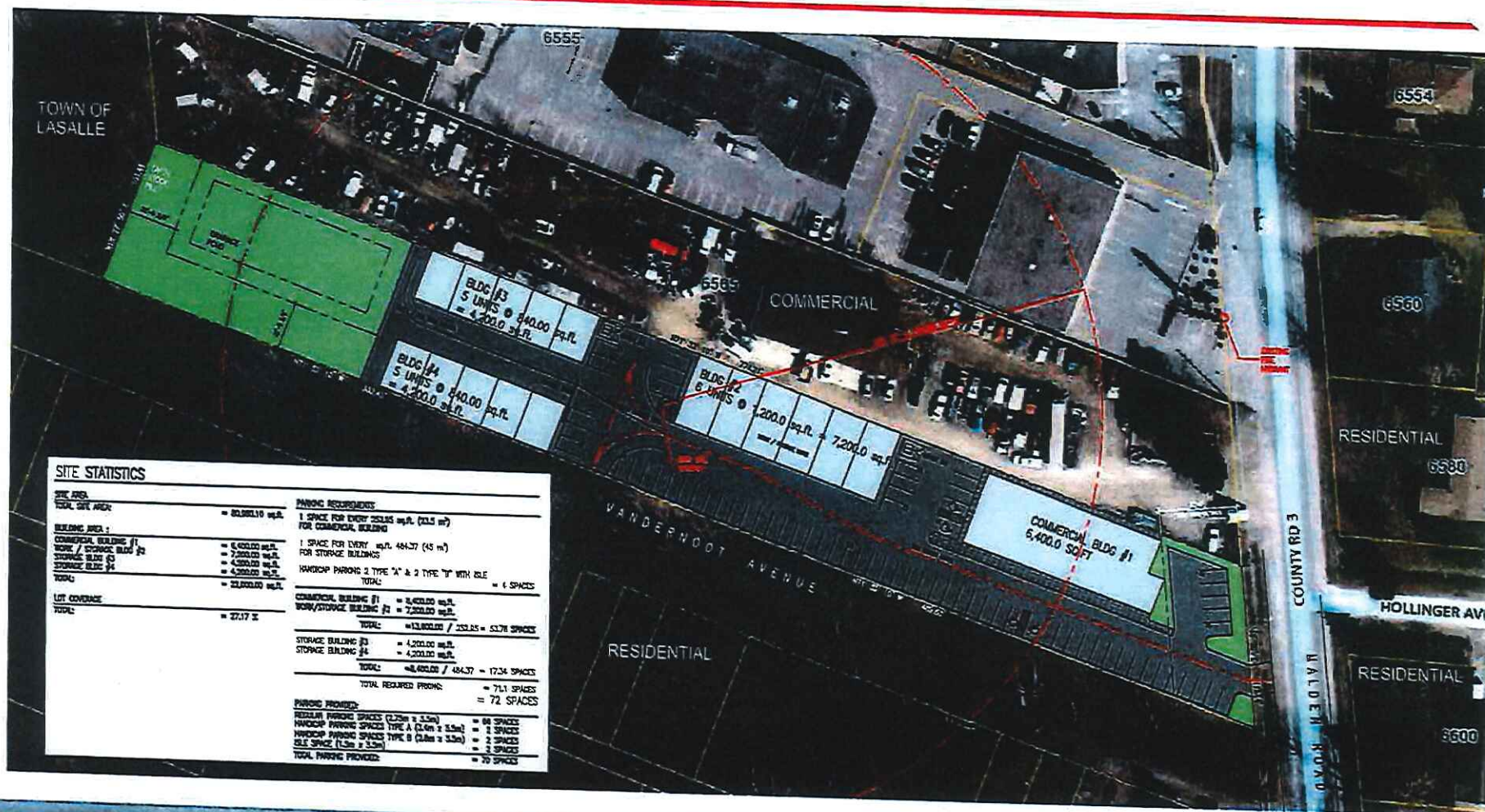
Subject Lands

Title:

FIGURE 2 - ZONING



Scale:	1:2000	File No:	2-11-17 & SPC-02-17
Prepared For:	Planning Dept.	Applicant:	Tuscany Oaks Ltd
Prepared By:	DSI	Date:	July 31, 2017
Notes:	This document is not a Legal Plan of Survey.		

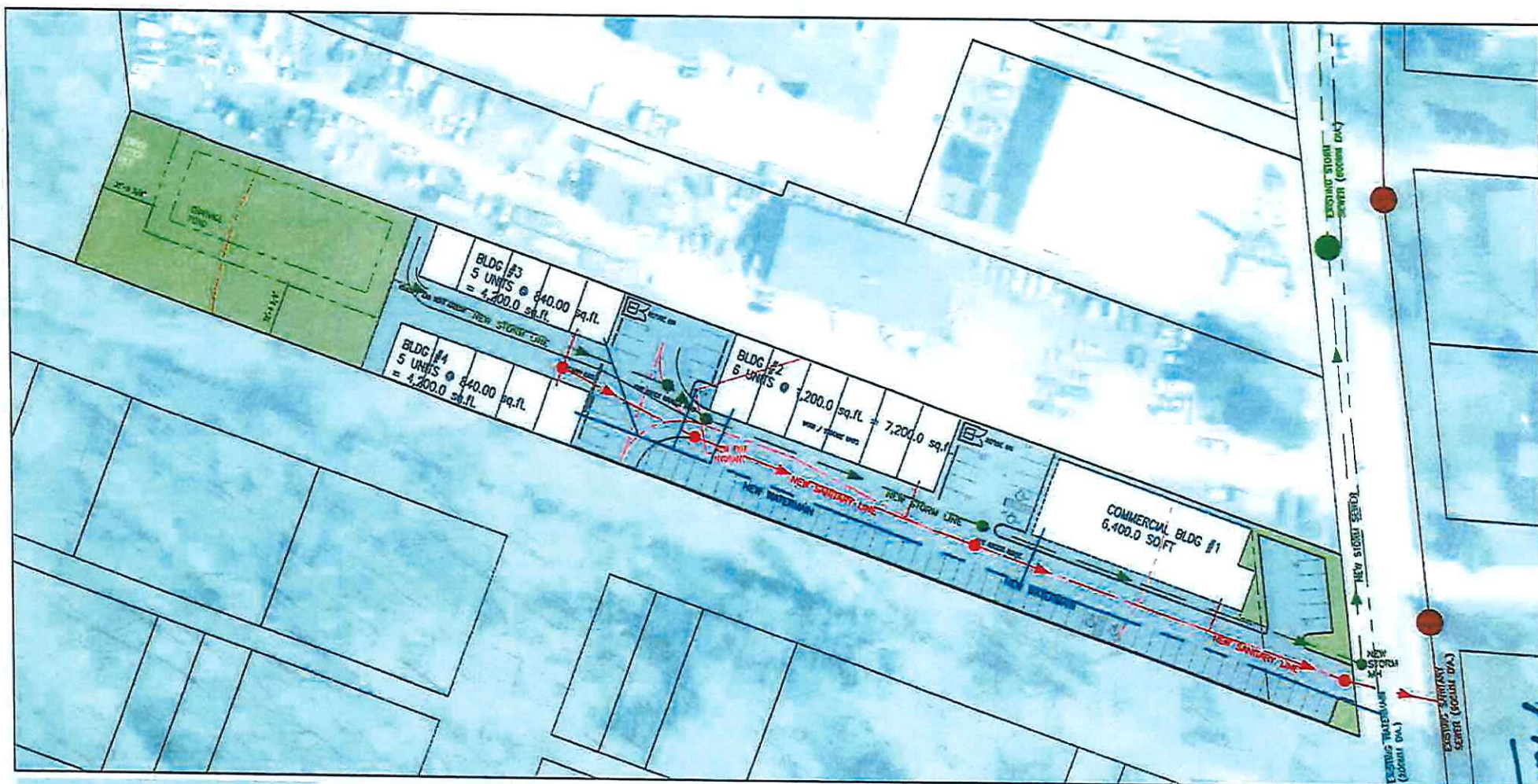


Plane 3

Site Plan

Proposed Commercial and Storage Development

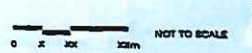
ISSUED FOR REZONING Issued - 5/26/17



6565 MALDEN ROAD, LASALLE,
ON

PROPOSED SITE SERVICING

- | | |
|-----------------------------|----------------------------------|
| --- EXISTING STORM SEWER | - - - NEW STORM LINE/STORM SEWER |
| --- EXISTING SANITARY SEWER | - - - NEW SANITARY LINE |
| --- EXISTING WATERMAIN | - - - NEW WATERMAIN |



File Location:
D:\Projects\6565 Malden Road\6565 Malden Road.dwg
July 12, 2017 2:00 PM
PROJECT # 170883 STATUS: DRAFT DATE: 07/12/17

Sheet 4



July 31, 2017

Mr. Ryan Tufts, Planning Technician and Secretary-Treasurer Committee
of Adjustment
Town of LaSalle
5950 Malden Road
LaSalle ON N9H 1S4

regs@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

Dear Mr. Ryan Tufts:

RE: Zoning By-Law Amendment Z-11-17
MALDEN RD (6585 Malden Rd)
ARN 373405000006680; PIN: 705340806
Applicant: TUSCANY OAKS LTD

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment Z-11-17. We understand that the purpose of this Zoning By-law Amendment is to rezone this site from a Neighbourhood Commercial Holding Zone - C1(h) to a site-specific Neighbourhood Commercial (C1-9) to allow a new zone category for the following additional uses: commercial storage, studio space, automobile repair garage, and builders and contractors establishments.

NATURAL HAZARD POLICIES OF THE PPS, 2014

We have reviewed our floodline mapping for this area and it has been determined this site is **not** located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATER RESOURCES MANAGEMENT

We have concerns regarding the potential impact of the quality and quantity of runoff in the downstream watercourses due to future development in this area. We would therefore ask to be circulated any Site Plan Control application. We will reserve to comment further on water resources management concerns until this development can proceed to the Site Plan Control stage.

Mr. Ryan Tufts
July 31, 2017

NATURAL HERITAGE POLICIES OF THE PPS, 2014

The subject property is within, and/or is adjacent to (within 120 metres of), a natural heritage feature that is identified as a significant woodland, and significant wildlife habitat under the Provincial Policy Statement (PPS, 2014). This property contains portions of the Candidate Natural Heritage Site - 'TC6'.

Section 2.1.5 of the PPS, 2014 states - Development and site alterations shall not be permitted in significant woodland... and significant wildlife habitat...unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Section 2.1.8 of the PPS 2014 states – "Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions." The required demonstration of no negative impact, in accordance with the relevant PPS policies outlined above, is most effectively accomplished through the completion of an Environmental Impact Assessment (EIA). However, other options may exist as an adequate demonstration of no negative impact. We strongly recommended that prior to initiating an EIA that the applicant contacts our office to determine the scale and scope of the analysis.

FINAL RECOMMENDATION

It is therefore recommended that the Application be deferred until such time as an Environmental Impact Assessment has been completed. We would encourage the applicant to contact our office at their soonest convenience to discuss the Terms Of Reference for the Environmental Impact Assessment.

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

Sincerely,



Tim Byrne,
Director, Watershed Management Services
/cor





Office of the Manager, Planning Services

William J. King, AMCT, MCIP, RPP
Manager, Planning Services

July 20, 2017

Ms. Brenda Andreas
Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4

Dear Ms. Andreas:

RE: Z-11-17, West Side of County Road No. 3, North Side of Vandernoot Avenue

Please be advised that the County has reviewed the aforementioned application and the comments provided are engineering related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 3. The Applicant will be required to comply with the following County Road regulations:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 85 feet from the center of the original ROW of County Road 3. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

The County of Essex is requesting the opportunity to be involved in the Site Plan Control process with this property to insure that our interests are met regarding access, structure setback, drainage and signage.

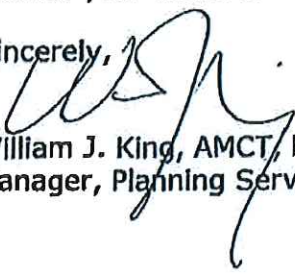
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Page 2 of 2

Click here to enter a date.

We are requesting a copy of the Decision of the aforementioned application. Thank you for your assistance and cooperation in this matter.

Sincerely,



William J. King, AMCT, MCIP, RPP
Manager, Planning Services

Ministry of Natural
Resources and Forestry
615 John Street North
Aylmer ON N5H 2S8
Tel: 519-773-9241
Fax: 519-773-9014

Ministère des Richesses
naturelles et des Forêts
615, rue John Nord
Aylmer ON N5H 2S8
Tél: 519-773-9241
Télé: 519-773-9014



March 28, 2017

AYL-L-030-17

Peter Valente
Tuscany Oaks Ltd. c/o Valente Development Corporation
1985 Dougall Avenue
Windsor, ON N9E 1S1

Dear Mr. Valente:

RE: Development of Storage Garage Condominiums and the Endangered Species Act, 2007

The Ministry of Natural Resources and Forestry (MNRF) has reviewed the information that was provided on the proposed development of storage garage condominiums project to assess the potential impacts of the proposal on endangered or threatened species and their habitats. From the information provided, it is our understanding that the proposed project falls within these parameters:

- a) The project is located at 6585 Malden Road Part of Lot 35 Concession 1 in the Town of LaSalle, Ontario.
- b) The proposed project involves the development of storage garage condominiums and will entail clearing some natural vegetation.
- c) The proposed project will begin as soon as appropriate approvals are in place and be completed by late summer and/or fall 2017.
- d) MNRF has reviewed species at risk (SAR) occurrence information on file and determined that there are known occurrences of SAR in the general area of the project, including:
 - a. Eastern Foxsnake - Carolinian population (endangered) – The entire project area falls within regulated habitat for the species. (<https://www.ontario.ca/page/eastern-foxsnake>)
 - b. Eastern Flowering Dogwood – (endangered) – (<https://www.ontario.ca/page/eastern-flowering-dogwood>)
 - c. Kentucky Coffee-tree – (threatened) – (<https://www.ontario.ca/page/kentucky-coffee-tree-species-risk>)
 - d. Dense Blazing Star - (threatened) – (<https://www.ontario.ca/page/dense-blazing-star>)

- e. Butternut (endangered) – (<https://www.ontario.ca/page/butternut-species-risk>)

Based on a review of the Memo from Dillon Consulting dated September 8, 2016 (*Stage 1: Species at Risk Information Request for the Proposed 6585 Malden Road Property Development located in the Town of LaSalle*) and Email from Allen Benson of Dillon Consulting dated March 1, 2017, MNRF has determined that the activities associated with the project, as currently proposed, **will likely not contravene** section 9 (species protection) and/or section 10 (habitat protection) of the *Endangered Species Act, 2007* (ESA 2007) for [Species] **provided the following recommendations are implemented:**

1. Final development design for the property shall adhere to Figure 2 Conceptual Development Plan as included in the letter. This includes:
 - a. A 10 metre buffer and Restoration Area at the northwestern edges of the property around the proposed drainage pond;
 - b. This Restoration Area will include creation of rock and brush pile features that Eastern Foxsnake may utilize as habitat; and
 - c. Dense Blazing Star will be planted in the Restoration Area.
2. A copy of this letter shall be available at the work site at all times when conducting activities described in this letter;
3. All construction machinery and equipment that is left idle for one (1) hour or longer, or is parked overnight, at the work site shall be visually surveyed for the presence of snake species before (re)ignition. This visual examination shall include all lower components of the machinery, including operational extensions and running gear;
4. All on-site personnel must be made aware of the potential presence of SAR on site, especially Eastern Foxsnake, and the protection afforded under the ESA 2007, prior to conducting any work on the site.
5. Any SAR individual that is incidentally encountered on the Property must be allowed to leave on its own accord. Activities within 30 m shall cease until the individual disperses. Construction machinery/equipment must maintain a minimum operation distance of 30 m from the individual until it disperses the Property on its own accord.
6. Should on-site personnel be unable to allow an incidentally encountered SAR individual to disperse from the active construction area its own ability, a qualified biologist must be contacted immediately to safely relocate the individual to suitable habitat outside of the development footprint.
7. Any SAR individual that is observed within the Property will be reported to the MNRF Aylmer District staff within 48 hours of the observation or the next working day, whichever comes first.

8. If an injured or deceased SAR is found, the specimen must be placed in a non-airtight container that is maintained at an appropriate temperature and MNRF must be contacted immediately for additional guidance.
9. During the active season for snake species (March to November), individuals may find and occupy materials and equipment stored on site; therefore, a clean, debris-free work site will be maintained (e.g. storage of flat materials like plywood and rubber mats in open areas should be avoided).

If these recommendations are implemented, the activity will likely not contravene section 9 (species protection) and/or section 10 (habitat protection) of the ESA 2007.

Failure to comply with all the above recommendations may leave you at risk of being in contravention of the ESA 2007. Should the project parameters change and/or if you are unable to comply with any of the above recommendations, please notify the MNRF Aylmer District office immediately to obtain guidance on whether additional actions will need to be taken to remain in compliance with the ESA 2007.

It is important to note that changes may occur in both species and habitat protection which could affect whether proposed projects may have adverse effects on SAR. The ESA 2007 applies to endangered and threatened species listed on the Species at Risk in Ontario (SARO) List (<http://www.ontario.ca/environment-and-energy/species-risk-ontario-list>). The Committee on the Status of Species at Risk in Ontario (COSSARO) meets regularly to evaluate new species for listing and/or re-evaluate species already on the SARO List. As a result, species designations may change, which could in turn change the level of protection they receive under the ESA 2007. Also, habitat protection provisions for a species may change if a species-specific habitat regulation comes into effect.

Additionally, please note that the province has not been surveyed comprehensively for the presence or absence of SAR, and MNRF data relies on observers to report sightings of SAR. As such, the absence of an element occurrence does not indicate the absence of species and/or habitat and there is potential for new observations to be documented in the general area of the Property.

For these reasons, this Letter to Proponent (AYL-L-030-17) is only valid until September 30, 2018.

Should you be unable to proceed with this project until after the above noted date, you should contact the MNRF and seek guidance on remaining compliant with the ESA 2007.

Please be advised that it is your responsibility to be aware of and comply with all other relevant provincial or federal legislation, municipal by-laws or required approvals from other agencies.

If you have any concerns or questions regarding this letter, please contact me at 519-773-4732 or by email at ESA.Aylmer@ontario.ca.

Sincerely,



Cam McCauley
Management Biologist, Aylmer District
Ministry of Natural Resources and Forestry

cc. Allen Benson, Dillon Consulting



TUSCANY OAKS LTD.
6565 MALDEN ROAD, LASALLE



PROPERTY BOUNDARY = 0.75ha (1.86ac)



AREA OF DISTURBANCE = 0.75ha (1.86ac)



APPROXIMATE LOCATIONS OF VEGETATION REMOVAL



RESTORATION AREA

SPECIES AT RISK
INFORMATION REQUEST
FIGURE 2.0 - CONCEPTUAL DEVELOPMENT PLAN

SOURCE: CONCEPTUAL SITE PLAN BY OTHERS, 2013; COUNTY OF ESSON 2010 AERIAL PHOTOGRAPH (2013)

File 2.0000
- 10/10/2013 10:00 AM - 10/10/2013 10:00 AM
Map by: 10/10/2013

ADDITIONAL INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
DIMENSIONS AND SURVEY INFORMATION SHOULD BE
VERIFIED BY AN O.G.S. PRIOR TO CONSTRUCTION.
CREATED BY: H&M
CHECKED BY: H&M
DESIGNED BY: H&M

SCALE: 1:750



PROJECT: 10-100
STAGE: 1000
DATE: 10/10/2013

Appendix C

Functional Servicing and Stormwater Management Report

Functional Servicing and Stormwater Management Report are under Separate Cover

Appendix D

Traffic Opinion

October 5, 2017



Sent via Electronic Mail

The Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, ON N9H 1S4

Attention: Mr. Peter Marra, P.Eng.
Director of Public Works

RE: 6585 Malden Road Rezoning and Site Plan Control – Traffic Impact Review

Dear Mr. Marra:

Tuscany Oaks Ltd. is proposing to rezone 0.8 hectares of land at 6585 Malden Road in LaSalle from a Neighbourhood Commercial Holding Zone ("C1(h)") to a site-specific Neighbourhood Commercial Zone ("C1-9"): As part of this application, 22,000 square feet of new commercial floor space is being proposed. That space is proposed to consist of 6,400 square feet of office space and 15,600 square feet of storage space (i.e., self-storage units). It is understood that the Town of LaSalle has requested a Traffic Impact Study as part of the application. This letter documents the review of the anticipated traffic impacts associated with the development proposal.

Proposed Site Context

The site at 6585 Malden Road is on the west side of Malden Road, approximately opposite Hollinger Avenue. A single unsignalized driveway is proposed for the site. No exclusive turning lanes (e.g., northbound left turn lane or southbound right turn lane) on Malden Road are proposed to service the site.

Existing Traffic Along Malden Road Near the Proposed Site

Traffic volumes along Malden Road south of Reaume Road are around 550 northbound and 390 southbound in the weekday AM peak hour. Weekday PM peak hour traffic count data was not readily available.

Trip Generation, Distribution, Assignment

Using the trip rates published by the Institute of Transportation Engineers in their document *Trip Generation Manual, 9th Edition*, a total of 12 vehicle trips (10 inbound and 2 outbound) are expected to be generated during the weekday AM peak hour by the site. For reference, the weekday PM peak hour would generate 14 vehicle trips (4 inbound and 10 outbound). These vehicle trip estimates are based on the ITE

235 Yorkland Blvd.
Suite 800
Toronto, Ontario
Canada
M2J 4Y8
Telephone
416.229.4646
Fax
416.229.4692

Dillon Consulting
Limited

...cont'd

Town of LaSalle, Mr. Peter Marra, P.Eng.

Page 2

October 5, 2017

rates for office space (Land Use Code 710 – General Office Building) and self-storage facilities (Land Use Code 151 – Mini-Warehouse).

Assuming a 50/50 split of traffic (from the north and south), the weekday AM peak hour volumes at the site driveway would consist of 5 southbound right turns, 5 northbound left turns, 1 eastbound left turn and 1 eastbound right turn. These volumes represent an insignificant amount of traffic when compared with the existing volume on Malden Road. *(The site traffic represents approximately 1.3% of current AM peak hour traffic on Malden Road.)*

Neither the 5 southbound right turn or the 5 northbound left turns will trigger any warrants for additional infrastructure (e.g., southbound right turn lane, northbound left turn lane) on Malden Road at the site driveway. Further, once these volumes are distributed on to the surrounding road network, their impact would be negligible at adjacent intersections.

Summary

The proposed 22,000 square foot development at 6585 Malden Road is anticipated to generate 12 vehicle trips during the weekday AM peak hour and 14 vehicle trips during the weekday PM peak hour. Once split out by direction (inbound vs. outbound) and origin/destination (north/south on Malden Road), these additional vehicle trips are expected to have a negligible impact on the operation of the proposed site driveway and adjacent intersections.

* * *

Should you have any further questions, please do not hesitate to contact me at (416) 229-4647, Extension 2376, or at mwalters@dillon.ca.

Yours sincerely,

DILLON CONSULTING LIMITED



Mike Walters, P.Eng.
Transportation Engineer

MDW:mrh
Project No. 16-4100-2100

Appendix E

Natural Heritage Opinion

MEMO



TO: Town of LaSalle
FROM: Christina Carter, Dillon Consulting Limited
cc: Allen Benson, Dillon Consulting Limited
DATE: October 5, 2017
SUBJECT: Technical Memo for the Proposed 6585 Malden Road Property Development located in the Town of LaSalle
OUR FILE: File # 16-4100

Dillon Consulting Limited (Dillon) was retained by Tuscany Oaks Limited to conduct environmental consulting services for a proposed development of storage garage condominiums located at 6585 Malden Road in the Town of LaSalle, Ontario (Figure 1). **The property is located on the west side of Malden Road north of Bouffard Road, and south of Rosati Drive and is legally described as 'Part of Lots 35 Concession 1 in the Town of LaSalle'.** The purpose of this Technical Memo is to provide confirmation that the recommended mitigation measures, agreed to by both Essex Region Conservation Authority (ERCA) and Dillon, meet the requirements for the proposed development.

An Environmental Impact Statement (EIS) (2005) was completed for the surrounding development by Gerry Waldron, Consulting Ecologist. On September 8, 2016, Dillon sent a Species at Risk (SAR) information request for the proposed development to the Ministry of Natural Resources & Forestry (MNRF), with a response Letter to Proponent (LOA) (AYL-L-030-17) received on March 28, 2017. On August 25, 2017, a response letter for an Environment Impact Assessment (EIA) Review (EIA-21-17) was received from ERCA. In addition, correspondence from ERCA on September 22, 2017 recommends that a permanent fence be installed around the site in order to protect the adjacent Candidate Natural Heritage Site (CNHS) and its ecological functions from negative impacts. Given the SAR mitigation measures outlined in the LOA surrounding the proposed drainage pond illustrated on **Figure 1** in addition to the permanent fence, Dillon agrees with ERCA that this will provide an appropriate level of mitigation for the adjacent natural heritage feature(s). The general purpose of the fencing is to eliminate encroachment into the natural areas and deter illegal dumping; therefore, the proposed chain link fence should not have any access gates and should be installed at a sufficient height. The location of where the permanent fence will be installed is shown on **Figure 1**.

Please do not hesitate to call 416-229-4647 ext. 2439 if you have any questions.

Yours sincerely,

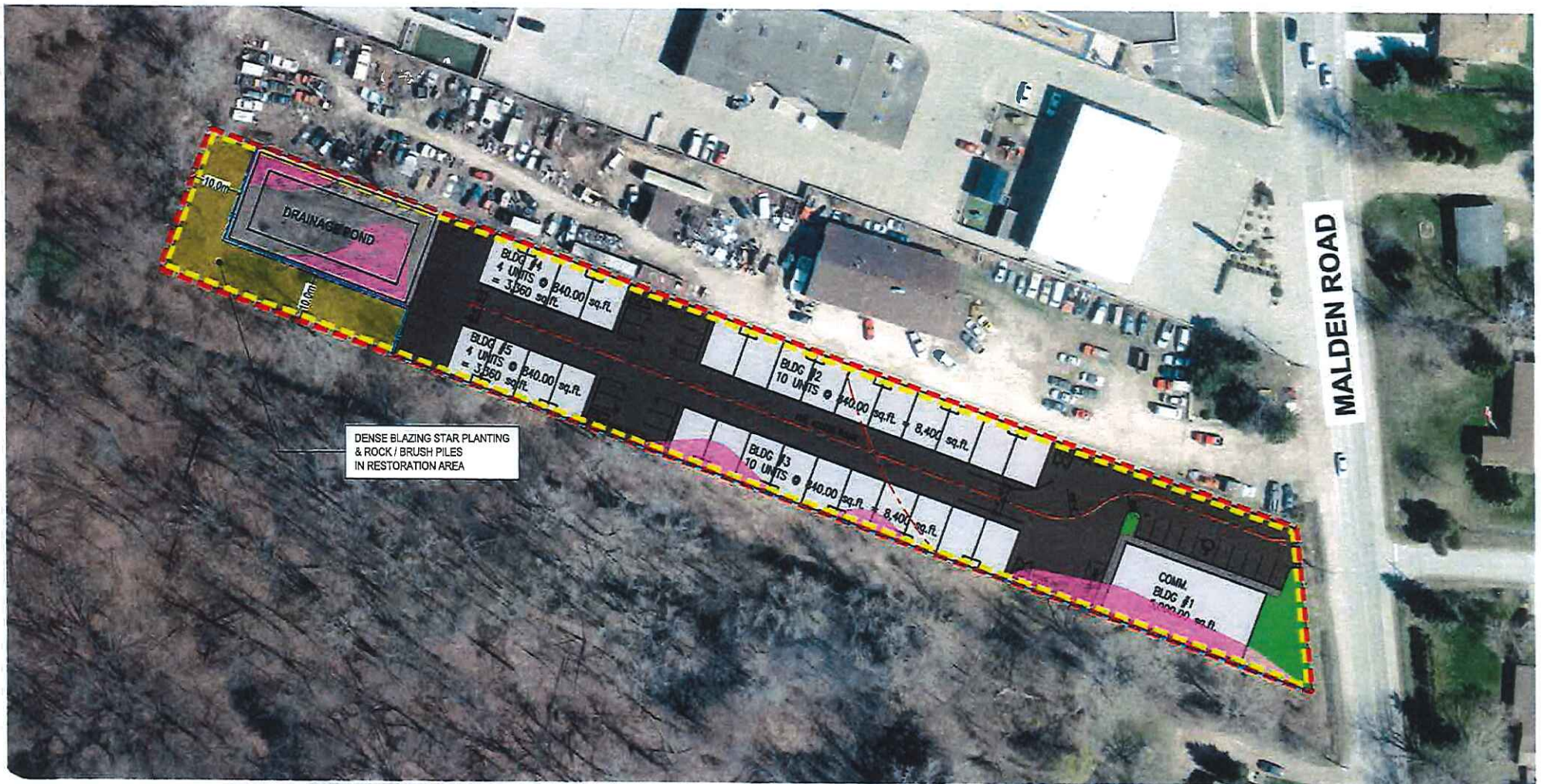
Dillon Consulting Limited

Christina Carter, M.E.S., EP
 Biologist

Encl. Figure 1: Project Location

DILLON CONSULTING LIMITED

www.dillon.ca



TUSCANY OAKS LTD.
6555 MALDEN ROAD, LASALLE

FIGURE 1.0 - PROJECT LOCATION



PROPERTY BOUNDARY = ± 0.75ha (1.86ac)



AREA OF DISTURBANCE = ± 0.75ha (1.86ac)



APPROXIMATE LOCATION(S) OF VEGETATION REMOVAL



RESTORATION AREA

SOURCE: CONCEPTUAL SITE PLAN (BY OTHERS, 2013), COUNTY OF ESSEX 2015 AERIAL PHOTOGRAPH (2015)

PROPOSED FENCE

File Location:
c:\projects\working_directory\active\20\ds\037883\malden road ssv.dwg
October, 02, 2017 11:28 AM

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL
DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE
VERIFIED BY AN O.L.S. PRIOR TO CONSTRUCTION.
CREATED BY: HW
CHECKED BY: KOT
DESIGNED BY: HW/KOT

SCALE: 1:1750



PROJECT: 18-4100
STATUS: FINAL
DATE: 08/24/2017

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER 8086

Being a by-law to amend Zoning by-law

No. 5050, the Town's Comprehensive

Zoning By-law, as amended.

WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, and amendments thereto, to the Council of the Town of LaSalle to pass this By-law;

AND WHEREAS this by-law conforms with the Official Plan in effect for the Town of LaSalle, as amended;

NOW THEREFORE THE CORPORATION OF THE TOWN OF LASALLE BY ITS COUNCIL ENACTS AS FOLLOWS:

1. Schedule "C", Map 12, of By-law 5050, as amended, is hereby further amended by changing the zone classification on those lands depicted on Schedule "A" attached hereto and forming part of this by-law from Neighbourhood Commercial Holding Zone – "C1(h)" to a Neighbourhood Commercial Zone – "C1-9" and Neighbourhood Commercial Holding Zone – "C1(h)" to a Neighbourhood Commercial Zone – "C1-10";
2. Section 11, Neighbourhood Commercial (C1) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 11.3.9 to read as follows:

"11.3.9 – **DEFINED AREA C1-9** as shown on Map 12, Schedule "C" of this By-law:

a) Permitted Uses

- i) All uses permitted in subsection 11.1.1 of this by-law;
- ii) retail store;
- iii) health studio and professional studio.

b) Permitted Buildings and Structures

- i) Buildings and structures for the other permitted use, serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the permitted uses.

c) Zoning Provisions

- | | |
|----------------------------------|------------|
| i) Minimum Lot Area | Nil |
| ii) Minimum Lot Frontage | 23 metres |
| iii) Maximum Lot Coverage | 30 percent |
| iv) Minimum Landscape Open Space | 10 percent |

- v) Minimum Yard Dimensions
 - a. Minimum Front Yard Depth 16 metres
 - b. Minimum Side Yard Width Nil
 - c. Minimum Rear Yard Depth 9 metres
- vi) Maximum Building Height 10.5 metres

d) Other provisions

Notwithstanding any other provisions of this by-law to the contrary:

- i) Buffer strip requirements of this by-law do not apply to lands zoned "C1-9";
- ii) A minimum of 43 parking spaces are required to be provided and maintained on lands zoned "C1-9";
- iii) Outside Display and Sale of Goods and Materials and Outside Storage is not permitted on lands "C1-9".

3. Section 11, Neighbourhood Commercial (C1) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 11.3.10 to read as follows:

"11.3.10 – DEFINED AREA C1-10 as shown on Map 12, Schedule "C" of this By-law:

a) Permitted Uses

- i) automobile repair garage;
- ii) building or contracting establishment;
- iii) commercial storage units.

b) Permitted Buildings and Structures

- i) Buildings and structures for the other permitted use, serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the permitted uses.

c) Zoning Provisions

- iv) Minimum Lot Area Nil
- v) Minimum Lot Frontage 23 metres
- vi) Maximum Lot Coverage 30 percent
- vii) Minimum Landscape Open Space 10 percent
- viii) Minimum Yard Dimensions
 - a. Minimum Front Yard Depth 16 metres
 - b. Minimum Side Yard Width Nil

- c. Minimum Rear Yard Depth 9 metres
- ix) Maximum Building Height 10.5 metres

x) Outside Display and Sale of Goods and Materials and Outside Storage

- a. The area used for outside display and sale shall not be more than twice the floor area above grade of the commercial building, or a portion of any such buildings constructed upon the lot, and used for the commercial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be than 50 percent of the lot area;
- b. Any outside display shall comply with all other yard, setback and coverage requirements of this section;
- c. Any areas used for permitted outside display and sale shall be in addition to and separate from such areas as may be required by this By-law for the provisions of loading spaces;
- d. Prior to the establishment of an area for the outside display and sale of finished goods and products, the owners file in writing with the Corporation a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot;
- e. No outside storage of unfinished goods, products or materials shall be permitted;
- f. No outside storage is permitted in areas designated for required parking.

d) Other provisions

Notwithstanding any other provisions of this by-law to the contrary:

- xi) Buffer strip requirements of this by-law do not apply to lands zoned "C1-10";
- xii) A minimum of 27 parking spaces are required to be provided and maintained on lands zoned "C1-10".

4. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Read a first and second time and FINALLY PASSED this 28 day of November, 2017.

1st reading – November 28, 2016

MAYOR

2nd reading – November 28, 2016

3rd reading – November 28, 2016

CLERK

Office of the
Prime Minister



Cabinet du
Premier ministre

Ottawa, Canada K1A 0A2

November 9, 2017

Ms. Agatha Armstrong
Deputy Clerk
Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4

Dear Ms. Armstrong:

On behalf of the Right Honourable Justin Trudeau, Prime Minister of Canada, I would like to acknowledge receipt of your correspondence of October 3, 2017, regarding Canada Post.

Please be assured that your comments and enclosure, offered on behalf of the Corporation of the Town of LaSalle, have been carefully reviewed. As you may know, the issues raised falls within the purview of the Honourable Carla Qualtrough, Minister of Public Services and Procurement. I have therefore taken the liberty of forwarding a copy of your correspondence to Minister Qualtrough for her information and consideration.

Thank you for writing to the Prime Minister.

Yours sincerely,

A handwritten signature in blue ink that reads "A. Opalick".

A. Opalick
Executive Correspondence Officer

The Premier of Ontario

Legislative Building, Queen's Park
Toronto, Ontario M7A 1A1



La première ministre de l'Ontario

Édifice de l'Assemblée législative, Queen's Park
Toronto (Ontario) M7A 1A1

November 6, 2017

Ms. Agatha Armstrong
Deputy Clerk
Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4

Dear Ms. Armstrong:

Thank you for your letter informing me of council's resolution regarding barriers for Highway 401. I appreciate your keeping me updated on council's activities.

I note that you have sent a copy of council's resolution to my colleague the Honourable Steven Del Duca, Minister of Transportation. I trust that the minister will also take council's views into consideration.

Once again, thank you for the information.

Sincerely,

A handwritten signature in black ink, reading "Kathleen Wynne".

Kathleen Wynne
Premier

c: The Honourable Steven Del Duca

Schedule of Reports for Council November 28, 2017

Council Resolution or Member Question	Subject	Department	Report to Council	Comments
Councillor Burns	Re-prioritization of snow removal on sidewalks due to the addition of bus stops	Public Works	2018 Budget	Requested at the August 8, 2017 Regular Meeting of Council

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8085

**A BY-LAW TO AUTHORIZE THE EXECUTION OF A MUNICIPAL
ACCESS AGREEMENT BETWEEN BELL CANADA AND THE
CORPORATION OF THE TOWN OF LASALLE**

WHEREAS Bell Canada is a telecommunications common carrier; and

WHEREAS in order to operate as a Carrier, the Company requires to construct, maintain and operate its equipment in, on, over, under, across or along the highways, streets, road allowances, lanes, bridges or viaducts under which are under the jurisdiction of the Municipality (collectively, Right of Ways); and

WHEREAS Bell Canada requires the Municipality's consent to construct its equipment within the Right of Ways, and the Municipality is willing to grant the Company a non-exclusive right to access and use the Right of Way; and

WHEREAS the Parties have agreed that it would be mutually beneficial to outline the terms and conditions pursuant to which the Municipality hereby provides its consent;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN
OF LASALLE ENACTS AS FOLLOWS:**

1. That the Corporation of the Town of LaSalle enter into a Municipal Access Agreement with Bell Canada granting access and use of Town of LaSalle Right of Ways.
2. That the Mayor and Clerk be authorized to execute the Municipal Access agreement with Bell Canada for a ten (10) year period.

READ a first and second time and **FINALLY PASSED** this 28th day of November, 2017.

1st Reading – November 28, 2017

MAYOR

2nd Reading – November 28, 2017

3rd Reading – November 28, 2017

CLERK

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER 8086

Being a by-law to amend Zoning by-law

No. 5050, the Town's Comprehensive

Zoning By-law, as amended.

WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, and amendments thereto, to the Council of the Town of LaSalle to pass this By-law;

AND WHEREAS this by-law conforms with the Official Plan in effect for the Town of LaSalle, as amended;

NOW THEREFORE THE CORPORATION OF THE TOWN OF LASALLE BY ITS COUNCIL ENACTS AS FOLLOWS:

1. Schedule "C", Map 12, of By-law 5050, as amended, is hereby further amended by changing the zone classification on those lands depicted on Schedule "A" attached hereto and forming part of this by-law from Neighbourhood Commercial Holding Zone – "C1(h)" to a Neighbourhood Commercial Zone – "C1-9" and Neighbourhood Commercial Holding Zone – "C1(h)" to a Neighbourhood Commercial Zone – "C1-10";
2. Section 11, Neighbourhood Commercial (C1) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 11.3.9 to read as follows:

"11.3.9 – **DEFINED AREA C1-9** as shown on Map 12, Schedule "C" of this By-law:

a) Permitted Uses

- i) All uses permitted in subsection 11.1.1 of this by-law;
- ii) retail store;
- iii) health studio and professional studio.

b) Permitted Buildings and Structures

- i) Buildings and structures for the other permitted use, serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the permitted uses.

c) Zoning Provisions

- | | |
|----------------------------------|------------|
| i) Minimum Lot Area | Nil |
| ii) Minimum Lot Frontage | 23 metres |
| iii) Maximum Lot Coverage | 30 percent |
| iv) Minimum Landscape Open Space | 10 percent |

v) Minimum Yard Dimensions

- | | |
|-----------------------------|-----------|
| a. Minimum Front Yard Depth | 16 metres |
| b. Minimum Side Yard Width | Nil |
| c. Minimum Rear Yard Depth | 9 metres |

- | | |
|-----------------------------|-------------|
| vi) Maximum Building Height | 10.5 metres |
|-----------------------------|-------------|

d) Other provisions

Notwithstanding any other provisions of this by-law to the contrary:

- i) Buffer strip requirements of this by-law do not apply to lands zoned "C1-9";
- ii) A minimum of 43 parking spaces are required to be provided and maintained on lands zoned "C1-9";
- iii) Outside Display and Sale of Goods and Materials and Outside Storage is not permitted on lands "C1-9".

3. Section 11, Neighbourhood Commercial (C1) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 11.3.10 to read as follows:

"11.3.10 – DEFINED AREA C1-10 as shown on Map 12, Schedule "C" of this By-law:

a) Permitted Uses

- i) automobile repair garage;
- ii) building or contracting establishment;
- iii) commercial storage units.

b) Permitted Buildings and Structures

- i) Buildings and structures for the other permitted use, serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the permitted uses.

c) Zoning Provisions

- | | |
|-----------------------------------|------------|
| iv) Minimum Lot Area | Nil |
| v) Minimum Lot Frontage | 23 metres |
| vi) Maximum Lot Coverage | 30 percent |
| vii) Minimum Landscape Open Space | 10 percent |
| viii) Minimum Yard Dimensions | |
| a. Minimum Front Yard Depth | 16 metres |
| b. Minimum Side Yard Width | Nil |

- c. Minimum Rear Yard Depth 9 metres
- ix) Maximum Building Height 10.5 metres

x) Outside Display and Sale of Goods and Materials and Outside Storage

- a. The area used for outside display and sale shall not be more than twice the floor area above grade of the commercial building, or a portion of any such buildings constructed upon the lot, and used for the commercial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be than 50 percent of the lot area;
- b. Any outside display shall comply with all other yard, setback and coverage requirements of this section;
- c. Any areas used for permitted outside display and sale shall be in addition to and separate from such areas as may be required by this By-law for the provisions of loading spaces;
- d. Prior to the establishment of an area for the outside display and sale of finished goods and products, the owners file in writing with the Corporation a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot;
- e. No outside storage of unfinished goods, products or materials shall be permitted;
- f. No outside storage is permitted in areas designated for required parking.

d) Other provisions

Notwithstanding any other provisions of this by-law to the contrary:

- xi) Buffer strip requirements of this by-law do not apply to lands zoned "C1-10";
- xii) A minimum of 27 parking spaces are required to be provided and maintained on lands zoned "C1-10".

4. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

Read a first and second time and FINALLY PASSED this 28 day of November, 2017.

1st reading – November 28, 2016

MAYOR

2nd reading – November 28, 2016

3rd reading – November 28, 2016

CLERK

EXPLANATORY NOTE

This zoning by-law amendment affects approximately 0.8 hectares of land located along the west side of Malden Road.

The subject land is being rezoned from a Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-9" and a Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-10".

This by-law amendment add retail store and health studop and professional studio to the list of permitted uses in the C1-9 zone. The permitted uses in the C-10 zone will be automobile repair gargage, building or contracting estlabishment, and commerical storage units.

KEY MAP



Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-9"



Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-10".

FORM 1

THE PLANNING ACT, R.S.O. 1990

**NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY
THE CORPORATION OF THE TOWN OF LASALLE**

TAKE NOTICE that the Council of the Town of LaSalle has passed By-law # 8086 on the 28th day of November, 2017 under Section 34 of the Planning Act, R.S.O. 1990.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law amendment to the Ontario Municipal Board. An unincorporated association or group may not file a notice of appeal. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

An appeal to the Ontario Municipal Board in respect of the by-law may be complete by filing with the Clerk of the Town of LaSalle not later than 21st day of December, 2017 an appellant form must be completed and be accompanied by a certified cheque or money order in the amount of \$300.00 made payable to the Minister of Finance, Province of Ontario. A copy of the appellant form is available online at www.omb.gov.on.ca or at our planning department.

An explanation of the purpose and effect of the by-law describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law and any associated information are available for inspection in my office during regular office hours.

DATED at the Town of LaSalle, this the 1st day of December, 2017.

**Clerk
Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4**