



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

Tuesday, November 27, 2018, 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 6

RECOMMENDATION

That the minutes of the regular meeting of Council held November 13, 2018 BE ADOPTED as presented.

4. Mayors Comments

B. PRESENTATIONS

1. SABRE BYTES ROBOTICS TEAM

Presentation from Griffin Howson, Grace Howson and Abbie White,
Sabre Bytes Robotics Team

C. DELEGATIONS

1. LEPTIS MAGNA DRIVE AND ROBERT D HAYES PARK NAMING 14

Delegate: Mohamed Tabib

RECOMMENDATION

That the report of the Director of Public Works dated November 20, 2018 (PW-53-18) recommending the new street in the Leptis Magna Subdivision be named Leptis Magna Drive BE APPROVED; and that the new park as part of the Leptis Magna development be named Robert D Hayes Park once developed in the future.

2. HAYES SIDEWALK - KASSAS TO ALLIANCE AND 4 WAY STOP 18

Delegate: Jon Abbey

Clerks Note: *Neighbouring residents were notified by registered mail.*

RECOMMENDATION

That the report of the Director of Public Works dated November 19, 2018 (PW-50-18) regarding the sidewalk on Hayes street from Kassas to Alliance BE RECEIVED; and that the resident request for a 4 way stop at the intersection of Kassas Street and Hayes Street BE DENIED and that Option 3 of the report recommending the sidewalk be completed on the south side of Hayes Street between Alliance Street and Kassas Street BE APPROVED.

D. PUBLIC MEETINGS AND/OR HEARINGS

1. PROPOSED REZONING APPLICATION ON WESTVIEW PARK BOULEVARD 38

Public meeting to consider a rezoning application from JT's Investments and DSLE Investments - J. Tedesco (applicant and owner) and Tracey Pillon-Abbs, RPP (agent) on approximately 0.2 hectares of land located north of Westview Park Boulevard and west of Ellis Street. The purpose of this rezoning application is to rezone this site from a Residential One Holding Zone (R1-h) to a Site Specific Residential Three Zone to develop three (3) semi-attached dwelling units.

2. PROPOSED REZONING APPLICATION ON D'AMORE DRIVE AND GABRIEAU STREET 45

Public meeting to consider a rezoning application from Scott D'Amore (applicant and owner) and Dillon Consulting Limited c/o Melanie Muir (agent) on approximately 10 hectares (25 acres) of land located east of D'Amore Drive and south of GabriEAU Street. The purpose of this rezoning application is to rezone this site from a Residential Three Holding Zoning (R3-h) to a Residential Three Zone (R3) and a Site Specific Residential Four Zone (R4-9) to develop thirty-seven (37) single detached dwellings, sixty-six (66) semi-detached dwellings, and thirty (30) new townhouse dwelling units. It should be noted that a corresponding application has been submitted, requesting a "Red-Line Revision" to the existing Draft Approved Plan of Subdivision.

3. PROPOSED REMOVAL OF HOLDING ZONE SYMBOL ON KASSAS STREET AND GABRIEAU STREET 58

Public meeting to consider the removal of a holding zone symbol application from Head/D'Amore Development (applicant and owner) and Dillon Consulting Limited (Agent) for approximately 4 hectares (9 acres) of land located along the east side of Kassas Street, north of GabriEAU Street. The subject property is currently zoned "R3(h)" and the removal of the holding zone symbol at this location will allow for the development thirty-six (36) single detached building lots.

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

1. CULTURE AND RECREATION - PARKS ADVISORY COMMITTEE MEETING MINUTES - NOVEMBER 19, 2018 62

RECOMMENDATION

That the recommendations contained in the minutes of the Culture and Recreation - Parks Advisory Committee Meeting dated November 2018 BE APPROVED.

2. RECOGNITION OF LASALLE VOLUNTEERS 65

Draw for Windsor Symphony Tickets for the Saturday December 15th, 2018 performance of "Toldo Holiday Pops".

F. INFORMATION ITEMS TO BE RECEIVED

1. OGRA CALL FOR APPLICATIONS 66

RECOMMENDATION

That the correspondence received from Ontario Good Roads Association (OGRA) dated November 20, 2018 regarding a call for nominations to sit on the Board of Directors of the Ontario Good Roads Association for a two-year term commencing February 27, 2019, BE RECEIVED.

2. OCTOBER 2018 FINANCIAL STATEMENT AND REPORTS 69

RECOMMENDATION

That the October 2018 Financial Statement and Reports detailing the financial position of the municipality BE RECEIVED.

G. BY-LAWS**RECOMMENDATION**

That the following By-Laws BE GIVEN first reading:

8247 - A By-law to authorize the execution of a Construction Agreement with the University of Windsor to construct an addition to the existing Great Lakes Fish Conversation Centre, and for the construction of a Real-time Aquatic Ecosystem Observation Network for use by the University of Windsor.

8248 - A By-law to amend Zoning by-law No. 5050, the Town's Comprehensive Zoning By-Law, as amended.

8249 - A By-law to amend Zoning by-law No. 5050, the Town's Comprehensive Zoning By-Law, as amended.

RECOMMENDATION

That By-Law numbers 8247 to 8249 BE GIVEN second reading.

RECOMMENDATION

That By-Law numbers 8247 to 8249 BE GIVEN third reading and finally passed

H. COUNCIL QUESTIONS**I. STATEMENTS BY COUNCIL MEMBERS****J. REPORTS FROM COMMITTEES****K. NOTICES OF MOTION**

Moved by Councillor Desjarlais, seconded by _____

Whereas By-Law #6407, being a By-Law to prohibit or regulate advertising devices, including signs within the Town of LaSalle, as amended, prohibits municipal election signs from being erected or displayed prior to nomination day;

And Whereas; respecting the 2018 Municipal Election, nomination day was July 27, 2018 and election day was October 22, 2018, giving candidates opportunity to erect and display signs advertising their campaign for a total of 88 days;

And Whereas; it is deemed that the period during which political signs may be erected throughout the municipality is too long;

NOW THEREFORE BE IT RESOLVED that no person shall erect or permit to be erected any temporary political sign announcing or supporting any candidate in a municipal election 45 days prior to Election Day.

L. MOTION TO MOVE INTO CLOSED SESSION**M. CONFIRMATORY BY-LAW**

N. SCHEDULE OF MEETINGS

Inaugural meeting of Council - December 3, 2018 @ 7:00 p.m.

Water & Wastewater Committee meeting - December 11, 2018 @ 5:30 p.m.

Regular Council Meeting - December 11, 2018 @ 7:00 p.m.

Committee of Adjustment - December 19, 2018 @ 5:30 p.m.

O. ADJOURNMENT



THE CORPORATION OF THE TOWN OF LASALLE

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

November 13, 2018

7:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

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

Administration Present: J Milicia, Chief Administrative Officer, K. Miller, Acting Clerk, L. Jean, Deputy Clerk, D. Langlois, Director of Finance and Treasurer, L. Silani, Director of Development & Strategic Initiatives, P. Marra, Director of Public Works, J. Columbus, Director of Culture and Recreation, D. Hadre, Corporate Communications & Promotions Officer, D. Sutton, Fire Chief, R. Hyra, Human Resource Manager, E. Thiessen, Deputy Fire Chief, C. Riley, Town Solicitor, M. Beggs, Manager of Roads & Parks, A. Burgess, Supervisor of Planning & Development, J. Osborne Manager of Engineering

A. OPENING BUSINESS

1. Call to Order and Moment of Silent Reflection
Mayor Antaya calls the meeting to order at 7:00 p.m.
2. Disclosures of Pecuniary Interest and the General Nature Thereof
Deputy Mayor Bondy discloses an interest and abstains from voting on By-Law #8242 as it is in regards to a family member.
3. Adoption of Minutes
395/18
Moved by: Councillor Desjarlais
Seconded by: Councillor Meloche
That the minutes of the regular meeting of Council held October 9, 2018 BE ADOPTED as presented.
Carried.
4. Mayors Comments
Thank you to the Royal Canadian Legion Branch 594 in conjunction with Councillor Burns for organizing the Remembrance Day Celebration held on November 9th.

B. PRESENTATIONS

C. DELEGATIONS

D. PUBLIC MEETINGS AND/OR HEARINGS

1. ALLEY CLOSING 1625 MINTO AVENUE

Public Meeting to consider the closure and sale of alley along side of Lots 465 to 467, Registered Plan 1017, municipally known as 1625 Minto Avenue.

This matter was originally brought to Council in open session on May 8, 2018. Copies of the report and corresponding resolution provided.

None in attendance in opposition to the application.

396/18

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That the alley lying to the east of Lots 465, 466, and 467, Registered Plan 1017, lying to the south side of Minto Avenue between Lots 465, 466 and 467, Registered Plan 1017 and Lot 558, Registered Plan 1017 BE APPROVED for closure and conveyance to the abutting owner; and that the passing of the required By-Law BE CONSIDERED during the By-Law stage of the agenda.

Carried.

E. REPORTS / CORRESPONDENCE FOR COUNCIL ACTION

1. LETTER FROM TOWNSHIP OF MCKELLAR RE: GOVERNANCE MODELS

397/18

Moved by: Councillor Renaud

Seconded by: Deputy Mayor Bondy

That correspondence dated October 24, 2018 received from the Township of McKellar requesting open meeting discussions between AMO, all members of Council and members of the public to determine the desires of each municipality in regard to governance models BE RECEIVED.

Carried.

2. PEDESTRIAN BRIDGE REHABILITATION CONTRACT

398/18

Moved by: Councillor Renaud

Seconded by: Councillor Desjarlais

That the report of the Manager of Engineering dated November 6, 2018 (PW-49-18) recommending the Request for Tender for the Ojibway Oaks section of the Pedestrian Bridge Rehabilitation work BE AWARDED to TCI Titan Contracting Inc. for a cost of \$47,091.00; and that the remaining work on the Brunette Park Bridge and Newman Bridge BE REFERRED to the 2019 budget and that an Administrative report BE PREPARED advising of ownership of fences outlining the Ojibway Oaks section.

Carried.

3. 2019 BUDGET AND 2019 DEPARTMENTAL BUSINESS PLAN TIMELINES

399/18

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Meloche

That the report of the Director of Finance & Treasurer dated November 5, 2018 (FIN-31-18) regarding the proposed 2019 Budget and 2019 Business Plan timelines BE APPROVED.

Carried.

4. BY-LAW NO. 8046 AMENDMENT - EMERGENCY MANAGEMENT PROGRAM

400/18

Moved by: Councillor Desjarlais

Seconded by: Councillor Akpata

That the report of the Fire Chief dated November 2, 2018 (Fire-13-18) recommending By-Law 8046, being a By-Law establishing and governing the Emergency Management Program for the Town of LaSalle BE AMENDED to clarify the designation of the Community Emergency Management Coordinator in order to ensure continued compliance with provincial requirements and that the amended By-Law be BE APPROVED during the By-Law stage of the agenda.

Carried.

5. PROPOSED UNIVERSITY FISH RESEARCH EXPANSION AT RIVERDANCE

401/18

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Desjarlais

That the report of the Chief Administrative Officer dated November 7, 2018 (CAO-02jm-18) recommending an agreement with the University of Windsor for the expansion of a Fish Research facility at the Riverdance Building BE EXECUTED and that the location of the expansion of the Fish Research Study facility at the Riverdance Building as identified BE APPROVED; and that the design process be undertaken by Challenge Engineering as they have been the architects engineer of record on this project and furthermore that this agreement be adopted by By-Law at a future Council Meeting.

Carried.

6. CULTURE AND RECREATION - PARKS ADVISORY COMMITTEE MEETING MINUTES - MAY 10, 2018

402/18

Moved by: Councillor Desjarlais

Seconded by: Councillor Meloche

That the recommendations contained in the minutes of the Culture and Recreation - Parks Advisory Committee Meeting dated May 10, 2018 BE APPROVED.

Carried.

7. FIRE COMMITTEE MEETING MINUTES - SEPTEMBER 20, 2018

403/18

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That the recommendations contained in the minutes of the Fire Committee Meeting dated September 20, 2018 BE APPROVED.

Carried.

F. INFORMATION ITEMS TO BE RECEIVED

1. RESTRICTED ACTS AFTER ELECTION DAY - "LAME DUCK"

404/18

Moved by: Councillor Akpata

Seconded by: Deputy Mayor Bondy

That the report of the Acting Clerk dated November 6, 2018 (CL-31-18) regarding the "lame duck" provisions for Council in an election year as contained in the *Municipal Act, 2001* BE RECEIVED.

Carried.

2. ESSEX POWER YOUTH GRANT

405/18

Moved by: Councillor Desjarlais

Seconded by: Deputy Mayor Bondy

That the report of the Director of Culture and Recreation dated November 1, 2018 (C&R-20-18) regarding the \$10,000 Essex Power Youth in Community Fund BE RECEIVED for information.

Carried.

3. SUPPLY OF A MEDIUM DUTY DUMP TRUCK FOR THE PARKS DEPARTMENT

406/18

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Renaud

That the report of the Manager of Roads and Parks dated November 5, 2018 (PW-48-18) regarding the purchase of a 2019 Isuzu medium duty dump truck including dump box and crane at a total cost of \$86,450 (plus HST) as approved in the 2018 Budget BE RECEIVED for information.

Carried.

4. SUPPLY OF REPLACEMENT VEHICLE FOR BY-LAW ENFORCEMENT

407/18

Moved by: Councillor Meloche

Seconded by: Councillor Akpata

That the report of the Manager of Roads and Parks and Supervisor of Development and Planning Services dated November 7, 2018 (PW-51-18) regarding the purchase of a 2019 Chevrolet Trax from Reaume Chevrolet at a cost of \$19,839 (plus HST) as approved in the 2018 Budget BE RECEIVED.

Carried.

5. PURCHASE OF TWO (2) CORPORATE PICK-UP TRUCKS

408/18

Moved by: Councillor Burns

Seconded by: Councillor Renaud

That the report of the Manager of Roads and Parks dated November 7, 2018 (PW-52-18) regarding the purchase of two (2) 2019 Dodge Ram 1500 Classic ST Quad Cab from Performance Chrysler, at a total cost of \$63,968 (plus HST) as approved in the 2018 Budget BE RECEIVED for information.

Carried.

6. TOWN OF LASALLE 2018 THIRD QUARTER REPORT

409/18

Moved by: Deputy Mayor Bondy

Seconded by: Councillor Desjarlais

That the report of the Manager of Finance & Deputy Treasurer and Supervisor of Accounting dated October 22, 2018 (FIN-30-18) regarding the financial position of the municipality as of the third (3rd) quarter, BE RECEIVED.

Carried.

7. SUMMARY OF REPORTS TO COUNCIL

410/18

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That the report of the Chief Administrative Officer dated November 13, 2018 being a Summary of Reports to Council BE RECEIVED.

Carried.

G. BY-LAWS

411/18

Moved by: Councillor Burns

Seconded by: Councillor Meloche

That the following By-Laws BE GIVEN first reading:

8228 - A By-Law to authorize the execution of an Developer's Agreement between 1137122 Ontario Limited (J. Rauti) and The Corporation of the Town of LaSalle

8229 - A By-Law to stop up, close and sell an alley lying to the east of Lots 465, 466 and 467, Registered Plan 1017

8230 - A By-law to appoint Building Inspectors

8231 - A By-Law to authorize the execution of a Developer's Severance Agreement with 1256486 Ontario Limited (Petretta)

8232 - A By-Law to authorize execution of an Agreement between the Corporation of the Town of LaSalle and 1722964 Ontario Inc. ("Hockey Club")

8233 - A By-Law to amend By-Law #6500 respecting the appointment of Provincial Offences Officers

8234 - A By-Law to stop up, close and sell portions of an alley lying on Registered Plan 777, and an alley and parts of Kenwood Boulevard (formerly Kensington Boulevard), Registered Plan 848

8235 - A By-Law to provide that part-lot control shall not apply to certain lands within Registered Plans 777, 847 and 848 to allow for the development of the Kenwood Boulevard Residential Development lying east of Mayfair Avenue

8236 - A By-law to stop up, close and sell an alley lying adjacent to Lots 14 to 24 both inclusive, Registered Plan 921 and to Lot 78, Registered Plan 834

8237 - A By-law to amend Zoning By-Law No. 5050, the Town's Comprehensive Zoning By-Law, as amended

8238 - A By-law to amend Zoning By-Law No. 5050, the Town's Comprehensive Zoning By-Law, as amended

8239 - A By-law to amend Zoning By-Law No. 5050, the Town's Comprehensive Zoning By-Law, as amended

8240 - A By-Law to authorize the execution of a Developer's Agreement with Maria Mancini

8241 - A By-Law to authorize the execution of a Developer's Severance Agreement with Cromax Construction (Windsor) Ltd. and Roko Juricic

8242 - A By-Law to authorize the execution of a Developer's Severance and Site Plan Control Agreement with Mary Beth Bondy

8243 - A By-Law to authorize execution of an Agreement between the Corporation of the Town of LaSalle and TCI Titan Contracting Inc.

8244 - A By-Law to confirm the donation of Lots 64 to 75 both inclusive, Registered Plan 676 from Robert Stork

8245 - A By-Law Requiring an Emergency Management Program for the protection of Public Safety, Health, the Environment, the Critical Infrastructure and Property and to Promote Economic Stability And Disaster-Resilience

Carried.

Deputy Mayor Bondy declares conflict on By-Law #8242 and abstains from voting.

412/18

Moved by: Councillor Akpata

Seconded by: Councillor Desjarlais

That By-Law numbers 8228 to 8245 BE GIVEN second reading.

Carried.

Deputy Mayor Bondy declares conflict on By-Law #8242 and abstains from voting.

413/18

Moved by: Councillor Renaud

Seconded by: Councillor Akpata

That By-Law numbers 8228 to 8245 BE GIVEN third reading and finally passed

Carried.

Deputy Mayor Bondy declares conflict on By-Law #8242 and abstains from voting.

H. COUNCIL QUESTIONS

Councillor Desjarlais requests parking lines be painted on the municipal parking lot located on the corner of Boismier Avenue and Front Road and that the cost to do this be referred to the 2019 Budget.

I. STATEMENTS BY COUNCIL MEMBERS

Councillor Akpata attended the Town of LaSalle Cenotaph on November 11th, Remembrance Day to honour fallen soldiers and noted that there were approximately 70 residents also in attendance. He noted it was wonderful to see our community come together to pay respect to our Veterans on Remembrance Day.

J. REPORTS FROM COMMITTEES

K. NOTICES OF MOTION

Councillor Desjarlais gives notice that she intends to introduce a motion at the next regular meeting of Council regarding an amendment to Sign By-Law 6407, as amended, to change the time frame permitted to erect political signs to 45 days prior to Election Day.

L. MOTION TO MOVE INTO CLOSED SESSION

M. CONFIRMATORY BY-LAW

414/18

Moved by: Councillor Meloche

Seconded by: Councillor Akpata

That Confirmatory By-Law #8246 BE GIVEN first reading.

Carried.

415/18

Moved by: Councillor Burns

Seconded by: Deputy Mayor Bondy

That Confirmatory By-Law #8246 BE GIVEN second reading.

Carried.

416/18

Moved by: Councillor Desjarlais

Seconded by: Councillor Renaud

That Confirmatory By-Law #8246 BE GIVEN third reading and finally passed.

Carried.

N. SCHEDULE OF MEETINGS

Police Services Board - November 19, 2018 @ 5:00 p.m.

Committee of Adjustment - November 21, 2018 @ 5:30 p.m.

Planning Advisory Committee - November 22, 2018 @ 5:30 p.m.

Council Meeting - November 27, 2018 @ 5:30 p.m.

O. ADJOURNMENT

Meeting adjourned at the call of the Chair 7:32 p.m.

Mayor: Ken Antaya

Deputy Clerk: Linda Jean



The Corporation of the Town of LaSalle

Date	November 20, 2018	Report No:	PW-53-18
Directed To:	Mayor and Members of Council	Attachments:	~ Developer request letter ~ sketch of proposed street
Department:	Public Works	Policy References:	
Prepared By:	Peter Marra, P.Eng. – Director of Public Works		
Subject:	Leptis Magna Drive and Robert D Hayes Park naming		

RECOMMENDATION:

That Council concur that the new street in the Leptis Magna Subdivision be named Leptis Magna Drive

That Council concur with the Culture and Recreation Committee that the new park as part of the Leptis Magna development be named Robert D Hayes Park once developed in the future.

REPORT:

The Town is in receipt of a request from the developer of the Leptis Magna Subdivision for naming of the first street to be built and the naming of the future park. The following sections provides background on each request.

Street Naming

The first street is currently being constructed now and the developer has put forward a proposed street name. The proposed street will eventually be built between Disputed Road and Laurier Parkway. The first section is being built extending from Laurier Parkway and will be the location for the new elementary school to be built in the coming years. It is currently depicted as Street A on the enclosed sketch.

The developers have put forward that the street be named Leptis Magna Drive.

Administration concurs with this name and it would be appropriate for Council to concur with the proposed street name to be Leptis Magna Drive.


Future Park Naming

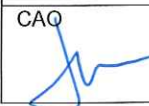


As part of the overall Leptis Magna Development, there will be a future proposed park to be incorporated into the development. The Developer has put forward that the future park be named after the Town’s former Town Engineer and the park be named Robert D Hayes Park.

This request was brought forward to the Nov 19th Culture and Recreation Committee and they have recommended that this be brought to Council for formal approval.

It is recommended that Council approve the proposed future park within the Leptis Magna Development be named Robert D Hayes Park.

Respectfully submitted,


Peter Marra, P.Eng.
Director of Public Works

Reviewed by:							
CAO	Treasury	Clerks	Public Works	Planning	Cult. & Rec.	Building	Fire
							

LEPTIS MAGNA DEVELOPMENT INC.
c/o Vindella Enterprise Inc.
2470 Dougall Avenue, Unit 2A, Windsor, Ontario N8X 1T2

September 26, 2018

Re: New Street Name
Attention: Town of LaSalle

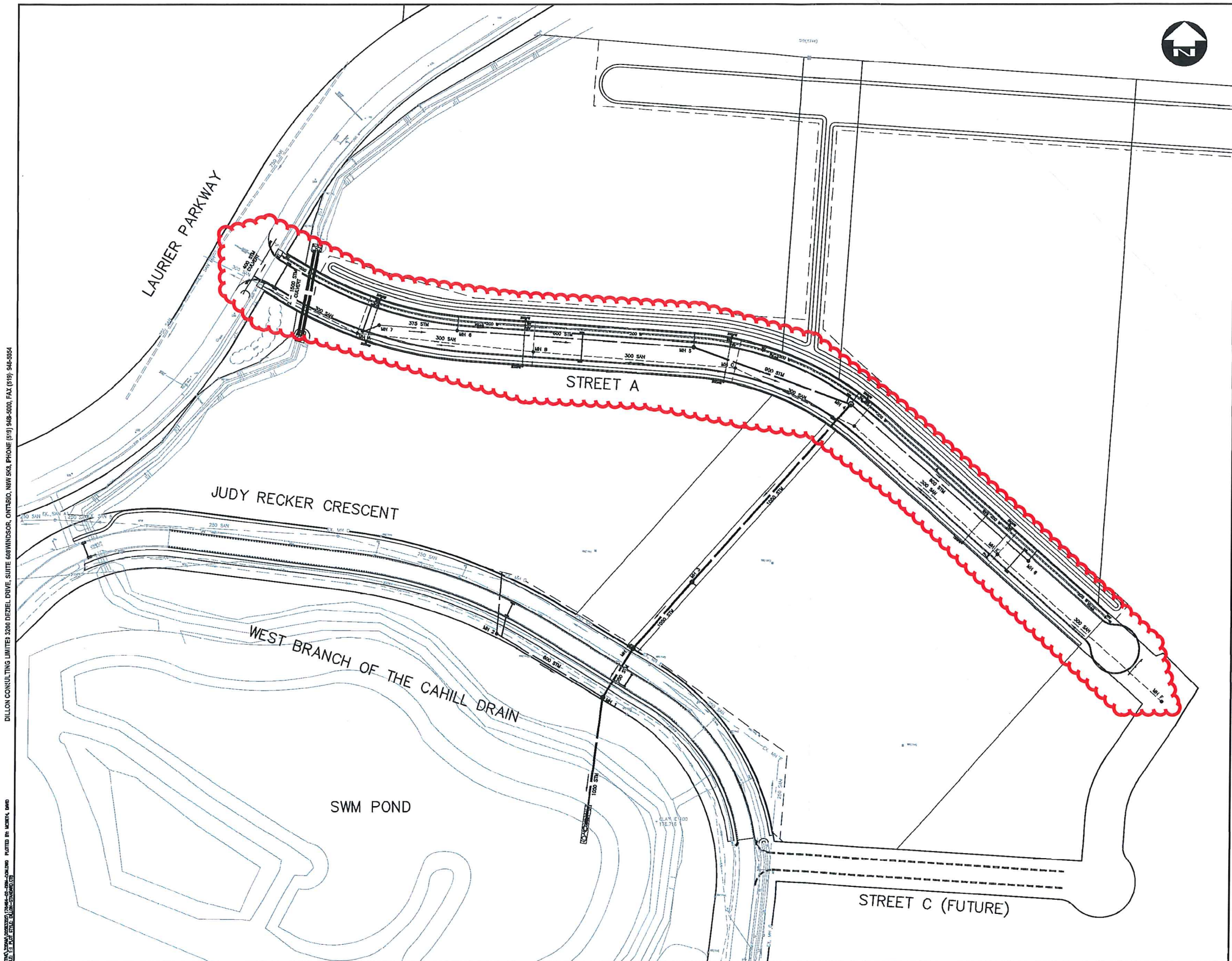
We are formally requesting that the new street as part of our development be named Leptis Magna. Whether it is Road or Drive can be up to you.

Furthermore, as our development progresses in the future, there will be a proposed future park and stormwater management ponds provided. These two facilities will be jointly located into one area. We are formally requesting that in the future the park be named in honor of Mr Robert Hayes and that the formal name of the park be "Robert D Hayes Park". We would also propose in the future with the development of the park that a location within the park be landscaped and a plaque be provided to explain who Mr Hayes is, his contribution, etc.

Please let us know if you require anything further to process this request.

Yours truly,

Mohamed Tabib and Vince Balsamo
c/o Leptis Magna Development Inc.



GENERAL NOTES:

- THE OWNER AND DILLON CONSULTING LIMITED DO NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION FROM THOSE SHOWN. THE CONTRACTOR SHALL NOTE THAT SERVICES FROM THE MAIN LINES ARE NOT SHOWN. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES AND TO REPAIR ANY DAMAGE IT MAY CAUSE TO THESE UTILITIES OR TO OTHER THIRD PARTIES. THE CONTRACTOR AGREES TO INDEMNIFY THE OWNER AND DILLON CONSULTING LIMITED AGAINST ANY CLAIMS WHICH MAY ARISE FROM THE CONTRACTOR'S ACTIONS.
 - ALL WORKS TO BE CONSTRUCTED TO A TOLERANCE OF 5mm±.
 - ALL DIMENSIONS AND RADII ARE TO CONSTRUCTION BASELINE OR EDGE OF PAVEMENT.
 - CHAINAGES SHOWN REFER TO CONSTRUCTION BASELINE.
 - ALL INTERNAL STORM DRAINAGE SHALL BE CONTAINED ON THE LOT. LOT GRADING IS NOT PART OF THIS CONTRACT.
 - ALL SANITARY/WATERMANS SHALL HAVE A MINIMUM OUTSIDE EDGE OF PIPE/OUTSIDE EDGE OF PIPE SEPARATION OF 2.50m.
 - SEWER BEDDING TO BE CLASS 'B' (EXCEPT CLASS 'A' TO FIRST PIPE JOINT OUTSIDE OF MANHOLE FOR RIGID PIPE).
 - ALL PRIVATE DRAIN CONNECTIONS TO EXTEND TO THE PROPERTY LINE OR THROUGH EASEMENT WHERE SHOWN. ALL SANITARY AND STORM CLEANOUTS TO BE INSTALLED BY THE CONTRACTOR AT THE PROPERTY LINE AND THE STUB EXTENDED TO THE EASEMENT LINE. PDC TO BE MARKED AT PROPERTY LINE WITH A 2x4 EXTENDING FROM THE INVERT TO 600mm ABOVE GRADE AND PAINTED AS FOLLOWS:
STORM - GREEN
SANITARY - RED
WATER - BLUE
 - CONTINUOUS 150mm DIA. FLEXIBLE PERFORATED SUBDRAIN PIPE WITH FILTER SOCK IS REQUIRED (100mm DIA. IF INSTALLED USING A LASER LEVEL). SEE DETAIL SHEET.
 - SUPPORT FOR RIGID PIPE AT MANHOLES AND CATCH BASINS AS PER OPSD-708.020.
 - BEDDING**
BEDDING FOR RIGID PIPE AS PER OPSD-802.030.
BEDDING FOR FLEXIBLE SEWER PIPE AS PER OPSD-802.010.
SEWER STONE CAN BE USED AS PIPE BEDDING.
SEWER STONE SHALL BE SOUND CRUSHED ROCK LUMESTONE MEETING THE FOLLOWING GRADATIONS:

SEWER DESIGNATION	PERCENT PASSING
1	100
3/4	95-100
5/8	51-88
3/8	26-62
No. 4	5-14
No. 5	0-5

THE SEWER STONE SHALL BE MECHANICALLY COMPACTED WITH A VIBRATORY COMPACTOR.
 - UTILITY SUPPORTS OR GRANULAR BACKFILL SHALL BE USED WHERE STORM PDC'S CROSS SANITARY TRENCH.
 - CONNECTIONS TO P.V.C. PIPE:**
THE CONTRACTOR SHALL BE REQUIRED TO USE ONLY PLANT MANUFACTURED TEES WHEN INSTALLING PRIVATE DRAIN CONNECTIONS. THE ANGULAR RISE OF THE CONNECTIONS SHALL BE BETWEEN 5° AND 85°. IF THE ANGULAR RISE EXCEED 45°, THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL P.V.C. COUPLING WITH STOP IMMEDIATELY BEYOND THE TEE FITTING. A SHORT SECTION OF P.V.C. PIPE IS TO BE USED TO CONNECT THE COUPLING TO THE TEE FITTING. THE COUPLING SHALL REST DIRECTLY UPON THE BELL PORTION OF THE TEE FITTING.
 - CONNECTIONS TO CONCRETE PIPE:**
ALL PLANT OR FIELD MANUFACTURED TEES SHALL CONSIST OF A NON-ASBESTOS CEMENT STOP COUPLER GROUTED IN PLACE WITH A NON-SHRINK GROUT. ALL GROUTED STOP COUPLERS SHALL BE ALLOWED TO CURE FOR A MINIMUM OF 12 HOURS BEFORE USE. ALL ASBESTOS CEMENT STOP COUPLERS ARE TO HAVE A MINIMUM 6mm INTERNAL MONOLITHIC STOPPER AS WELL AS AN INTERNAL RUBBER GASKET, WHICH IS TO BE GLUED IN PLACE. THE USE OF WINGED P.V.C. SAND COATED BELL WILL NOT BE PERMITTED IN TAPPING CONCRETE PIPE.
 - CONNECTIONS TO HDPE PIPE:**
PRIVATE DRAIN CONNECTION SHALL BE ALLOWED USING PLANT MANUFACTURED TEE FITTING CUT INTO THE PIPE AS REQUIRED. NO CORING OR INSERT-A-TEE WILL BE ALLOWED.
 - KOR-A-SEAL BOOTS ARE REQUIRED FOR ALL PVC PIPE AT MANHOLE CONNECTIONS.
- WATERMANS**
- ALL WATERMANS 100mm DIA. TO 500mm DIA. TO BE PVC AWWA C-900 CLASS 150 DR18.
 - ALL WATERMANS AND SERVICES TO HAVE A MINIMUM OF 1.80m OF COVER. INSTALL WATER SERVICES BELOW STORM SEWER WHERE NECESSARY TO MAINTAIN MINIMUM 1.80m COVER. INSULATE WATER SERVICES WHERE COVER IS LESS THAN 1.80m.
 - THE TEMPORARY CONNECTION DETAIL REQUIREMENTS WITH RESPECT TO WATERMAIN CONNECTIONS BE ADHERED TO AND COMPLIED WITH TO THE SATISFACTION OF THE TOWN OF LASALLE.
 - FIRE HYDRANTS TO BE AS SPECIFIED IN THE TOWN OF LASALLE WATER SPECIFICATION.
 - WATER SERVICES TO BE 200mm (8") PVC AWWA C-900 CLASS 150 DR18.
 - CLEAR VERTICAL SEPARATION OF 0.50m SHALL BE MAINTAINED WHEN A WATERMAIN PASSES UNDERNEATH OR OVER A STORM OR SANITARY SEWER.
 - INSTALL TEMPORARY FULL SIZE BLOW-OFF FOR SWAB REMOVAL AND TESTING. AFTER TESTING IS COMPLETE, CONNECT TO EXISTING WATERMAIN.
- SANITARY SEWERS**
- ALL SANITARY SEWERS TO BE PVC DR-35 UNLESS SHOWN OTHERWISE.
 - SANITARY SEWERS TO BE AIR TESTED.
 - SANITARY PRIVATE DRAIN CONNECTIONS TO BE 200mm PVC DR-35.
 - ALL SANITARY PDC TO HAVE A PREFERRED COVER OF 2.74m AT PROPERTY LINE (MINIMUM 2.60m) AND SHALL BE SET TO A MINIMUM 2% GRADE UNLESS NOTED OTHERWISE.
 - ALL SANITARY MANHOLES TO BE BENCHED.
 - ELEVATION [100.00] SHOWN ON PROFILE AT EACH SANITARY MANHOLE REPRESENTS THE APPROXIMATE SANITARY HYDRAULIC GRADE LINE.
- STORM SEWERS**
- ALL STORM SEWERS 450mm DIA. OR SMALLER TO BE PVC DR-35. ALL STORM SEWERS 450mm DIA. OR LARGER TO BE PVC, HDPE OR CONCRETE.
 - ALL STORM PDC SHALL HAVE A MINIMUM 1.2m OF COVER AT THE PROPERTY LINE AND SHALL BE SET TO A MINIMUM 2% GRADE UNLESS NOTED OTHERWISE.
 - ALL STORM MANHOLES TO HAVE A 450mm DEEP SUMP.
 - MANHOLE COVERS SHALL BE SET TO BASE SURFACE ASPHALT GRADE. WHEN SURFACE ASPHALT IS PLACED, THE CONTRACTOR SHALL RAISE THE MANHOLE FRAME AND COVER.
 - CATCH BASIN LEADS TO BE 300mm DIA. PVC DR-35.
 - ELEVATION [100.00] SHOWN ON PROFILE AT EACH STORM MANHOLE REPRESENTS THE APPROXIMATE STORM HYDRAULIC GRADE LINE.

Conditions of Use

Verify elevations and/or dimensions on drawing prior to use.
Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.



LEPTIS MAGNA
DEVELOPMENT
INC.



NO.	ISSUED FOR	DATE	BY
8	CONSTRUCTION	SEP 05/18	KNE.DAM
7	EXECUTION	AUG 31/18	KNE.DAM
6	TENDER	AUG 17/18	KNE.DAM
5	MOECC APPROVAL - TRANSFER OF REVIEW	JUL 24/18	KNE.DAM
4	RE-ISSUED FOR MUNICIPAL & ERCA APPROVAL	MAY 31/18	KNE.DAM
3	RE-ISSUED FOR MUNICIPAL & ERCA REVIEW	MAY 18/18	KNE.DAM
2	MUNICIPAL & ERCA APPROVAL	JAN 23/18	KNE.DAM
1	MUNICIPAL REVIEW	DEC 19/17	KNE.DAM

DESIGN	DAM	REVIEWED BY	CDP
DRAWN	DAM	CHECKED BY	NMM
DATE	Aug-17-2018		
SCALE	1:1000		

Leptis Magna School Site Servicing
Town of LaSalle

PROJECT NO.
17-6464

SITE SERVICING

SHEET NO.

1



The Corporation of the Town of LaSalle

Date	November 19, 2018	Report No:	PW-50-18
Directed To:	Mayor and Members of Council	Attachments:	~ petition ~ engineering plans Phase 10A & 10B ~ Evola and Bungalow marketing sheets ~ Overall Plan ~ Option 1 ~ Option 2 ~ Option 3 ~ Option 4
Department:	Public Works	Policy References:	
Prepared By:	Peter Marra, P.Eng. – Director of Public Works		
Subject:	Hayes Sidewalk – Kassas to Alliance		

RECOMMENDATION:

That Council concur that a 4 way stop not be implemented at the intersection of Kassas Street and Hayes Street.

That Council approve Option 3 with competing the sidewalk on the south side of Hayes Street between Alliance Street and Kassas Street.

REPORT:

This report is prepared in response to a Council request and furthermore is to address a petition (copy enclosed) received by the Town clerk's office.

There are two matters to address within this report and are separated accordingly in the following sections.

4-Way Stop Kassas/Hayes

As part of the petition received, there is a request to implement, an all-way stop at the intersection of Kassas and Hayes.

Kassas and Hayes was completed early 2016. The house construction in the area has just recently been completed and the area is nearing final construction completion with respect to sidewalk construction, final landscaping, curb repairs and surface asphalt.

This development was Phase 10A and 10B of the overall subdivision known as the Head/D'Amore Subdivision. There are another two large phases to still be completed in the near future by the developer. The future phases will involve completing the road network in the area and providing for routes in and out of the area, most importantly D'Amore Drive that is the collector road for this subdivision.

Hayes and Kassas are local streets with Kassas having direct connection to 6th Concession. The Kassas/Hayes intersection is currently stop controlled with stops on Hayes and the right of way on Kassas. There are a number other streets in overall development that have direct access to 6th Concession such as Alliance, D'Amore Drive and potentially another future street to the east of D'Amore Drive.

To implement a 4-way stop there are warrants that are reviewed through an engineering analysis. These warrants are accidents, traffic volumes and sight lines. The Town has not carried out an analysis of this intersection due to the fact of our knowledge with respect to other intersections busier than the one in question not meeting warrants in other areas of Town.

Due to the fact that the overall development is still being completed and once completed will change traffic pattern and the fact that warrant are felt they will not be met at this intersection, it is recommended that no 4-way stop be implemented at Kassas and Hayes at this time.

Sidewalk location on Hayes

Contained in the petition is a request to have the sidewalk on Hayes between Alliance and Kassas to be constructed on the north side of Hayes for the entire length. The following provides background information for Council to consider in this decision.

During the development process, the developer hires an engineer to complete civil engineering plans for the particular development. The Town receives these plans and approves these plans. A copy of the approved plans are enclosed for information. On these plans the sidewalk in Phase 10A and 10B are shown correctly and is what the Town approved from the initial concept of this phase.

In Phase 10A and 10B there were two builders, Evola Homes and the Bungalow Group. As such, each builder prepared marketing sheets (copies enclosed) for their particular lots, which from what we understand was used for sales purposes. These marketing plans show the location of sidewalks.

Council should be aware that the Town is not circulated nor do we have approval authority over marketing material that a builder or developer may prepare for their respective developments.

You will note that by comparing the marketing sheets and engineering drawings all sidewalk are shown correctly with the exception of the sidewalk on Hayes between Alliance and Kassas. This is depicted on the Overall Plan figure enclosed.

Council should be further made aware that the sidewalks in the previous phase (Alliance Street) was completed in June/July 2016. This consisted of the sidewalks on Alliance and a small portion of sidewalk on Hayes from Alliance towards Kassas was put in place at that time. The section of sidewalk on Hayes from Alliance was installed on the south side of Hayes. The previous phase sidewalks complies with what was approved by the Town at that time of the approval process for that phase.

The Town has took the opportunity to meet with representatives from the area and has held a meeting with representatives from the area present and administration. In addition, Councilor Desjarlais was present as well. It was discussed and agreed by both the Town and the residents that a sidewalk connection between Alliance and Kassas on Hayes is required. However, the means to achieve this connection varies and may involve cost on the Town's behalf.

The Options to achieving this connection on Hayes between Kassas and Alliance are depicted on the enclosed sketches and summarized below.

Option 1

Construct the sidewalk as shown on the marketing plans. This will leave an unconnected sidewalk on Hayes and will create a midblock crossing.

Option 2

Construct the sidewalk as requested by the petition on the north side of Hayes. This will cost the Town approximately \$6,500.00. This will leave an unfinished sidewalk on the south side of Hayes from Alliance.

Option 3

Finish the sidewalk on the south side of Hayes as per the approved engineering drawings. This will be completed at no cost to the Town and will complete the sidewalks in the area and connect all sidewalk to cross at intersections.

Option 4

This option simply combines option 2 and 3 so that there is no unfinished sidewalk connections on this section of Hayes. This will cost the Town approximately \$13,000.00.

The above noted options are provided to Council for information on how to implement the sidewalk connection on Hayes between Alliance and Kassas.

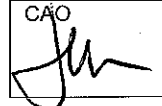
It is recommended that council approve Option 3 given that it is what was originally approved by the Town and is the option that will not cost the Town any money and the meets the intent of the developers agreement and will be put in place by the developer.

Respectfully submitted,



Peter Marra, P.Eng.

Director of Public Works

Reviewed by:							
CAO 	Treasury	Clerks	Public Works	Planning	Cult. & Rec.	Building	Fire

Cyprus Meadows Residents who support the extension of the Hayes St.
Sidewalk continuing on the NORTH side of the street to Alliance and
request a 4 way stop at Hayes Street and Kassas

Received
10/22/18
[Signature]

ADDRESS

NAME(S)

 Kassas

Frank Rosella *Marion Rosella*
Frank Rosella Marion Rosella

 Kassas

Linda Baldwin
Linda Baldwin

 Kassas

Charles Crowley Tamara Crowley

 Kassas

Anne-Marie Saroli
Anne-Marie Saroli


 Kassas

Timothy Wong Sylvia Wong

 Kassas

Elaine Stancek
Elaine Stancek

 Kassas

 *Marie Stewart*
Marie Stewart
Jan

 Kassas

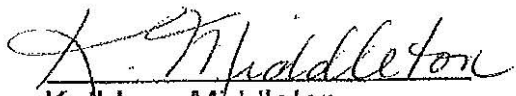
Malcom Musson *Nancy Musson*
Malcom Musson Nancy Musson

Kassas

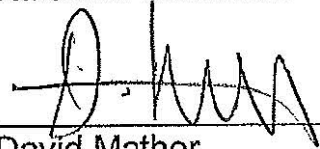
Joseph Mayer

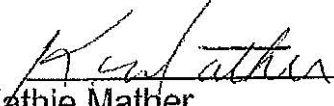

Vicki Baumert

Kassas


Kathleen Middleton

Kassas


David Mather



Kathie Mather

Kassas

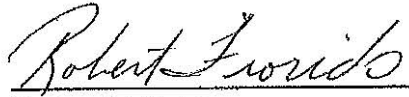
Ines Sontoro

Kassas

Timothy Murphy


Jean Murphy

Hayes


Robert Fiorido


Shelly Fiorido

Hayes


Jeff Spurr

Hayes



Joseph Santarossa

Hayes

Matthew Evola

Hayes


Giovanni D'Alessandro


Anna D'Alessandro

Hayes

Brad Bondy

Trisha Bondy

Hayes

Gabriel Pannuzio

Marianne Pannuzio

Hayes

Robert (George) Williamson

April Williamson

Hayes

Jon Abbey

Susan Abbey

Hayes

Brian Cormier

Elizabeth Demers

Hayes

Naranbhai Patel

Shantaben Patel

Hayes

Ronald Morris

Glenda Lansens

Hayes

Ruby (Shuwen) Su

Hayes

Greg Cowan

Maureen Cowan

Hayes

Michael Robinson

Gaye Robinson

Hayes

German Bosev

Slobadanka Bosev

Hayes

Ross Hamil

Joyce Hamil
Joyce Hamil

Hayes

Nancy Beemer

Hayes

James Peng

Hayes

Stephen Dzibela

Darlene Dzibela

Hayes

James Peng

Hayes

Pauline Dimitroff

Hayes

Melino (Frank) Basile

Rosa Basile

Hayes

Stephanie Federman

Hayes

Ronald Pfaff

Darlene Pfaff

Hayes

Ken Crowley

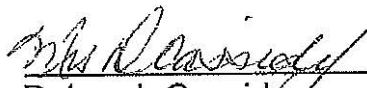
Lynn Crowley

Hayes

Michael Stanko

Judy Stanko

Hayes


Deborah Cassidy

Hayes

Robert Blanchard

Sherri Lynn Blanchard

Hayes

Michael Raymond


Marianne Raymond

Hayes

George Georges

Hayes


Rosa DiGiglio

Hayes


Daniel Yascheshyn

Gail Yascheshyn

Hayes

Tina Ewanski

Branoff


Michael Dwyer

Diane Dwyer


Branoff

Enzo Iacobelli

Nancy Iacobelli

■ Branoff


Mario Caruana


Maria Caruana

■ Branoff


Giuseppe Matroiani

Rafaella Matroiani

■ Branoff

Don Spurr

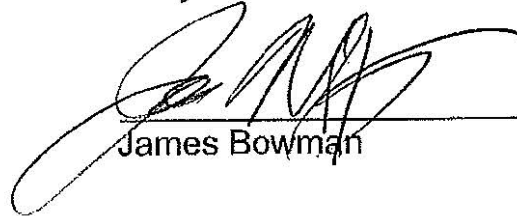
Mary Spurr

■ Branoff


Larry Webb

Diane Webb

■ Branoff


James Bowman

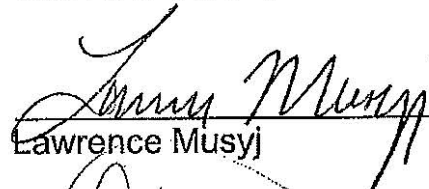
Marlene Bowman

■ Branoff

Vincenzo Calandra

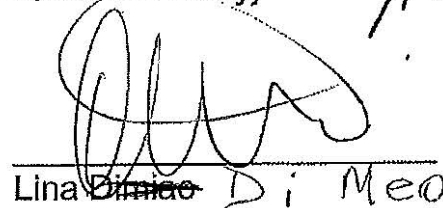
Laura Cappiello

■ Branoff


Lawrence Musy

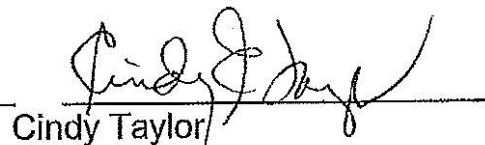

Sandra Musy

■ Branoff


Lina Di Meo

■ Branoff


Paul Taylor


Cindy Taylor

■ Branoff


James Peng

████████ Branoff

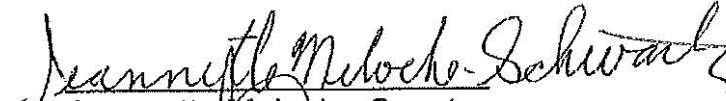
Charlene Fraser

████████ Branoff

Charles Rehab


Isabella Rehab

████████ Branoff



Jeannette Meloche-Swartz

████████ Branoff



John Canzoneri



Clara Canzoneri

████████ Branoff

Frances Ripley

LOT GRADING AND PAVEMENT NOTES:

1. THE OWNER AND DILLON CONSULTING LIMITED DO NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION FROM THOSE SHOWN. THE CONTRACTOR SHALL NOTE THAT SERVICES FROM THE MAIN LINES ARE NOT SHOWN. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES AND TO REPAIR ANY DAMAGE IT MAY CAUSE TO THESE UTILITIES OR TO OTHER THIRD PARTIES. THE CONTRACTOR AGREES TO INDEMNIFY THE OWNER AND DILLON CONSULTING LIMITED AGAINST ANY CLAIMS WHICH MAY ARISE FROM THE CONTRACTOR'S ACTIONS.
2. PAVEMENT GRADES SHOWN ARE TO EDGE OF PAVEMENT OR CENTRE LINE OF ROAD.
3. CHAINAGES ARE MEASURED ALONG CONSTRUCTION BASELINE.
4. LOT ELEVATIONS SHOWN (184.30) ARE FINISHED GRADE AT THE HOUSE AND TOP OF REAR YARD CATCH BASIN.
5. REMOVE ALL EXISTING TREES AND BRUSH WITHIN THE RIGHT OF WAY.
6. ANY WORK ON EXISTING LOTS MUST BE RESTORED TO ITS ORIGINAL STATE OR BETTER, USING MIN. 100mm TOPSOIL AND SOD.
7. LOT GRADING IS NOT PART OF THIS CONTRACT.
8. ALL CURB RETURN RADII ARE 10.0m AT THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
9. WHEEL CHAIR RAMPS TO BE CONSTRUCTED BY CONTRACTOR AT ALL INTERSECTIONS WHERE SIDEWALK IS LOCATED AT THE TIME OF CURB CONSTRUCTION. PROVIDE TACTILE WARNING SURFACE PER TOWN OF LASALLE REQUIREMENTS

- LEGEND**
- ASPHALT PATHWAY
 - CONCRETE SIDEWALK
 - WCR WHEEL CHAIR RAMP - (OPSD 310.030 MODIFIED)
 - 183.00 PROPOSED GRADE
 - REAR YARD CATCHBASIN

AS-BUILT DRAWING

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DILLON CONSULTING LIMITED 3200 DEZEL DRIVE, SUITE 608, WINDSOR, ONTARIO, N9W 5K9, PHONE (519) 946-5000, FAX (519) 946-5004

FILE NAME: C:\PROJECTS\NEW WORKING\DIRECTOR\ACTIVE\J20M4\02518\001\152518-02-GRD-CONDLING LOT DATE: 2015-01-28 11:51:03 AM PLOT SCALE: 1:1 PLOT STYLE: DILLON-STANDARD.CTB

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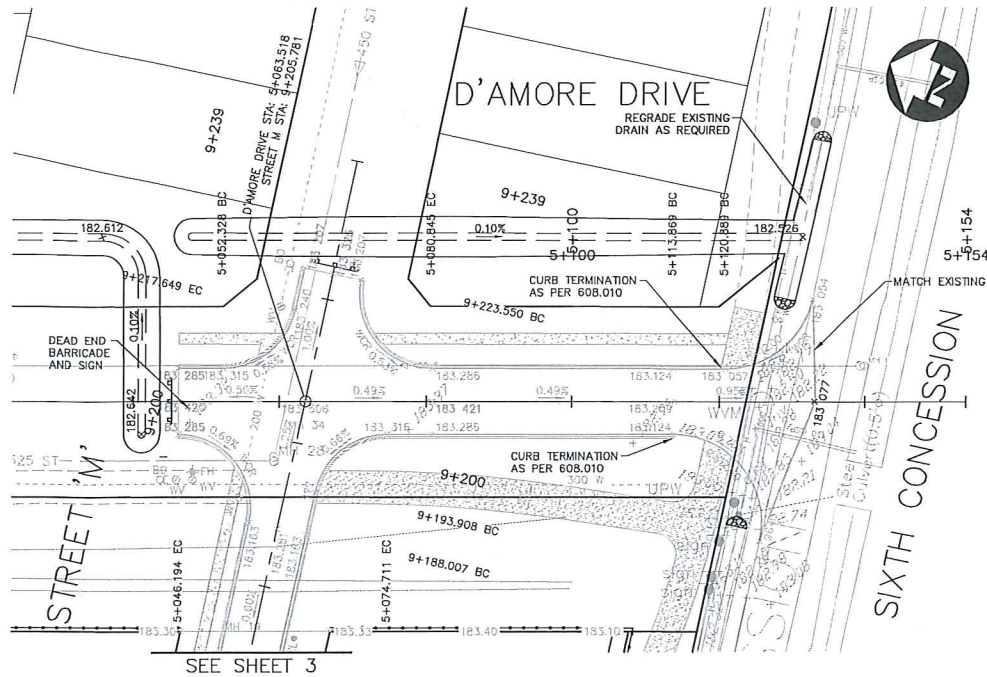
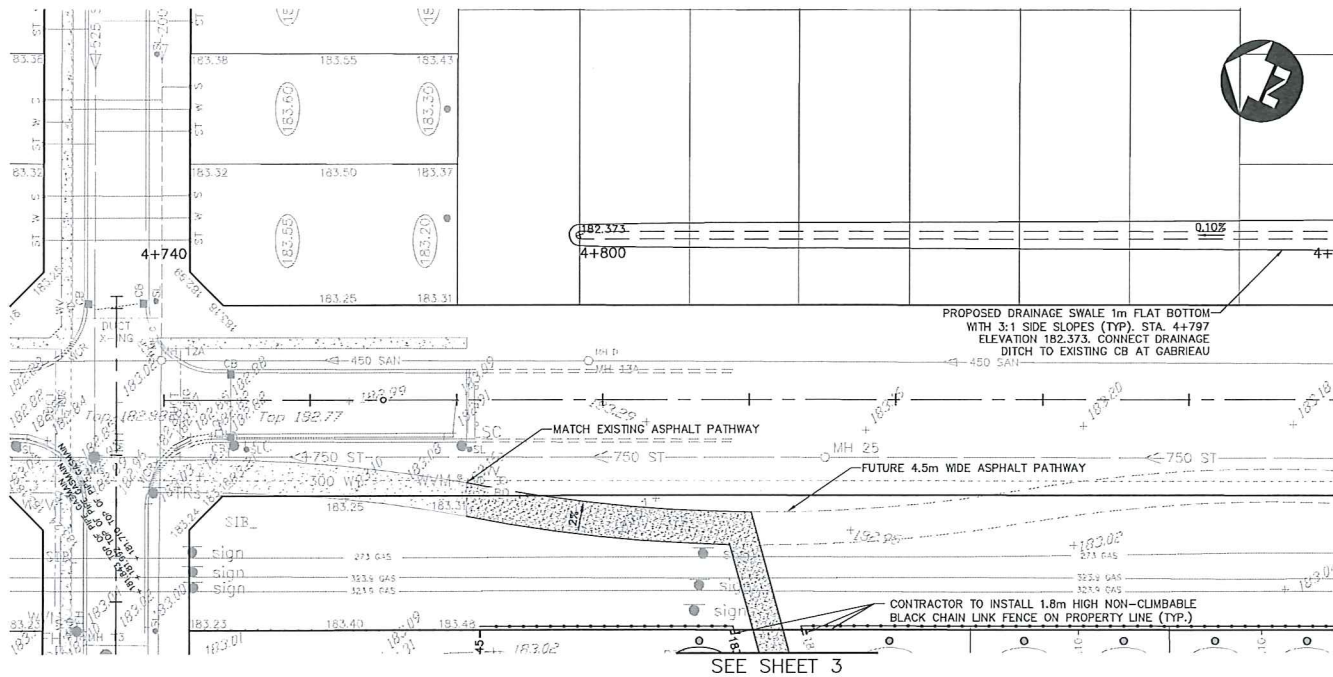
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AS-BUILT DRAWING

DILLON CONSULTING

No.	ISSUED FOR	DATE	BY	SCALE	DESIGN	REVIEWED BY
					KNE	CDP
6	AS-BUILT DRAWING - PHASE 10A	JAN 2016	KNE		DRAWN	CHECKED BY
5	CONSTRUCTION - PHASE 10A	OCT 15/15	KNE		MM	RJZ
4	MUNICIPAL APPROVAL	OCT 15/15	KNE			
3	MUNICIPAL REVIEW	OCT 09/15	KNE			
2	80% MUNICIPAL REVIEW	SEP 29/15	KNE			
1	60% MUNICIPAL REVIEW	SEP 15/15	KNE			

HEAD / D'AMORE DEVELOPMENTS PHASES 8 & 10		PROJECT NO. 15-2518-1000
ALIGNMENT, PAVING AND LOT GRADING (SOUTH OF GABRIEAU)		SHEET NO. 3



LOT GRADING AND PAVEMENT NOTES:

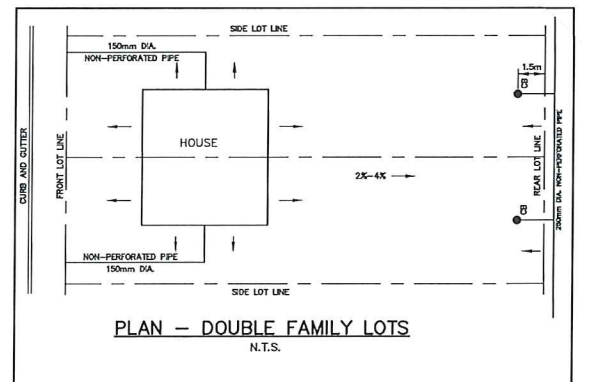
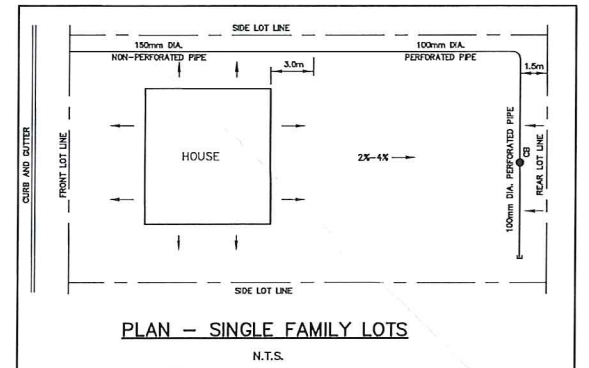
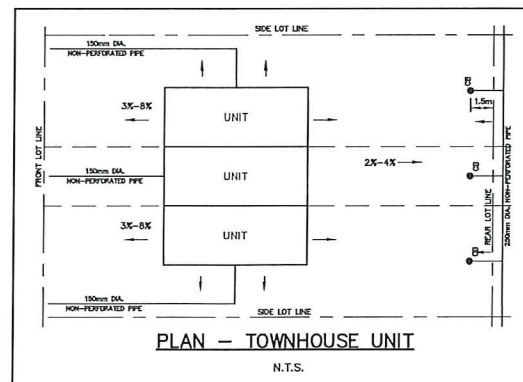
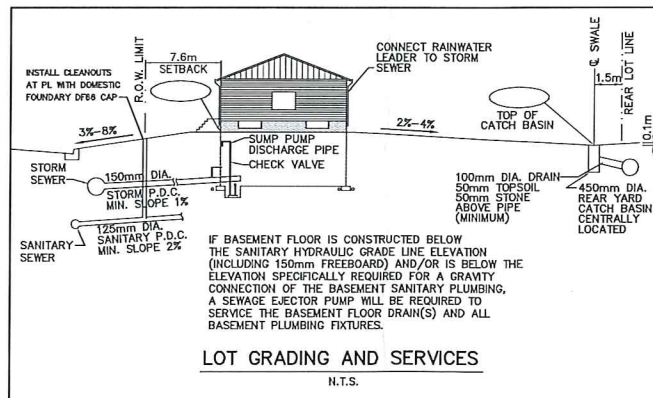
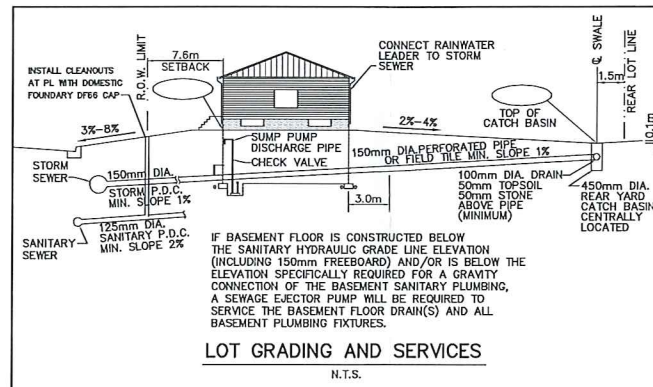
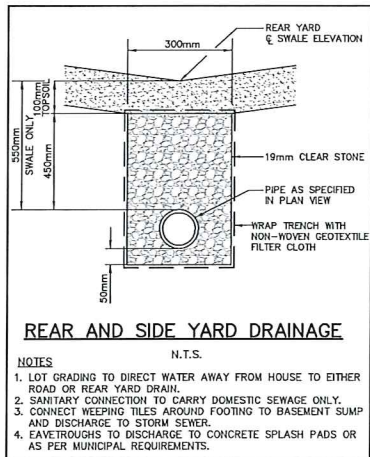
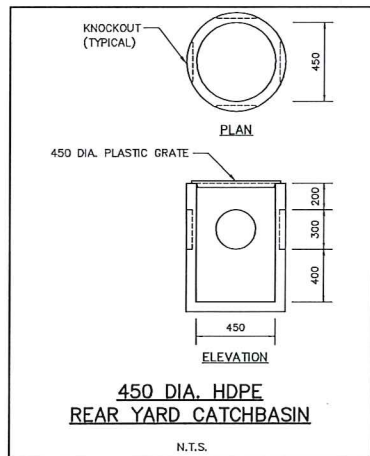
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- ANY WORK ON EXISTING LOTS MUST BE RESTORED TO ITS ORIGINAL STATE OR BETTER, USING MIN. 100mm TOPSOIL AND SOD.
- LOT GRADING IS NOT PART OF THIS CONTRACT.
- ALL CURB RETURN RADII ARE 10.0m AT THE EDGE OF PAVEMENT UNLESS OTHERWISE STATED.
- WHEEL CHAIR RAMPS TO BE CONSTRUCTED BY CONTRACTOR AT ALL INTERSECTIONS WHERE SIDEWALK IS LOCATED AT THE TIME OF CURB CONSTRUCTION. PROVIDE TACTILE WARNING SURFACE PER TOWN OF LASALLE REQUIREMENTS

LEGEND

- ASPHALT PATHWAY
- CONCRETE SIDEWALK
- WCR WHEEL CHAIR RAMP - (OPSD 310.030 MODIFIED)
- 183.00 PROPOSED GRADE
- REAR YARD CATCHBASIN

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AS-BUILT DRAWING



NO.	ISSUED FOR	DATE	BY	SCALE	DATE	BY
1	60% MUNICIPAL REVIEW	SEP 16/15	KNE			
2	80% MUNICIPAL REVIEW	SEP 29/15	KNE			
3	MUNICIPAL REVIEW	OCT 09/15	KNE			
4	MUNICIPAL APPROVAL	OCT 15/15	KNE			
5	CONSTRUCTION - PHASE 10A	OCT 15/15	KNE			
6	AS-BUILT DRAWING - PHASE 10A	JAN 26/16	KNE			

DESIGN	REVIEWED BY	PROJECT NO.
KNE	CDP	15-2518-1000
DRAWN	CHECKED BY	
MMM	RJZ	
DATE	DATE	
Jan-26-2016		
SCALE	SCALE	
N.T.S.		

ALIGNMENT, PAVING AND LOT GRADING
(D'AMORE DRIVE)
& MISCELLANEOUS DETAILS

4



HEAD/D'AMORE DEVELOPMENTS
KASSAS STREET AND HAYES STREET

MARKETING PLAN

EVOLA

- BUILDING
- STREET TREE
- ASPHALT ROAD
- TRANSFORMER
- CONCRETE SIDEWALK
- STREET LIGHT
- LANDSCAPING
- CATCHBASIN
- FIRE HYDRANT





HEAD/D'AMORE DEVELOPMENTS
KASSAS STREET

MARKETING PLAN

BUNGALOW GROUP



BUILDING

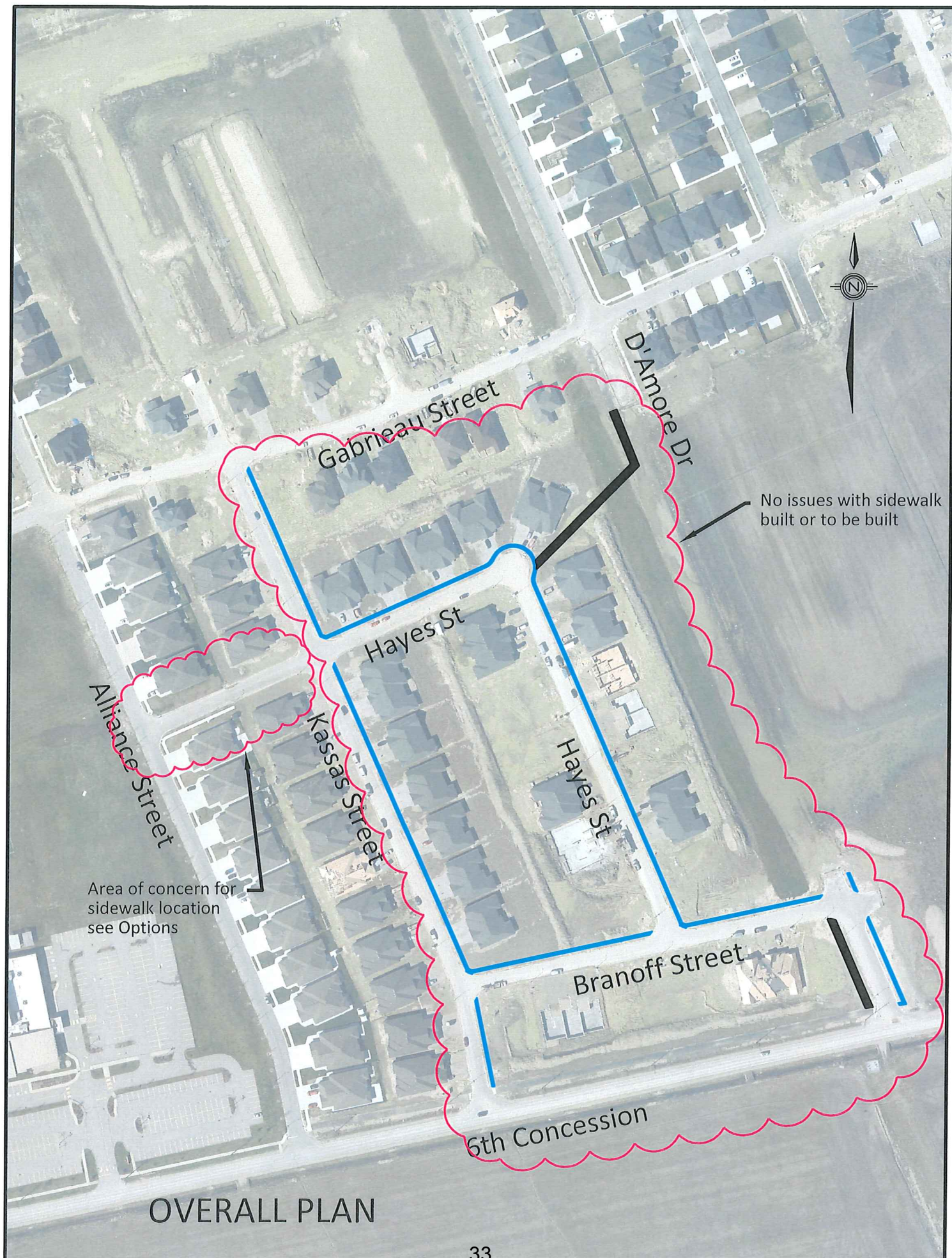
ASPHALT ROAD

CONCRETE SIDEWALK



LANDSCAPING





OVERALL PLAN



Existing Community Mailbox

Mun #1157

Mun #1160

Hayes St

Mun #1161

Kansas St

Mun #1162

Existing Community Mailbox

Alliance St

- two sidewalks with no connections
- creates a mid block crossing
- partially addresses petition
- paid for as part of the development

OPTION 1



- one sidewalk with no connection
- will cost the Town approx. \$6,500.00
- addresses petition

OPTION 2



Existing Community Mailbox

Mun #1157

Mun #1160

Hayes St

Mun #1161

Kansas St

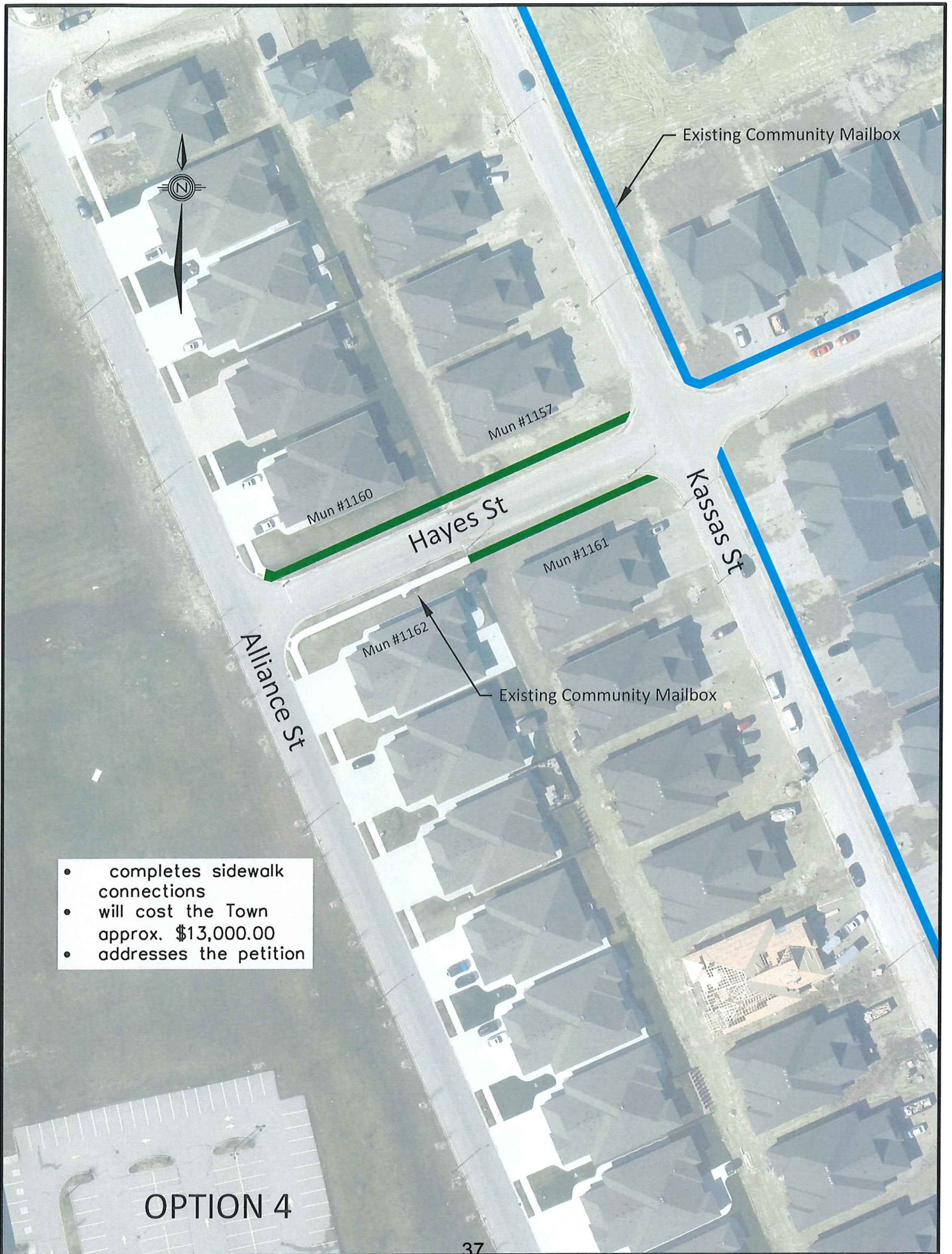
Mun #1162

Existing Community Mailbox

Alliance St

- completes the sidewalk connection
- paid for as part of the development

OPTION 3



- completes sidewalk connections
- will cost the Town approx. \$13,000.00
- addresses the petition

OPTION 4



The Corporation of the Town of LaSalle

Date:	November 20, 2018	Report No:	DS-61-18
Directed To:	Mayor and Members of Council	Attachments:	Figures 1 & 2
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u>	Rezoning Application	
	<u>Our File No.:</u>	Z-08-2018	
	<u>Applicant & Owner:</u>	JT's Investments and DSLE Investments – J. Tedesco &	
	<u>Agent:</u>	Tracey Pillon-Abbs, RPP	
	<u>Location:</u>	Approximately 0.2 hectares of land located on the north-west corner of Westview Park Blvd. and Ellis Street.	

RECOMMENDATION:

Based on the comments that are contained within the following staff report, and subject to further input from Council, the public, and affected agencies, it is recommended that:

- i) Council grant approval in principle to the Applicant's rezoning, based on the Applicant's proposed plan;
- ii) Council authorize Staff to prepare the required development agreement for execution purposes;
- iii) Council adopt the zoning by-law for the subject lands once the required development agreement has been fully executed to Council's satisfaction.

REPORT:

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application that has been submitted to the Town requesting Council approval for the rezoning of approximately 0.2 hectares of land located on the north-west corner of Westview Park Blvd. and Ellis Street. (as depicted on Figure 1). The rezoning from Residential One (R1) zone to a site-specific Residential Three (R3) zone at this location is intended to amend the zoning requirements to permit 6 new semi-detached dwelling units to be constructed lots at this location.

Provincial Policy Statement:

The Provincial Policy Statement (PPS), provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed development/redevelopment of this site, the proposed intensification is in keeping with the character and built form in the surrounding neighbourhood and it is an efficient use of existing municipal services. It is my opinion that the construction of these dwellings is in keeping with the policies outlined below.

The following are relevant sections of the Provincial Policy Statement that were considered as they relate to the proposed development;

- i) In section 1.0 of the PPS it states that "Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth."
- ii) In section 1.1.2 of the PPS it states "within settlement areas, sufficient land shall be made available through intensification and redevelopment..."
- iii) In section 1.4.3 of the PPS it states that "Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:
 - b) *permitting and facilitating:*
 - 1. *forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
 - d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

COUNTY OF ESSEX OFFICIAL PLAN:

In the County of Essex Official Plan, the subject lands are located within a "Primary Settlement Area". The redevelopment and intensification of this site with three semi-detached dwellings (6 dwelling units) is in keeping with the policies and the goals of this upper tier plan.

The following are relevant sections of the County OP that were considered as they relate to the proposed development;

- i) In sections 3.2.2 of the County OP, goals for land designated as "Settlement Areas" are set out and include the following:
 - a) *Support and promote public and private re-investment in the Primary Settlement Areas.*
 - c) *To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.*
 - e) *To require the efficient use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools as provided for in the growth management policies contained within this Plan.*
 - g) *To support long-term economic prosperity by providing infrastructure and public service facilities to accommodate projected growth.*
 - j) *Promote affordable housing within Primary Settlement Areas, and to a lesser extent, within full serviced Secondary Settlement Areas.*
- ii) In sections 3.2.4 of the County OP, goals for lands in the "Primary Settlement Areas" are as follows:
 - a) *Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.*
 - b) *Primary Settlement Areas shall have full municipal sewage services and municipal water services and storm water management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).*
 - g) *The County encourages the redevelopment of brownfield properties.*
 - h) *All types of land use are permitted within the "Settlement Areas" designation subject to the specific land use policies of the local Official Plans.*

TOWN OF LASALLE OFFICIAL PLAN:

The Official Plan for the Town of LaSalle designates the lands subject to this application "LaSalle Town Centre District". The proposed site-specific Residential Three Zone shall permit the construction of three semi-detached buildings containing six semi-detached units. This proposal will result in a built form and density that is consistent with what has already been constructed on Westview Park Blvd.

It is my opinion, based on the policies below, the proposed rezoning is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

Section 3.2.4 of the Official Plan contains policies for the "Housing Mix" as following:

- b)(ii) Housing is vital to the creation of healthy, sustainable and complete communities. Residents of all ages, income levels and abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities:*

Section 4.2 of the Official Plan contains goals for the "LaSalle Town Centre District" as following:

- a) This Plan focuses on broadening the mixture of land uses within the LaSalle Town Centre District Designation, and promoting good urban design and high quality architecture and landscapes. Lands within the LaSalle Town Centre District Designation are considered to be key destinations for the evolving transit system. It is also the intent of this Plan to create a compact, walkable and mixed use town centre that promotes street-edge buildings with parking to the side and rear of buildings.*
- b) Buildings and sites throughout the LaSalle Town Centre District Designation may develop or redevelop as a comprehensively planned commercial centre, consisting of individual buildings or multi-unit buildings. New development is encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Development within stand-alone buildings is also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning By-law.*
- b) iv) Mid-Rise and High-Rise residential uses, including live-work units and communal housing, which may include special needs housing and housing for seniors;*

ZONING:

The subject lands are zoned Residential One "R1" in the Town's Comprehensive Zoning By-law. The proposed rezoning to a site-specific Residential Three zone will facilitate the construction and severance of three semi-detached (six units in total).

The proposed site-specific Residential Three zoning requirements will apply to these lots, with the exception of the 40 percent maximum lot coverage. The applicant has requested that the maximum lot coverage be increased to 50 percent.

This rezoning is part of a concurrent severance application that will facilitate the creation of the proposed lots and the creation of the individual semi-detached units (as depicted on Figure 2).

COMMENTS:

On October 25, 2018, the Planning Committee held an information meeting to obtain public input. The applicant attended and made a presentation to the committee. No persons attended the information session.

The Essex Region Conservation Authority reviewed the proposed development and had no objections.

In assessing the merits of the Applicant's rezoning application, the following land use planning comments are offered for Council's consideration:



- i) As part of the subject application package, the applicants Planning Consultant submitted a Planning Justification Report (PJR). Upon a review of this report, we agree with and support the findings of the PJR and its conclusions;
- ii) The three semi-detached dwellings (6 units in total) are of a size and style of construction that is in keeping with the existing built form and density on the adjacent lands;
- iii) Increasing the maximum lot coverage from 40 to 50 percent on the subject lots will permit increased floor area to be built at this location, without reducing any required front, side or rear yard setbacks;
- iv) The Applicant is be required to enter into a severance agreement with the Town to ensure that the subject lands comply with all municipal development standards and servicing requirements, including lot grading, sanitary sewer system connections, rear yard drainage, easements, etc.;

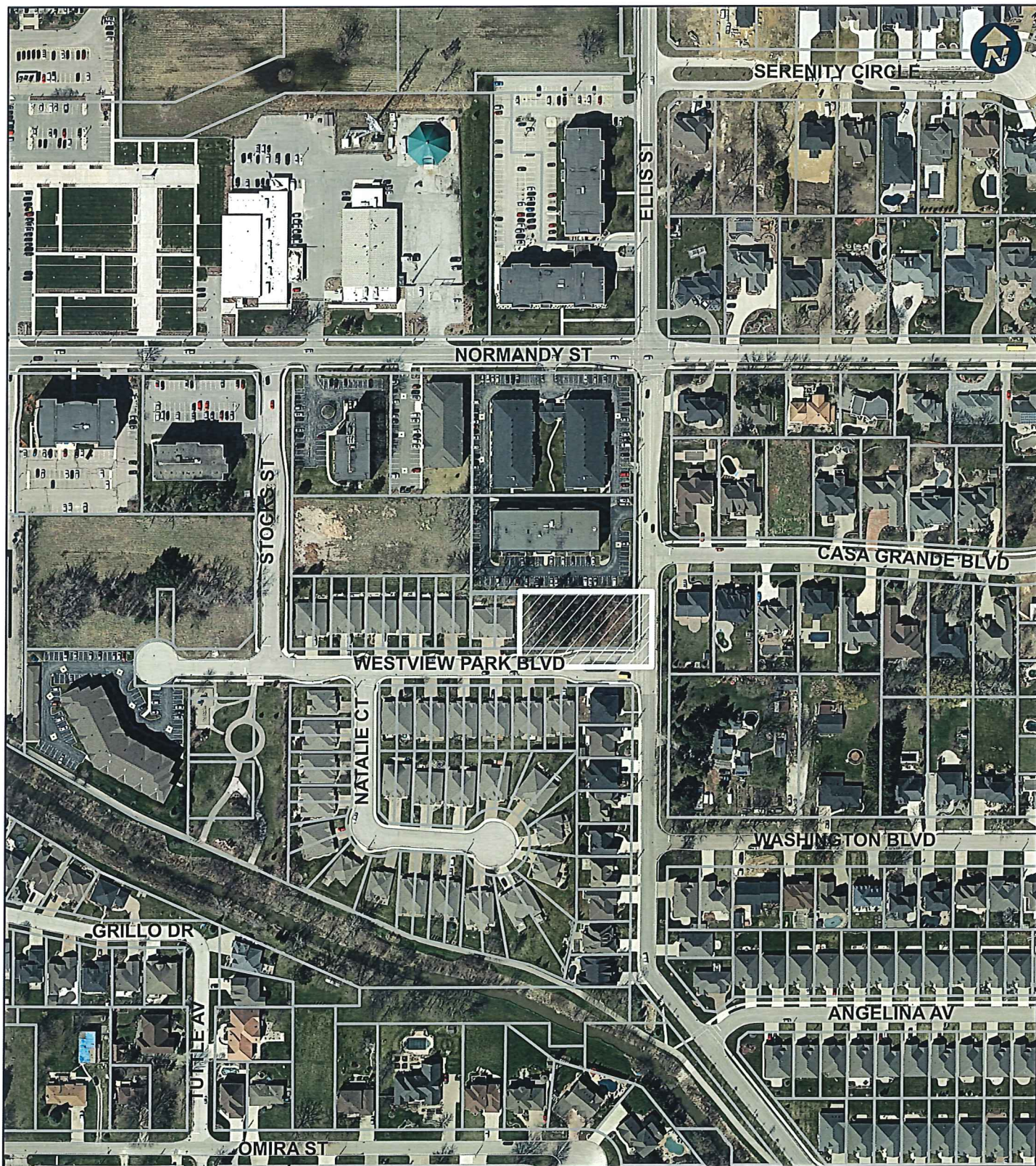
We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Yours truly,



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

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:1500

File No: Z-08-2018

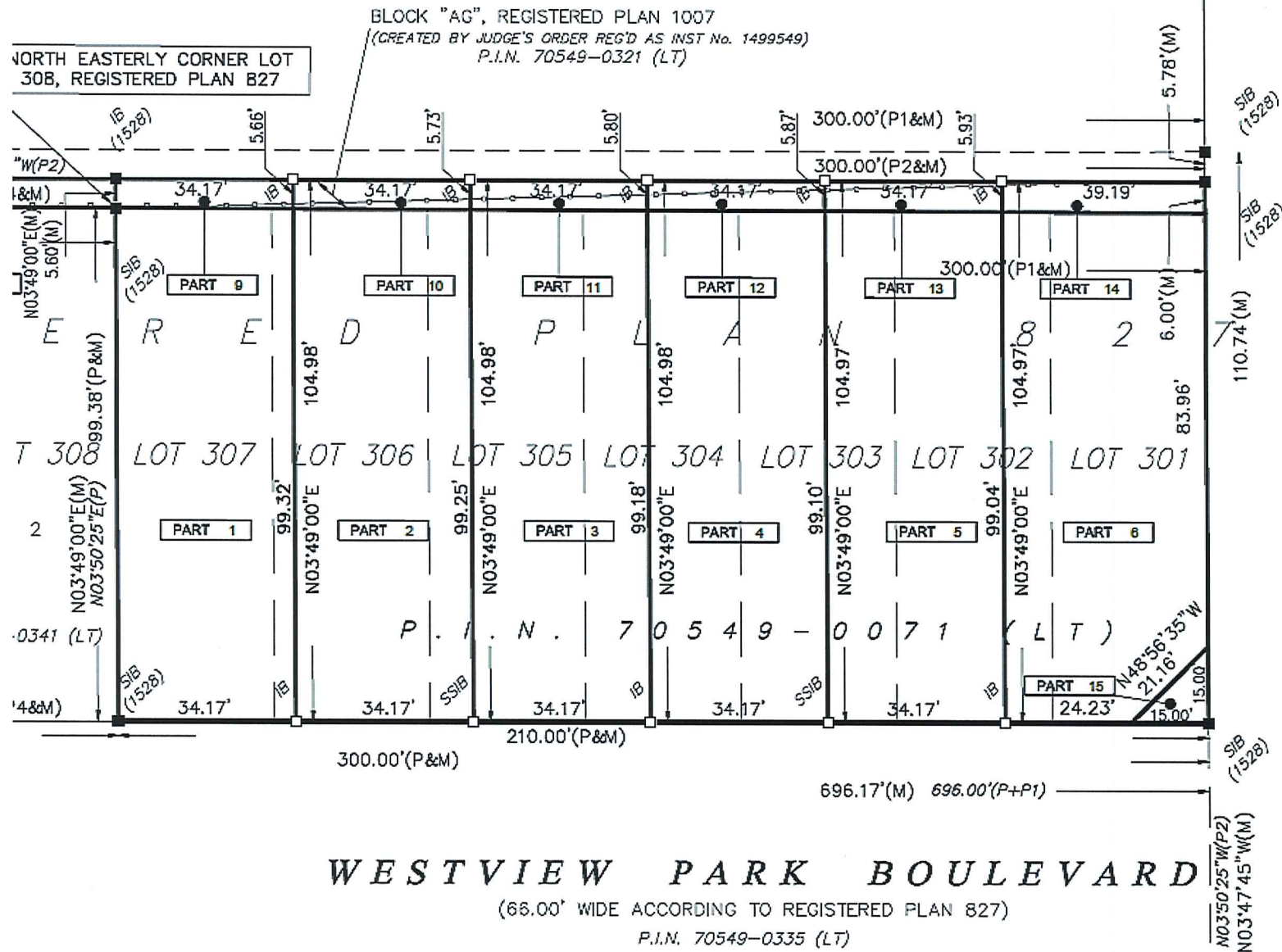
Prepared For: Planning Dept.

Applicant: JT's Investments and
DSLE Investments

Prepared By: DSI

Date: November 5, 2018

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



Scale:	N.T.S.	File No:	Z-08-2018
Prepared For:	Planning Dept.	Applicant:	JT's Investments and DSLE Investments
Prepared By:	DSI	Date:	November 5, 2018

Title:

FIGURE 2 - DRAFT 12R PLAN

Notes:

This document is not a Legal Plan of Survey.



The Corporation of the Town of LaSalle

Date:	November 20, 2018	Report No:	DS-63-2018
Directed To:	Mayor and Members of Council	Attachments:	Figures 1 to 5, and correspondence dated November 8 th and 9 th , 2018
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M. Pl., MCIP, RPP, Director of Development & Strategic Initiatives P. Marra, P. Eng. Director of Public Works	Policy References:	
Subject:	Request to Grant Approval to: (i) a Redline Revision for Phase 9 of the Head D'Amore Draft Plan of Subdivision, located in Part of Block 'A', Registered Plan 1362, Part of Lots 1 and 2, Concession 5, and Block 91, 12M-495 (File No. 37-T-05009); (ii) an application to rezone and remove the holding zone symbol for the Phase 9 lands (Our File No. Z-11-2018 and T-03-2018)		

RECOMMENDATION:

That Council pass a resolution concurring with the Applicant's request to grant approval to a redline revision to the existing Draft Approved Plan of Subdivision for Phase 9 of the Head D'Amore Draft Plan of Subdivision, in accordance with the revised plan prepared by Verhagen, Stubberfield, Hartley, Brewer, Bezaire Inc., Ontario Land Surveyors, dated November 9, 2018; and

A copy of this Council Resolution should be forwarded to the Manager of Planning Services for the County of Essex, Mr. Bill King, together with a copy of this Staff Report and a copy of the November 9, 2018 redline revision plan of subdivision.

That Council pass a resolution concurring with the Applicant's request to rezone (from an "R3(h)" to a "R4-9" zone) and to remove the holding zone symbol ("R3(h)") from the Phase 9 lands, and that Town Staff be authorized to prepare the corresponding by-law for the Phase 9 lands, once:

- the County of Essex grants approval to the Applicant's revised redline revision (dated November 9, 2018) for Phase 9; and
- the required subdivision agreement is prepared and executed to the satisfaction of the Town of LaSalle's Director of Development & Strategic Initiatives and Director of Public Works.

REPORT:

Draft Plan Approval was originally granted to this residential plan of subdivision by the County of Essex on October 2, 2006. Since that time, extensions have been granted and several redline revisions have been approved for earlier phases.

Phase 9 is one of the last remaining phases within the Head D'Amore Subdivision. Figure 1 is a phasing plan prepared by Dillon Consulting, depicting the boundaries of each phase within this subdivision. Phase 9 affects approximately 10 hectares (25 acres) of land.

In response to changing market conditions the developer has requested a relotting of this draft approved plan of subdivision, as depicted on a redline plan, dated January 3, 2018 (Figures 2 and 3).

On October 25, 2018, the Planning Advisory Committee held an Information Meeting, at which time representatives from the Applicant provided information pertaining to the subject Planning Act applications.

Several residents that lived nearby attended this information meeting and expressed concerns with the proposed removal of the Harrison Street interconnection with the 6th Concession Road, and the need to extend sidewalks to Heritage Drive via Blackthorn Drive. In addition, the owner of an existing industrial building (Propower Mfg. Inc.) located to the south of the 6th Concession Road expressed a concern that the potential noise from his operation would result in complaints from new residents that would be buying homes at this location.

Following this information meeting, Town Staff requested that the Applicant's consultant (Dillon Consultant) review these concerns, and to provide additional information as to how these concerns should be addressed.

On November 9, 2018, a written submission was received from Dillon Consulting (copy attached), explaining how each of the concerns/questions were being addressed --- and submitting a revised redline revision plan dated November 9, 2018 (Figure 4). The redline plan for Phase 9 has been revised to include a new road connection to the 6th Concession Road, to reduce cut through traffic utilizing Blackthorn Drive and Elmgate. This new road interconnection is situated at a location that will properly align with the existing public road located to the south of the 6th Concession Road. The Applicant's have also agreed to extend the planned sidewalk along Blackthorn Drive, to interconnect with the existing sidewalk located along Heritage Drive.

To address the concern raised by the owner of Propower Mfg. Inc, Dillon Consulting have provided written correspondence dated November 8, 2018 (copy attached), describing the potential noise source, and setting out recommended actions to be taken to alleviate these concerns. These recommendations need to be included in the subdivision agreement for the Phase 9 lands.

Town Planning and Engineering Staff are satisfied with the changes that have been made by the Applicant to address concerns of nearby residents and businesses, and we are in support of the Applicant's revised redline revision (dated November 9, 2018, Figure 4) being approved for the subject lands.

This approval would result in a draft plan of subdivision and a zoning bylaw amendment that would be in conformity with both the County of Essex and the Town of LaSalle Official Plan documents, and would be consistent with the applicable policies set out in the Provincial Policy Statement.

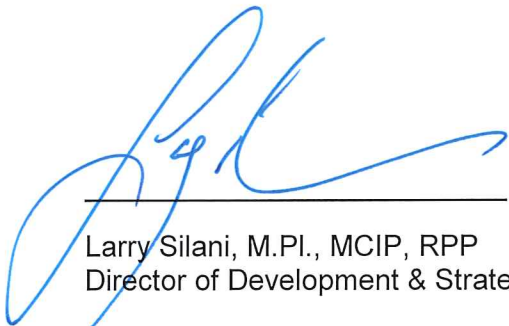
Figure 5 depicts the details related to the new roads and lots that would be created at this location (37 new single detached dwellings, and 94 semi-detached and/or townhouse dwelling units). The location of all sidewalks and trails are also depicted on this figure.

Town Staff are satisfied that all new lots proposed are designed with a proper size and shape that will allow builders to fully comply with the corresponding "R3" and "R4-9" zone requirements. This revised plan will result in a logical, highly interconnected, and appropriate development that will enable existing and new residents to safely and conveniently travel to/from various streets, parks and schools within this neighbourhood – and also to travel to/from work and to other parts of the community via designated collector streets (6th Concession Road, D'Amore Drive and Heritage Drive) as a motorist, a cyclist, a transit rider, and as a pedestrian.

Town Engineering and ERCA Staff are satisfied with the Applicant's Stormwater Management Plan for the Phase 9 lands. Town Staff will be working with the Applicant's Engineering Consultant to finalize servicing drawings for this phase of development. These drawings will need to be approved by the Town Engineer, and incorporated as part of the subdivision agreement for these lands.

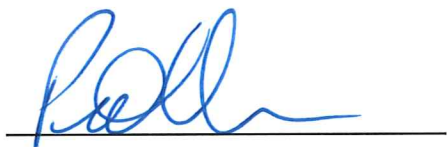
Town Staff support the Applicant’s revised redline plan, and recommend that Council pass a resolution concurring with the November 9th plan --- with the County of Essex being formally requested to amend their existing conditions of draft plan approval to correspond to the November 9, 2018 redline revision.

Yours truly,




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

Attachments



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

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

Oct 01, 2015 - 11:53am C:\projectwise\working directory\active\32nm\d0168826\151971 - Phasing Plan Layout 08-11-2015.dwg



FIGURE 2 - JANUARY
3/2018
 Subdivision
 Red-Line
 Revision.

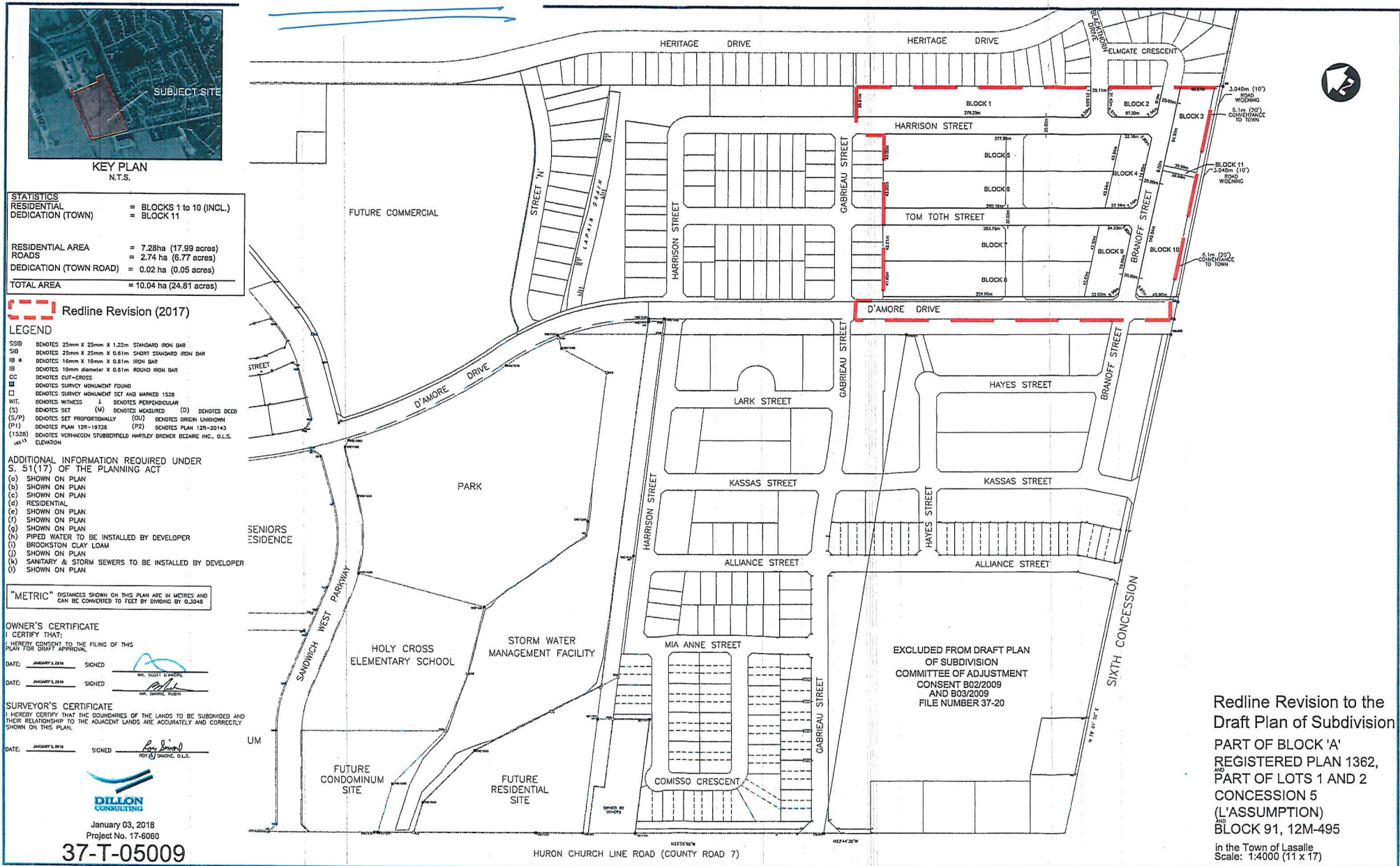
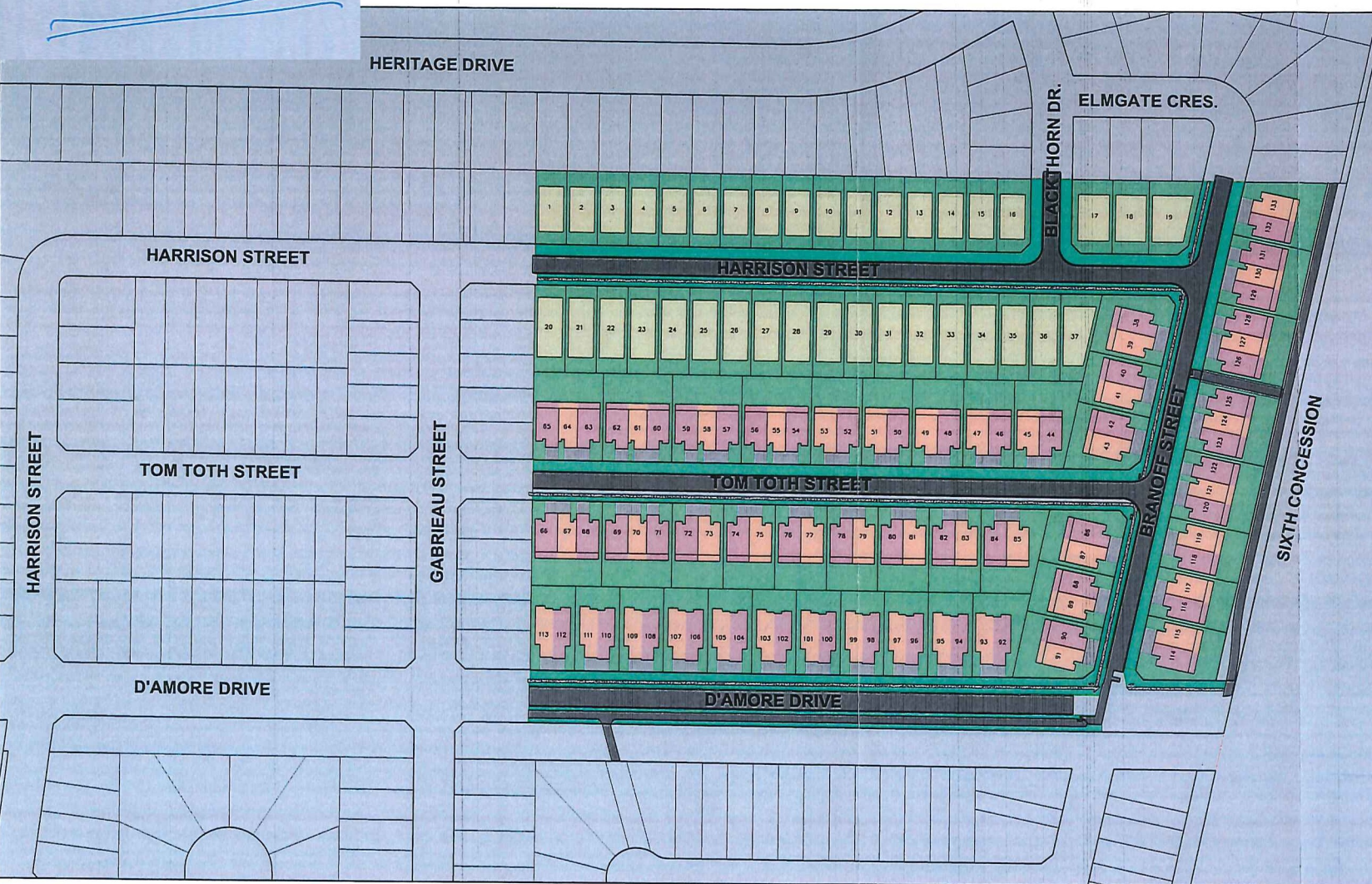


Figure 3 ⇒ JAN 3/2018
 (PHASE 9, ORIGINAL
 SUBMISSION)

Figure 3 ⇒ JAN 3/2018
 (PHASE 9, ORIGINAL
 SUBMISSION)



HEAD/D'AMORE DEVELOPMENTS
 PHASE 9

CONCEPTUAL DEVELOPMENT PLAN
 FIGURE 1.0

- SUBJECT SITE
- SINGLE DETACHED DWELLINGS
- SEMI-DETACHED DWELLINGS
- TOWNHOME DWELLINGS
- PROPOSED SIDEWALK



SCALE 1:500



File Location:
 c:\projects\working directory\active\32mam\d0545252\176060-conceptual
 plan.dwg
 September, 28, 2018 11:49 AM

PROJECT #: 17-6060 STATUS: DRAFT DATE: 09/19/18

FIGURE 4 - Nov 9/2018

REVISED RED-LINE PLAN



KEY PLAN
N.T.S.

STATISTICS	
RESIDENTIAL	= BLOCKS 1 to 10 (INCL.)
RESIDENTIAL AREA	= 7.13 ha (17.62 acres)
ROADS	= 2.62 ha (6.47 acres)
TOTAL AREA	= 9.75 ha (24.09 acres)

Redline Revision (2018)

LEGEND

SS10	DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR
S10	DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR
IB	DENOTES 16mm x 16mm x 0.61m IRON BAR
IB	DENOTES 10mm diameter x 0.61m ROUND IRON BAR
CC	DENOTES CUT-CROSS
□	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET AND MARKED 1528
WIT.	DENOTES WITNESS
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
(S/P)	DENOTES SET PROPORTIONALLY (DA) DENOTES ORIGIN UNKNOWN
(P1)	DENOTES PLAN 121-10726 (P2) DENOTES PLAN 121-20143
(1528)	DENOTES VERHAEGEN STUBBSFIELD HARTLEY BREWER BEZARE INC., O.L.S.
1528	ELEVATION

ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY LOAM
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT:

I HEREBY CONSENT TO THE FILING OF THIS

PLAN FOR SUBMITTAL

DATE: November 9, 2018 SIGNED: [Signature]

DATE: November 9, 2018 SIGNED: [Signature]

SURVEYOR'S CERTIFICATE

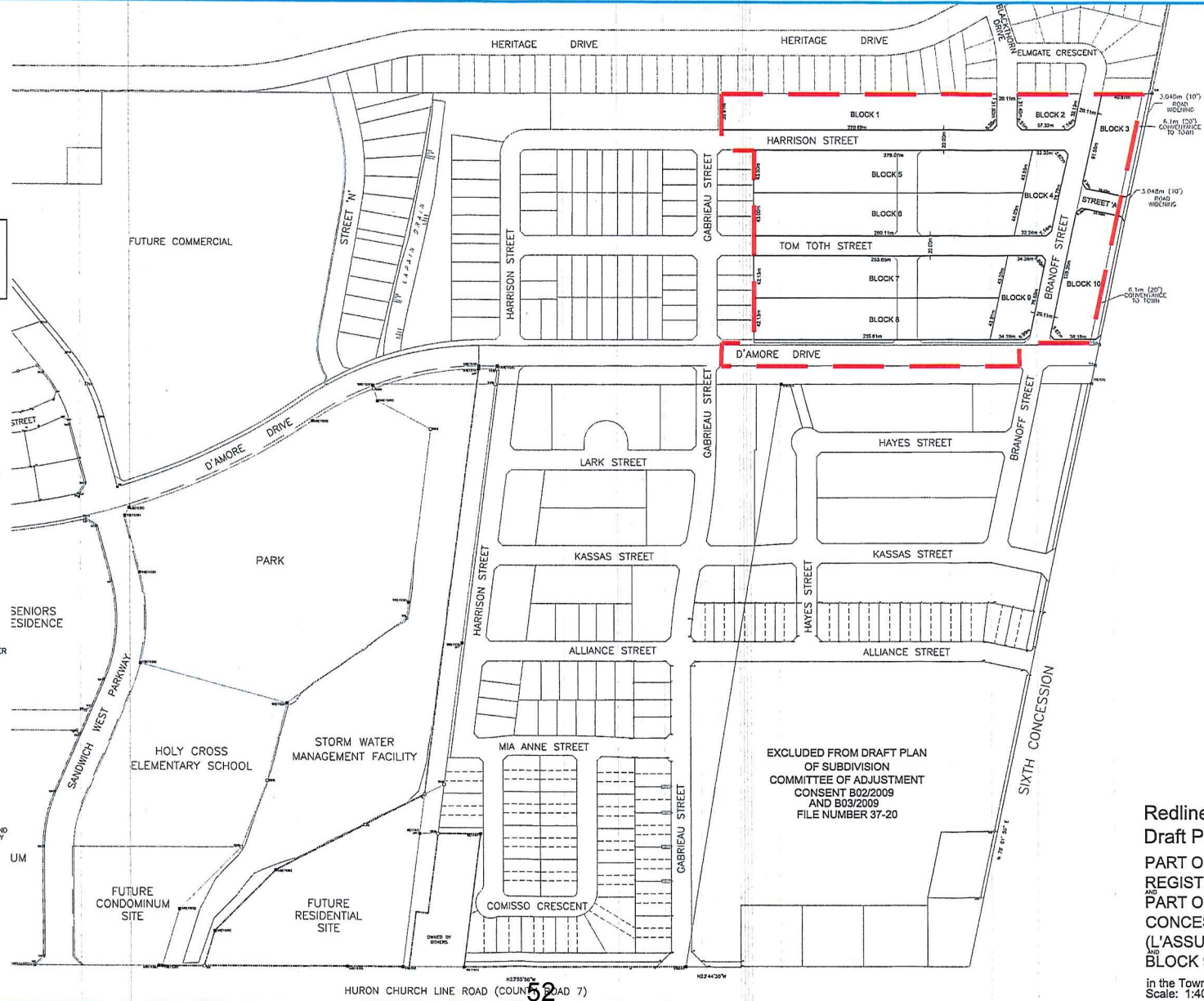
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: November 9, 2018 SIGNED: [Signature]



November 9, 2018
Project No. 17-6060

37-T-05009

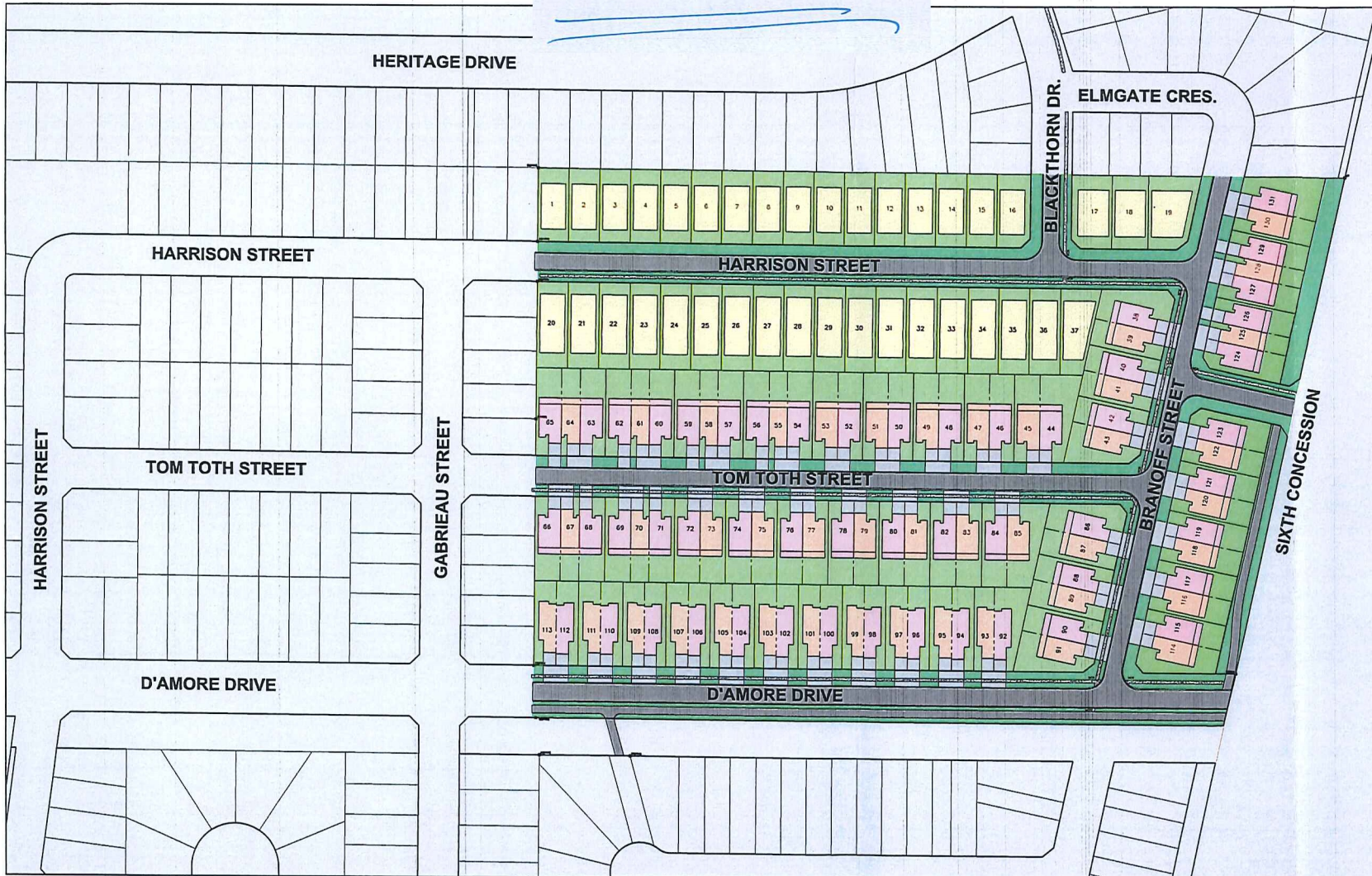


Redline Revision to the
Draft Plan of Subdivision
PART OF BLOCK 'A'
REGISTERED PLAN 1362,
AND
PART OF LOTS 1 AND 2
CONCESSION 5
(L'ASSUMPTION)
BLOCK 91, 12M-495
in the Town of Lasalle
Scale: 1:4000 (11 x 17)



FIGURE 5 - Nov 9/2018
(PHASE 9, REVISED SUBMISSION)

FIGURE 5 - Nov 9/2018
(PHASE 9, REVISED SUBMISSION)



HEAD/D'AMORE DEVELOPMENTS
 PHASE 9

**CONCEPTUAL DEVELOPMENT AND
 SIDEWALK/TRAIL PLAN**
 FIGURE 1.0

- | | |
|---------------------------|--------------------------|
| SUBJECT SITE | TOWNHOME DWELLINGS |
| SINGLE DETACHED DWELLINGS | PROPOSED SIDEWALK |
| SEMI-DETACHED DWELLINGS | PROPOSED MULTI-USE TRAIL |





Our File: 17-6060 (Corr)

November 9, 2018

Town of LaSalle
Planning Department
5950 Malden Road
LaSalle, Ontario
N9H 1S4

Attention: Larry Silani, MCIP RPP
Town Planner

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

**Head D'Amore Subdivision Phase 9
Response to Planning Advisory Committee Comments
Town of LaSalle
County of Essex**

As you are aware, our clients are requesting the redline revision in order to facilitate the development of a mix of single detached, semi-detached and town home dwellings of up to 133 units. As part of the planning approvals process we understand that there were some concerns brought forward at the Planning Advisory Committee (PAC) meeting, held on October 25, 2018, regarding the following items:

- Traffic concerns regarding the need for an access point along Sixth Concession Road, and the cut through traffic to Heritage Drive via Blackthorn Drive;
- The need for sidewalks in the area; and
- The potential noise produced by Propower Mfg. Inc.

On behalf of our client, please find enclosed the revised redline revision to the Draft Plan of the Subdivision dated November 9, 2018 for the Head D'Amore Subdivision Phase 9 for your review. In order to address the neighbours' concerns, we have provided a connection to Sixth Concession Road midway between D'Amore Drive and the eastern property limit. The additional connection should reduce the potential for cut through traffic utilizing Blackthorn Drive/Heritage Drive and/or D'Amore Drive to access Sixth Concession Road.

We enclose for your approval the proposed Redline Revision dated November 9, 2018 (1 copy at 22 x 34 and 1 copy at 11 x 17).

Town of LaSalle
Page 2
November 9, 2018

The conceptual development plan has also been revised to reflect the road layout changes as well as provide the locations of the proposed sidewalks and multi-use trails within this phase of the development. We enclose for your approval the proposed Conceptual Development and Sidewalk/Trail Plan (1 copy at 22 x 34 and 1 copy at 11 x 17).

Finally, we are providing a letter of opinion addressing the potential noise concerns brought forward by Propower Mfg. Inc. We trust that this letter provides the level of comfort requested by the industrial business and will allow this development to move forward as intended while protecting the future residents.

We would ask that the Town expedite the request for the Redline Revision and Zoning By-Law Amendment and approve the plans at your earliest convenience.

Should you have any questions or concerns please contact the undersigned.

Yours sincerely,

DILLON CONSULTING LIMITED



Melanie Muir, MCIP RPP
Planner
MAM:dt

Encl.

cc: Mr. Bill King – County of Essex
Mr. Scott D'Amore - D'Amore Construction
Mr. B. Rubin - Head Construction

Our File: 17-6060 (Corr)

VIA EMAIL ONLY

November 8, 2018

Town of LaSalle
Planning Department
5950 Malden Road
LaSalle, Ontario
N9H 1S4

Attention: Larry Silani, MCIP RPP
Town Planner

**Head D'Amore Subdivision Phase 9
Letter of Opinion – Noise Concerns
Town of LaSalle
County of Essex**

As you are aware, our clients are requesting the redline revision in order to facilitate the development of a mix of single detached, semi-detached and town home dwellings of up to 133 units. As part of the planning approvals process we understand that there was some concern brought forward at the Planning Advisory Committee (PAC) meeting, held on October 25, 2018, regarding the potential noise produced by the president, Mr. John Coulthard, of Propower Mfg. Inc., located at 5000 Howard Business Parkway.

The potential noise concern mentioned by Mr. Coulthard pertains to the dust collectors located on the west side of the building near the intersection of Howard Business Parkway Right-of-way and 6th Concession Road.

Through a review of the existing conditions in the area, and our knowledge of the industrial use, we are suggesting the following actions be taken to alleviate any concerns Mr. Coulthard and his company may have:

- It is proposed that all of the proposed homes be built with double glazed windows and doors;
- Central air conditioning will be standard in all homes, to reduce any potential noise concerns;
- In addition, fencing, similar to the fencing to the west, is to be installed at the rear of the properties along Sixth Concession; and



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

**Dillon Consulting
Limited**

Town of LaSalle
Page 2
November 8, 2018

- It is also our recommendation that the Town include a warning clause in the development agreement regarding the potential for increased noise in the area due to the existing industrial use to the south and any future industrial uses within the area.

We would ask that the Town accept this letter of opinion and expedite the request for the Redline Revision and approve the plans at your earliest convenience.

Should you have any questions or concerns please contact the undersigned.

Yours sincerely,

DILLON CONSULTING LIMITED



Melanie Muir, MCIP RPP
Planner
MAM:dt

cc: Mr. Bill King – County of Essex
Mr. Scott D'Amore - D'Amore Construction
Mr. B. Rubin - Head Construction



The Corporation of the Town of LaSalle

Date:	November 4, 2018	Report No:	PL-62-2018
Directed To:	Mayor and Members of Council	Attachments:	Figure 1 & 2
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Application to Remove the Holding Symbol		
	<u>Our File No:</u>	Z-12/2018	
	<u>Applicant & Registered Owner:</u>	Head/D'Amore Development	
	<u>Agent:</u>	Dillon Consulting Limited	
	<u>Location:</u>	Part Lot 2, Concession 5 west of D'Amore Drive and north of Gabrieau Street (Heritage Phase 8)	

RECOMMENDATION:

Based on the information provided within this report, it is recommended that:

- Approval in principle be granted to this holding zone symbol removal application;
- A draft by-law to remove the holding zone symbol and a development agreement be prepared and brought back for adoption once the necessary agreement has been executed by the applicant to the satisfaction of the Town of LaSalle;

REPORT:

This report is intended to provide members of Council with recommendations regarding an application that has been submitted requesting Council approval for the removal of the

holding zone symbol from approximately 4.0 hectares of land, generally located west of D'Amore Drive and north of Gabriau Street (Heritage Phase 8). If approved, this application would allow thirty six (36) new single detached dwelling units to be built on the subject lands. Figure 1 attached depicts the location of the lands affected by this application.

The Official Plan for the municipality designates the lands subject to this application "Residential". Zoning By-law No. 5050 currently zones the lands subject to the application "Residential Three Holding – R3 (h)".

The Applicant's proposed new lotting and road pattern is shown on the attached Figure 2.

In assessing the merits of this application the following comments are offered for Council's consideration:



- i) A development agreement with the Town will be required to ensure that the owner of this property complies with all applicable municipal residential development standards and municipal servicing requirements;
- ii) All local roads will have a pavement width of 28 feet, with 5-foot wide continuous concrete sidewalks located along one side of the street. These new sidewalk are to be located a minimum of 5 feet from the curb, with street trees planted in the boulevard along both sides of the street, spaced every 30 feet;
- iii) Draft Plan approval has already been granted to this phase of the subject residential development. The lots within this phase of the Head / D'Amore Subdivision are being created by M-Plan. Individual lot lines for all the dwelling units will be created once the M-Plan has been finalized and registered for these streets;
- iv) The construction of the proposed new streets will improve vehicular and pedestrian circulation and connectivity. The developer will also construct the extension of the existing pedestrian walkway along Mia Anne Street to the intersection of D'Amore Drive.

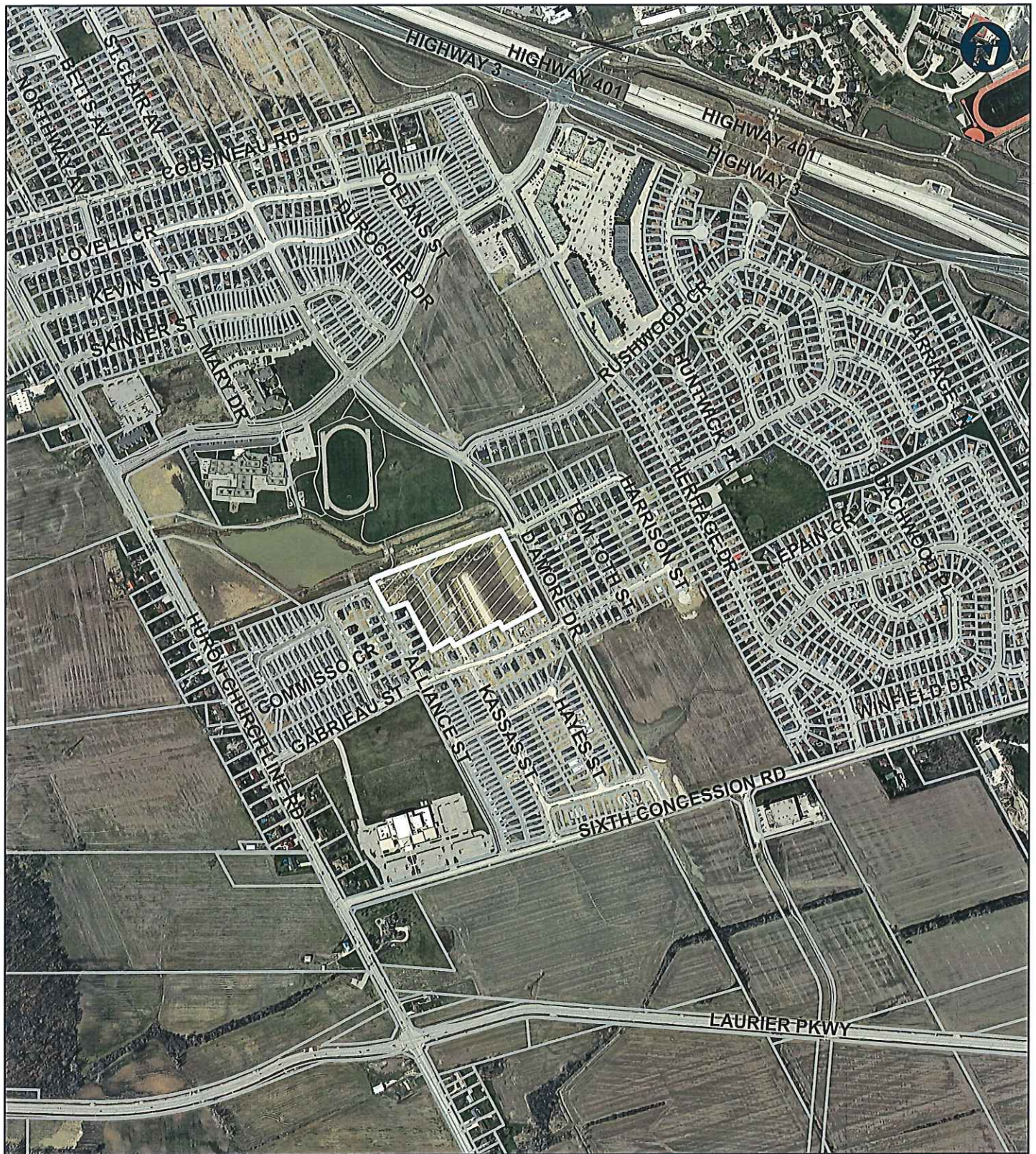
We would be pleased to answer any questions that you may have with respect to the above noted comments and recommendations.

Yours truly,


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

Attachment

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:5000

File No: Z-12-2018

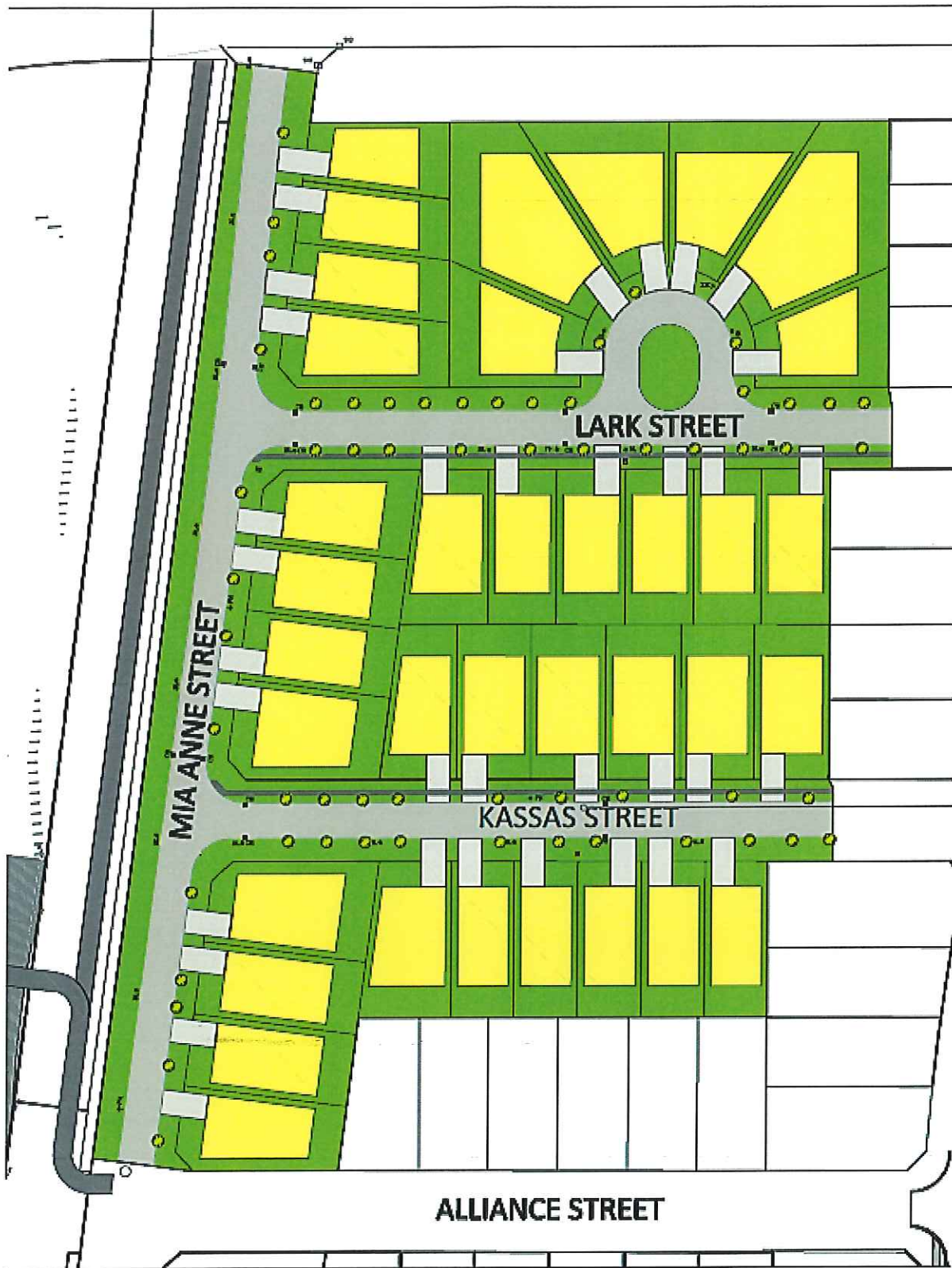
Prepared For: Planning Dept.

Applicant: Scott D'Amore

Prepared By: DSI

Date: November 5, 2018

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



Legend:



Subject Lands

Title:

FIGURE 2 - CONCEPT PLAN



Scale:	NTS	File No:	Z-12-2018
Prepared For:	Planning Dept.	Applicant:	Scott D'Amore
Prepared By:	DSI	Date:	November 7, 2018
Notes:	This document is not a Legal Plan of Survey.		



The Corporation of the Town of LaSalle

Minutes of the Culture and Recreation - Parks Advisory Committee Meeting

November 19, 2018, 3:15 p.m.

Sandwich West Room

2nd Floor LaSalle Civic Centre

5950 Malden Road

Present: Councillor Crystal Meloche
Councillor Sue Desjarlais
Councillor Mike Akpata

Staff Present J. Columbus, Director of Culture & Recreation
P. Marra, Director of Public Works
M. Beggs, Manager of Parks and Roads
M. Masonovich, Manager of Fleet & Facilities
K. Scherer, Recreation Coordinator

Regrets: P. Funaro, Recreation Manager
T. Brydon, Supervisor of Parks
Linda Jean

1. Call to Order

Councillor Meloche called the meeting to order at 3:30pm.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None.

3. Adoption of Minutes from Previous Meeting

Moved By: Councillor Meloche

Seconded By: Councillor Desjarlais

That the minutes of the meeting of the Culture & Recreation Parks Advisory Committee meeting dated October 16, 2018 BE ADOPTED as presented.

Carried.

4. Business Arising from the Minutes

None.

5. Reports

5.1 Request from Leptis Magna Development Inc. for Naming of (future) Park to "Robert D. Hayes Park"

Moved By: Councillor Akpata

Seconded By: Councillor Desjarlais

That the Parks and Recreation Committee approve the formal request from Leptis Magna Development Inc. to name the future park "Robert D Hayes Park", as part of the Leptis Magna Development, in honour of former Town Public Works Director Bob Hayes.

Carried.

5.2 WFCU Easter Egg Partnership

Moved By: Councillor Meloche

Seconded By: Councillor Akpata

That the report from the Director of Culture and Recreation recommending the Town act as a partner and provide the required event space at the Vollmer and site furnishings required by the WFCU to support the delivery of the Easter Egg Drop Event BE APPROVED.

Carried.

5.3 Concession Operations Review

Moved By: Councillor Meloche

Seconded By: Councillor Desjarlais

That the report from the Director of Culture and Recreation dated November 15, 2018 presenting a review of Concession Operations BE RECEIVED.

Carried.

6. New Business

6.1 LMHA Room Usage Letter - J. Columbus

Discussion ensued and the committee agreed on the following terms:

LMHA would be permitted to use 2 rooms per month based on availability and that anything more than 2 rooms per month will be subject to the set fee.

The LMHA will provide a minimum of 24 hour notice before a booking to allow time for room set up and is required to go through their board member who coordinates rentals.

6.2 Outside Clock

M. Masanovich indicated that he will change the music in the clock to Christmas music.

6.3 Lights on Le Griffon

M. Beggs indicated that the lights will be up by December 1, 2018, earlier if possible.

7. Next Meeting

The next scheduled meeting will be held at the call of the Chair.

8. Adjournment

The meeting is adjourned at the call of the Chair at

November 27, 2018

WINDSOR SYMPHONY DRAW

Sports Associations

FOR THE SAT. DEC. 15, 2018

PERFORMANCE OF

“TOLDO HOLIDAY POPS”

November 20, 2018



To the Head & Members of Council:

Pursuant to Policy B-008 of the Ontario Good Roads Association, the Nominating Committee shall report to the Annual Conference its nominations for directors.

The OGRA Board of Directors is committed to achieving a diverse leadership team. We encourage women and individuals from diverse backgrounds to put their names forward for these positions.

The following members will serve on the 2019-2020 Board of Directors in the following capacity:

President	Rick Kester , CAO, City of Belleville
1 st Vice-President	Rick Harms , Project Engineer, City of Thunder Bay
2 nd Vice-President	Dave Burton , Mayor, Municipality of Highlands East
Immediate Past President	Chris Traini , County Engineer, County of Middlesex
Directors	Paul Ainslie , Councillor, City of Toronto
	Antoine Boucher , Director of Public Works & Engineering, Municipality of East Ferris
	Steven Kodama , Director, Transportation Services, City of Toronto
	Bryan Lewis , Councillor, Town of Halton Hills
	Paul Schoppmann , Mayor, Municipality of St.-Charles
	Michael Touw , Manager of Operations, County of Peterborough

Those nominated by the Nominating Committee shall be selected from OGRA's municipal or First Nations membership pursuant to the requirements for geographic representation contained in Section 12 of the Constitution, and so far as possible meeting the criteria established in Policy B-008. A full copy of the Constitution can be viewed on the OGRA web-site. **Those elected shall serve for a two (2) year term ending on February 24, 2021.**

The following vacancies need to be filled:

South West Zone	Two (2) Vacancies
South Central Zone	Two (2) Vacancies
Northern Zone	One (1) Vacancy

The Southwest Zone consists of the municipalities in and including the Counties of Brant, Bruce, Elgin, Essex, Haldimand, Huron, Lambton, Middlesex, Norfolk, Oxford, and Perth, the municipality of Chatham-Kent, and municipalities in and including the Regional Municipality of Waterloo.

The South Central Zone consists of the municipalities in and including the Counties of Dufferin, Grey, Simcoe, and Wellington, and municipalities in and including the Regional Municipalities of Durham, Halton, Niagara, Peel and York, and the City of Hamilton.

The Northern Zone consists of the municipalities in the Districts of Algoma, Cochrane, Kenora, Manitoulin Island, Nipissing, Parry Sound, Rainy River, Sudbury, Thunder Bay and Timiskaming; municipalities in and including the District of Muskoka and the City of Greater Sudbury.

Any member of Council or a permanent full time staff from an OGRA member municipality or First Nations interested in being considered as a candidate for a position on the Board of Directors must complete the attached Nomination Consent form and submit it along with their résumé to the attention of the Chair of the Nominating Committee by no later than **December 21, 2018** at 2:00 p.m. Fax your information to 289-291-6477, e-mail to info@ogra.org or mail to OGRA, 1525 Cornwall Road, Unit 22, Oakville, Ontario L6J 0B2

The Nominating Committee will meet in January to recommend a slate of candidates to the membership. The members of the Committee are:

Chair: Ken Lauppe, Immediate Past President
Vice Chair: Robert Burlie, OGRA Past President
Members: Paul Ainslie, OGRA Director
Dave Burton, OGRA 3rd Vice-President
Paul Schoppmann, OGRA Director

Any questions regarding the Nomination process or serving on the Board of Directors can be directed to the undersigned at joe@ogra.org.

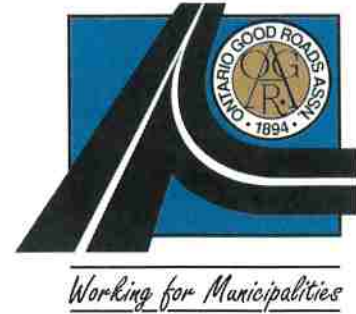
Yours truly,

A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature appears to be 'J. W. Tiernay'.

J. W. Tiernay,
Executive Director

c: Ken Lauppe, Chair, Nominating Committee

Ontario Good Roads Association
Board of Directors
Nomination and Consent Form



We hereby nominate the following to the Board of Directors of the Ontario Good Roads Association for the 2019/21 term of office (2 year term):

Name of Candidate

Name: _____

Position: _____

Municipality: _____

Moved by: _____

Seconded by: _____

(Candidates must be nominated by two eligible members of OGRA. A resolution of Council is acceptable but not mandatory)

Candidate Consent

The candidate nominated above must sign below indicating they consent to the Nomination and agree to let their name stand for office.

I, _____ hereby consent to the Nomination
(Name of Candidate)
to the Board of Directors of the Ontario Good Roads Association.

Signature

Date

	2018 Budget	2018 YTD Actual October	\$ VARIANCE Budget to Actual	2018 % Budget to Actual	2017 Budget	2017 YTD Actual October	2017 % Budget to Actual	2017 YTD Actual December
Revenues								
General Levy	(31,706,300)	(31,841,529.25)	(135,229.25)	100.4%	(29,127,100)	(29,317,773.83)	100.7%	(29,317,773.83)
Supplementary Levy	(195,000)	(951,734.07)	(756,734.07)	488.1%	(345,000)	(689,067.43)	199.7%	(774,444.87)
Payments in Lieu of Taxes-General	(43,600)	(43,648.95)	(48.95)	100.1%	(41,900)	(41,640.79)	99.4%	(41,640.79)
Payments in Lieu of Taxes-Supplementary	0	(1,494.39)	(1,494.39)	100.0%	0	0.00	100.0%	0.00
Local Improvements	(19,300)	(19,266.08)	33.92	99.8%	(19,300)	(19,266.08)	99.8%	(19,266.08)
Other Revenues	(3,313,200)	(2,709,731.98)	603,468.02	81.8%	(2,993,700)	(2,257,489.38)	75.4%	(3,244,768.26)
Revenues	(35,277,400)	(35,567,404.72)	(290,004.72)	100.8%	(32,527,000)	(32,325,237.51)	99.4%	(33,397,893.83)

Expenditures

Mayor & Council

Wages/Benefits	267,400	223,453.85	(43,946.15)	83.6%	264,500	221,148.04	83.6%	245,052.37
Administrative Expenses	38,500	10,503.89	(27,996.11)	27.3%	35,500	12,083.94	34.0%	24,982.58
Personnel Expenses	40,200	16,917.86	(23,282.14)	42.1%	39,200	25,714.28	65.6%	26,505.68
Program Services	25,500	12,403.66	(13,096.34)	48.6%	24,000	14,345.90	59.8%	20,998.24
Expenditures	371,600	263,279.26	(108,320.74)	70.9%	363,200	273,292.16	75.3%	317,538.87
Other Revenues	0	(1,041.24)	(1,041.24)	100.0%	0	(682.74)	100.0%	(682.74)
Mayor & Council	371,600	262,238.02	(109,361.98)	70.6%	363,200	272,609.42	75.1%	316,856.13

Finance & Administration

Wages/Benefits	1,633,300	1,468,369.45	(164,930.55)	89.9%	1,651,300	1,326,384.59	80.3%	1,664,591.57
Administrative Expenses	170,400	171,632.61	1,232.61	100.7%	168,100	157,601.69	93.8%	164,049.78
Personnel Expenses	37,500	44,586.23	7,086.23	118.9%	36,500	41,731.93	114.3%	45,477.07
Program Services	322,200	207,449.34	(114,750.66)	64.4%	322,200	289,476.71	89.8%	351,102.36
Expenditures	2,163,400	1,892,037.63	(271,362.37)	87.5%	2,178,100	1,815,194.92	83.3%	2,225,220.78
Other Revenues	(842,700)	(689,829.21)	152,870.79	81.9%	(821,200)	(680,094.95)	82.8%	(839,746.30)
Finance & Administration	1,320,700	1,202,208.42	(118,491.58)	91.0%	1,356,900	1,135,099.97	83.7%	1,385,474.48

Council Services

Wages/Benefits	980,900	796,706.70	(184,193.30)	81.2%	843,600	712,192.82	84.4%	921,951.61
Administrative Expenses	27,100	18,891.54	(8,208.46)	69.7%	25,200	8,931.21	35.4%	10,092.68
Personnel Expenses	49,100	18,029.91	(31,070.09)	36.7%	45,300	20,598.26	45.5%	25,959.72
Program Services	67,400	57,660.71	(9,739.29)	85.6%	43,300	19,515.70	45.1%	35,980.46
Transfers to Own Funds	0	0.00	0.00	100.0%	0	0.00	100.0%	2,169.65
Expenditures	1,124,500	891,288.86	(233,211.14)	79.3%	957,400	761,237.99	79.5%	996,154.12
Other Revenues	(24,800)	(25,770.46)	(970.46)	103.9%	(24,800)	(26,326.40)	106.2%	(48,289.38)
Council Services	1,099,700	865,518.40	(234,181.60)	78.7%	932,600	734,911.59	78.8%	947,864.74

Financial Services

Wages/Benefits	261,200	0.00	(261,200.00)	0.0%	0	0.00	100.0%	0.00
Long Term Debt Capital Financing	1,964,200	1,964,173.50	(26.50)	100.0%	1,964,200	1,964,173.50	100.0%	1,964,173.50
Long Term Debt Charges	19,300	16,046.01	(3,253.99)	83.1%	19,300	19,266.08	99.8%	19,266.08
Program Services	205,000	26,196.05	(178,803.95)	0.0%	160,000	47,829.96	0.0%	56,359.84
Transfers to Own Funds	8,219,700	5,523,967.54	(2,695,732.46)	67.2%	7,083,700	5,408,219.54	76.4%	8,563,623.26
Financial Services	10,669,400	7,530,383.10	(3,139,016.90)	70.6%	9,227,200	7,439,489.08	80.6%	10,603,422.68

Division of IT (DoIT)

Wages/Benefits	476,100	382,069.22	(94,030.78)	80.3%	440,500	346,077.22	78.6%	458,442.80
Administrative Expenses	277,100	235,264.34	(41,835.66)	84.9%	274,500	224,762.54	81.9%	268,044.15
Personnel Expenses	9,000	3,174.49	(5,825.51)	35.3%	9,000	3,183.74	35.4%	6,710.68
Transfers to Own Funds	153,000	153,000.00	0.00	100.0%	150,000	150,000.00	100.0%	150,000.00
Financial Services	915,200	773,508.05	(141,691.95)	84.5%	874,000	724,023.50	82.8%	883,197.63

Fire

Wages/Benefits	2,053,800	1,662,810.88	(390,989.12)	81.0%	1,968,500	1,446,565.55	73.5%	1,953,068.21
Administrative Expenses	60,400	55,769.67	(4,630.33)	92.3%	59,400	26,627.22	44.8%	59,883.97
Personnel Expenses	110,600	100,690.62	(9,909.38)	91.0%	107,500	95,562.48	88.9%	107,516.90
Vehicle/Equipment Expenses	125,700	112,134.73	(13,565.27)	89.2%	120,200	84,207.51	70.1%	127,998.70
Program Services	23,000	19,083.78	(3,916.22)	83.0%	18,000	14,295.07	79.4%	17,075.98
Transfers to Own Funds	308,000	308,000.00	0.00	100.0%	204,000	204,000.00	100.0%	204,000.00
Expenditures	2,681,500	2,258,489.68	(423,010.32)	84.2%	2,477,600	1,871,257.83	75.5%	2,469,543.76
Other Revenues	(10,000)	(6,440.65)	3,559.35	64.4%	(10,000)	(4,966.73)	49.7%	(5,616.73)
Fire	2,671,500	2,252,049.03	(419,450.97)	84.3%	2,467,600	1,866,291.10	75.6%	2,463,927.03

	2018 Budget	2018 YTD Actual October	\$ VARIANCE Budget to Actual	2018 % Budget to Actual	2017 Budget	2017 YTD Actual October	2017 % Budget to Actual	2017 YTD Actual December
<u>Police / Dispatch</u>								
Wages/Benefits	6,711,000	5,707,447.14	(1,003,552.86)	85.1%	6,681,500	5,090,889.96	76.2%	6,356,212.75
Administrative Expenses	170,200	160,165.95	(10,034.05)	94.1%	171,900	158,521.76	92.2%	181,467.91
Personnel Expenses	112,000	99,516.87	(12,483.13)	88.9%	116,000	96,913.48	83.6%	121,727.89
Facility Expenses	155,000	129,209.36	(25,790.64)	83.4%	160,000	119,031.53	74.4%	159,799.99
Vehicle/Equipment Expenses	141,100	117,485.11	(23,614.89)	83.3%	136,900	106,385.80	77.7%	129,023.14
Program Services	138,000	207,035.64	69,035.64	150.0%	138,000	119,719.60	86.8%	162,659.64
Transfers to Own Funds	0	0.00	0.00	100.0%	76,000	75,255.90	99.0%	275,255.90
Expenditures	7,427,300	6,420,860.07	(1,006,439.93)	86.5%	7,480,300	5,766,718.03	77.1%	7,386,147.22
Grants	(63,800)	(138,486.12)	(74,686.12)	217.1%	(52,000)	(54,155.67)	104.2%	(56,392.78)
Other Revenues	(262,600)	(272,836.65)	(10,236.65)	103.9%	(584,400)	(504,525.44)	86.3%	(607,997.27)
Police / Dispatch	7,100,900	6,009,537.30	(1,091,362.70)	84.6%	6,843,900	5,208,036.92	76.1%	6,721,757.17
<u>Police Services Board</u>								
Wages/Benefits	40,500	35,107.38	(5,392.62)	86.7%	40,500	30,394.28	75.1%	37,196.35
Administrative Expenses	16,000	6,170.54	(9,829.46)	38.6%	17,300	4,132.90	23.9%	12,610.94
Personnel Expenses	7,100	2,952.19	(4,147.81)	41.6%	8,700	2,909.37	33.4%	2,909.37
Program Services	1,000	6,846.05	5,846.05	684.6%	1,000	9,171.62	917.2%	33,180.71
Expenditures	64,600	51,076.16	(13,523.84)	79.1%	67,500	46,608.17	69.1%	85,897.37
Other Revenues	0	0.00	0.00	100.0%	0	0.00	100.0%	(5.00)
Police Services Board	64,600	51,076.16	(13,523.84)	79.1%	67,500	46,608.17	69.1%	85,892.37
<u>Conservation Authority</u>								
Program Services	246,000	260,817.00	14,817.00	106.0%	246,000	242,737.00	98.7%	242,737.00
<u>Protective Inspection & Control</u>								
Program Services	41,400	21,109.94	(20,290.06)	51.0%	41,400	19,380.04	46.8%	36,645.73
Other Revenues	(20,000)	(19,151.00)	849.00	95.8%	(20,000)	(19,268.00)	96.3%	(20,068.00)
Protective Inspection & Control	21,400	1,958.94	(19,441.06)	9.2%	21,400	112.04	0.5%	16,577.73
<u>Emergency Measures</u>								
Program Services	31,000	31,545.16	545.16	101.8%	31,000	26,501.62	85.5%	26,547.41
<u>Public Works Summary</u>								
Wages/Benefits	5,883,400	4,691,102.07	(1,192,297.93)	79.7%	5,529,900	4,177,674.43	75.6%	5,331,182.30
Long Term Debt	412,000	411,953.46	(46.54)	100.0%	412,000	411,953.46	100.0%	411,953.46
Administrative Expenses	358,500	328,566.71	(29,933.29)	91.7%	352,600	329,364.33	93.4%	348,167.88
Personnel Expenses	120,000	97,143.57	(22,856.43)	81.0%	115,500	94,733.26	82.0%	119,256.62
Facility Expenses	1,931,700	1,383,094.34	(548,605.66)	71.6%	1,825,400	1,259,232.10	69.0%	1,771,396.50
Vehicle/Equipment Expenses	603,000	702,131.55	99,131.55	116.4%	588,100	421,735.78	71.7%	574,315.30
Program Services	6,377,200	4,458,238.37	(1,918,961.63)	69.9%	5,905,600	3,909,883.16	66.2%	5,793,502.45
Transfers to Own Funds	2,561,100	217,830.99	(2,343,269.01)	8.5%	1,457,700	212,356.55	14.6%	2,839,136.44
Expenditures	18,246,900	12,290,061.06	(5,956,838.94)	67.4%	16,186,800	10,816,933.07	66.8%	17,188,910.95
Contributions from Own Funds	(412,000)	(411,953.46)	46.54	100.0%	(412,000)	(411,953.46)	100.0%	(411,953.46)
Other Revenues	(10,198,300)	(7,790,088.37)	2,408,211.63	76.4%	(8,614,100)	(7,907,948.64)	91.8%	(9,954,636.55)
Public Works Summary	7,636,600	4,088,019.23	(3,548,580.77)	53.5%	7,160,700	2,497,030.97	34.9%	6,822,320.94
<u>Public Works Corporate</u>								
Wages/Benefits	1,141,300	865,712.26	(275,587.74)	75.9%	1,103,600	845,073.90	76.6%	1,049,780.94
Administrative Expenses	358,500	328,566.71	(29,933.29)	91.7%	352,600	329,364.33	93.4%	348,167.88
Personnel Expenses	120,000	97,143.57	(22,856.43)	81.0%	115,500	94,733.26	82.0%	119,256.62
Expenditures	1,619,800	1,291,422.54	(328,377.46)	97.3%	1,571,700	1,269,171.49	29.6%	1,517,205.44
Other Revenues	(994,200)	(821,565.26)	172,634.74	82.6%	(975,700)	(823,097.32)	84.4%	(982,421.46)
Public Works Corporate	625,600	469,857.28	(155,742.72)	75.1%	596,000	446,074.17	74.8%	534,783.98
<u>Roads/Drainage</u>								
Wages/Benefits	630,600	597,729.27	(32,870.73)	94.8%	1,118,600	673,819.63	60.2%	891,276.22
Vehicle/Equipment Expenses	34,000	18,001.85	(15,998.15)	53.0%	34,000	13,874.48	40.8%	15,649.73
Program Services	501,100	321,076.43	(180,023.57)	64.1%	465,300	237,949.29	51.1%	366,707.93
Expenditures	1,165,700	936,807.55	(228,892.45)	80.4%	1,617,900	925,643.40	57.2%	1,273,633.88
Other Revenues	0	(8,436.04)	(8,436.04)	100.0%	0	(12,124.12)	0.0%	(12,860.89)
Roads/Drainage	1,165,700	928,371.51	(237,328.49)	79.6%	1,617,900	913,519.28	56.5%	1,260,772.99

	2018 Budget	2018 YTD Actual October	\$ VARIANCE Budget to Actual	2018 % Budget to Actual	2017 Budget	2017 YTD Actual October	2017 % Budget to Actual	2017 YTD Actual December
Drainage								
Wages/Benefits	426,800	340,727.46	(86,072.54)	79.8%	0	170,277.11	100.0%	261,039.62
Expenditures	426,800	340,727.46	(86,072.54)	54.5%	0	170,277.11	100.0%	261,039.62
Drainage	426,800	340,727.46	(86,072.54)	100.0%	0	170,277.11	100.0%	261,039.62
Storm Sewers								
Wages/Benefits	115,900	82,278.09	(33,621.91)	71.0%	0	38,836.96	100.0%	59,052.09
Expenditures	115,900	82,278.09	(33,621.91)	0.0%	0	38,836.96	0.0%	59,052.09
Storm Sewers	115,900	82,278.09	(33,621.91)	100.0%	0	38,836.96	100.0%	59,052.09
Facilities & Fleet								
Wages/Benefits	1,491,000	1,223,354.18	(267,645.82)	82.1%	1,398,700	1,060,262.05	75.8%	1,360,821.36
Facility Expenses	1,931,700	1,383,094.34	(548,605.66)	71.6%	1,825,400	1,259,232.10	69.0%	1,771,396.50
Vehicle/Equipment Expenses	533,500	664,232.13	130,732.13	124.5%	523,600	395,422.06	75.5%	530,118.27
Transfer to Own Funds	219,300	217,830.99	(1,469.01)	99.3%	215,000	212,356.55	98.8%	216,436.44
Expenditures	4,175,500	3,488,511.64	(686,988.36)	83.6%	3,962,700	2,927,272.76	73.9%	3,878,772.57
Other Revenues	(47,300)	(34,743.99)	12,556.01	73.5%	(45,400)	(30,895.07)	68.1%	(58,641.39)
Facilities & Fleet	4,128,200	3,453,767.65	(674,432.35)	83.7%	3,917,300	2,896,377.69	73.9%	3,820,131.18
Parks								
Wages/Benefits	806,900	682,380.17	(124,519.83)	84.6%	689,000	517,113.96	75.1%	636,725.03
Vehicle/Equipment Expenses	15,500	8,163.78	(7,336.22)	52.7%	15,500	1,968.78	12.7%	11,243.06
Program Services	395,000	292,028.94	(102,971.06)	73.9%	360,000	209,763.68	58.3%	296,041.99
Expenditures	1,217,400	982,572.89	(234,827.11)	80.7%	1,064,500	728,846.42	68.5%	944,010.08
Other Revenues	(35,000)	(48,825.25)	(13,825.25)	139.5%	(35,000)	(44,770.94)	127.9%	(49,035.10)
Parks	1,182,400	933,747.64	(248,652.36)	79.0%	1,029,500	684,075.48	66.5%	894,974.98
Water								
Wages/Benefits	984,600	672,113.55	(312,486.45)	68.3%	951,900	615,330.10	64.6%	740,754.29
Vehicle/Equipment Expenses	20,000	11,733.79	(8,266.21)	58.7%	15,000	10,470.46	69.8%	17,304.24
Program Services	3,353,500	2,179,238.19	(1,174,261.81)	65.0%	3,065,100	2,147,185.92	70.1%	3,101,478.81
Transfers to Own Funds	1,157,900	0.00	(1,157,900.00)	0.0%	730,000	0.00	0.0%	1,450,000.00
Expenditures	5,516,000	2,863,085.53	(2,652,914.47)	51.9%	4,762,000	2,772,986.48	58.2%	5,309,537.34
Consumption/Base Rate Revenues	(5,417,000)	(4,032,406.93)	1,384,593.07	74.4%	(4,664,000)	(4,075,808.08)	87.4%	(5,150,739.50)
Other Revenues	(99,000)	(154,726.20)	(55,726.20)	156.3%	(98,000)	(138,140.19)	141.0%	(162,199.54)
Water	0	(1,324,047.60)	(1,324,047.60)	100.0%	0	(1,440,961.79)	100.0%	(3,401.70)
Wastewater								
Wages/Benefits	286,300	226,807.09	(59,492.91)	79.2%	268,100	256,960.72	95.9%	331,732.75
Long Term Debt Charges	412,000	411,953.46	(46.54)	100.0%	412,000	411,953.46	100.0%	411,953.46
Vehicle/Equipment Expenses	8,000	6,157.57	(1,842.43)	77.0%	0	0.00	100.0%	0.00
Program Services	2,127,600	1,665,894.81	(461,705.19)	78.3%	2,015,200	1,314,984.27	65.3%	2,029,273.72
Transfers to Own Funds	1,183,900	0.00	(1,183,900.00)	0.0%	512,700	0.00	0.0%	1,172,700.00
Expenditures	4,017,800	2,310,812.93	(1,706,987.07)	57.5%	3,208,000	1,983,898.45	61.8%	3,945,659.93
Contributions from Own Funds	(412,000)	(411,953.46)	46.54	100.0%	(412,000)	(411,953.46)	100.0%	(411,953.46)
Consumption/Base Rate Revenues	(3,592,800)	(2,664,764.68)	928,035.32	74.2%	(2,783,000)	(2,758,968.31)	99.1%	(3,506,824.65)
Other Revenues	(13,000)	(24,620.02)	(11,620.02)	189.4%	(13,000)	(24,144.61)	185.7%	(31,914.02)
Wastewater	0	(790,525.23)	(790,525.23)	100.0%	0	(1,211,167.93)	100.0%	(5,032.20)
Winter Control								
Program Services	200,000	362,731.04	162,731.04	181.4%	200,000	166,547.39	83.3%	204,988.77
Traffic Control								
Program Services	82,000	62,877.96	(19,122.04)	76.7%	83,000	46,656.92	56.2%	59,903.24
Handi-Transit								
Program Services	61,000	30,929.80	(30,070.20)	50.7%	61,000	44,445.30	72.9%	55,646.67
LaSalle Transit								
Program Services	225,000	371,875.14	146,875.14	165.3%	225,000	6,734.98	3.0%	151,657.16
Transfers to Own Funds	0	225,000.00	225,000.00	100.0%	0	0.00	100.0%	225,000.00
Expenditures	225,000	596,875.14	371,875.14	265.3%	225,000	6,734.98	3.0%	376,657.16
Contributions from Own Funds	0	(253,128.51)	(253,128.51)	100.0%	0	0.00	100.0%	(151,239.13)
Other Revenues	0	(43,606.56)	(43,606.56)	100.0%	0	(20.00)	100.0%	(418.03)
LaSalle Transit	225,000	300,140.07	75,140.07	133.4%	225,000	6,714.98	3.0%	225,000.00

	2018 Budget	2018 YTD Actual October	\$ VARIANCE Budget to Actual	2018 % Budget to Actual	2017 Budget	2017 YTD Actual October	2017 % Budget to Actual	2017 YTD Actual December
<u>Street Lighting</u>								
Program Services	260,000	190,393.72	(69,606.28)	73.2%	296,000	199,162.11	67.3%	273,148.11
<u>Crossing Guards</u>								
Wages/Benefits	87,200	63,611.16	(23,588.84)	73.0%	83,500	54,692.43	65.5%	80,112.94
Administrative Expenses	800	750.60	(49.40)	93.8%	800	750.60	93.8%	750.60
Program Services	1,000	17.29	(982.71)	1.7%	1,000	168.82	16.9%	246.14
Crossing Guards	89,000	64,379.05	(24,620.95)	72.3%	85,300	55,611.85	65.2%	81,109.68
<u>Garbage Collection</u>								
Program Services	625,000	511,966.16	(113,033.84)	81.9%	590,000	492,331.63	83.5%	599,791.99
<u>Garbage Disposal</u>								
Program Services	915,000	694,271.49	(220,728.51)	75.9%	880,000	674,591.07	76.7%	907,739.50
<u>Culture & Recreation Summary</u>								
Wages/Benefits	1,975,400	1,642,015.33	(333,384.67)	83.1%	1,889,100	1,460,148.97	77.3%	1,778,967.08
Administrative Expenses	51,500	45,992.21	(5,507.79)	89.3%	49,200	44,066.57	89.6%	47,397.25
Personnel Expenses	33,800	30,981.31	(2,818.69)	91.7%	27,800	19,612.81	70.6%	27,509.80
Vehicle/Equipment Expenses	7,500	2,163.18	(5,336.82)	28.8%	15,000	14,560.04	97.1%	20,111.24
Program Services	284,600	240,199.08	(44,400.92)	84.4%	271,700	218,602.33	80.5%	296,720.71
Transfers to Own Funds	215,000	206,307.00	(8,693.00)	96.0%	165,000	159,580.00	96.7%	165,302.50
Expenditures	2,567,800	2,167,658.11	(400,141.89)	84.4%	2,417,800	1,916,570.72	79.3%	2,336,008.58
Grants	0	0.00	0.00	100.0%	0	(20,000.00)	100.0%	(20,000.00)
Other Revenues	(2,499,500)	(2,147,986.71)	351,513.29	85.9%	(2,477,600)	(2,052,650.83)	82.9%	(2,420,249.91)
Culture & Recreation Summary	68,300	19,671.40	(48,628.60)	28.8%	(59,800)	(156,080.11)	261.0%	(104,241.33)
<u>Culture & Recreation Corporate</u>								
Wages/Benefits	907,200	702,587.78	(204,612.22)	77.5%	876,800	648,437.55	74.0%	813,961.28
Administrative Expenses	51,500	45,992.21	(5,507.79)	89.3%	49,200	44,066.57	89.6%	47,397.25
Personnel Expenses	33,800	30,981.31	(2,818.69)	91.7%	27,800	19,612.81	70.6%	27,509.80
Vehicle/Program Expenses	7,500	781.49	(6,718.51)	10.4%	7,500	2,733.00	36.4%	5,760.58
Program Services	57,200	62,017.05	4,817.05	108.4%	55,500	41,514.03	74.8%	69,336.37
Transfers to Own Funds	175,000	166,307.00	(8,693.00)	95.0%	125,000	119,580.00	95.7%	125,302.50
Expenditures	1,232,200	1,008,666.84	(223,533.16)	81.9%	1,141,800	875,943.96	76.7%	1,089,267.78
Grants	0	0.00	0.00	100.0%	0	(20,000.00)	100.0%	(20,000.00)
Other Revenues	(81,400)	(58,834.88)	22,565.12	72.3%	(79,200)	(68,111.45)	86.0%	(86,994.98)
Culture & Recreation Corporate	1,150,800	949,831.96	(200,968.04)	82.5%	1,062,600	787,832.51	74.1%	982,272.80
<u>Culture & Recreation Community Programs</u>								
Wages/Benefits	272,900	295,461.61	22,561.61	108.3%	214,700	232,852.44	108.5%	241,212.22
Program Services	30,400	29,601.14	(798.86)	97.4%	31,900	24,238.97	76.0%	33,752.56
Expenditures	303,300	325,062.75	21,762.75	107.2%	246,600	257,091.41	104.3%	274,964.78
Other Revenues	(363,000)	(417,813.50)	(54,813.50)	115.1%	(342,800)	(353,393.02)	103.1%	(362,493.54)
Culture & Recreation Community Programs	(59,700)	(92,750.75)	(33,050.75)	155.4%	(96,200)	(96,301.61)	100.1%	(87,528.76)
<u>Culture & Recreation Cultural Programs</u>								
Program Services	48,500	35,696.45	(12,803.55)	73.6%	41,000	33,801.08	82.4%	40,378.00
Other Revenues	(5,000)	(10,733.04)	(5,733.04)	214.7%	(8,100)	(11,467.75)	141.6%	(12,962.75)
Culture & Recreation Cultural Programs	43,500	24,963.41	(18,536.59)	57.4%	32,900	22,333.33	67.9%	27,415.25
<u>Culture & Recreation Hospitality</u>								
Wages/Benefits	98,200	71,421.68	(26,778.32)	72.7%	95,000	80,721.79	85.0%	100,950.18
Vehicle/Equipment Expenses	0	0.00	0.00	100.0%	2,500	4,905.26	196.2%	5,535.94
Program Services	93,500	76,789.46	(16,710.54)	82.1%	98,300	70,645.42	71.9%	97,063.06
Expenditures	191,700	148,211.14	(43,488.86)	77.3%	195,800	156,272.47	79.8%	203,549.18
Other Revenues	(241,400)	(174,146.10)	67,253.90	72.1%	(245,600)	(181,956.98)	74.1%	(239,662.94)
Culture & Recreation Hospitality	(49,700)	(25,934.96)	23,765.04	52.2%	(49,800)	(25,684.51)	51.6%	(36,113.76)
<u>VRC Arenas</u>								
Vehicle/Equipment Expenses	0	0.00	0.00	100.0%	0	0.00	100.0%	0.00
Other Revenues	(815,800)	(606,968.60)	208,831.40	74.4%	(851,300)	(612,247.19)	71.9%	(812,622.33)
VRC Arenas	(815,800)	(606,968.60)	208,831.40	74.4%	(851,300)	(612,247.19)	71.9%	(812,622.33)

	2018 Budget	2018 YTD Actual October	\$ VARIANCE Budget to Actual	2018 % Budget to Actual	2017 Budget	2017 YTD Actual October	2017 % Budget to Actual	2017 YTD Actual December
<u>VRC Aquatic Centre</u>								
Wages/Benefits	479,500	370,478.60	(109,021.40)	77.3%	467,900	310,004.61	66.3%	396,972.14
Vehicle/Equipment Expenses	0	1,381.69	1,381.69	100.0%	0	1,212.69	100.0%	1,212.69
Program Services	50,000	34,172.52	(15,827.48)	68.4%	40,000	44,300.54	110.8%	50,785.99
Expenditures	529,500	406,032.81	(123,467.19)	76.7%	507,900	355,517.84	70.0%	448,970.82
Other Revenues	(611,200)	(554,080.02)	57,119.98	90.7%	(584,200)	(538,399.18)	92.2%	(565,940.58)
VRC Aquatic Centre	(81,700)	(148,047.21)	(66,347.21)	181.2%	(76,300)	(182,881.34)	239.7%	(116,969.76)
<u>VRC Fitness Centre</u>								
Wages/Benefits	187,500	161,005.99	(26,494.01)	85.9%	207,100	152,568.80	73.7%	190,307.48
Vehicle/Equipment Expenses	0	0.00	0.00	100.0%	5,000	5,709.09	114.2%	7,602.03
Program Services	5,000	1,922.46	(3,077.54)	38.5%	5,000	4,102.29	82.1%	5,404.73
Transfers to Own Funds	40,000	40,000.00	0.00	100.0%	40,000	40,000.00	100.0%	40,000.00
Expenditures	232,500	202,928.45	(29,571.55)	87.3%	257,100	202,380.18	78.7%	243,314.24
Grants	0	0.00	0.00	100.0%	0	0.00	100.0%	0.00
Other Revenues	(342,000)	(293,790.25)	48,209.75	85.9%	(328,000)	(252,776.46)	77.1%	(305,273.99)
VRC Fitness Centre	(109,500)	(90,861.80)	18,638.20	83.0%	(70,900)	(50,396.28)	71.1%	(61,959.75)
<u>LaSalle Outdoor Pool</u>								
Wages/Benefits	30,100	41,059.67	10,959.67	136.4%	27,600	35,563.78	128.9%	35,563.78
Vehicle/Equipment Expenses	0	0.00	0.00	100.0%	0	0.00	100.0%	0.00
Program Services	0	0.00	0.00	100.0%	0	0.00	100.0%	0.00
Expenditures	30,100	41,059.67	10,959.67	136.4%	27,600	35,563.78	128.9%	35,563.78
Other Revenues	(39,700)	(31,620.32)	8,079.68	79.7%	(38,400)	(34,298.80)	89.3%	(34,298.80)
LaSalle Outdoor Pool	(9,600)	9,439.35	19,039.35	-98.3%	(10,800)	1,264.98	-11.7%	1,264.98
<u>Development & Strategic Initiatives</u>								
Wages/Benefits	547,200	461,726.11	(85,473.89)	84.4%	526,800	435,593.38	82.7%	537,467.26
Administrative Expenses	20,200	11,497.89	(8,702.11)	56.9%	20,100	11,117.31	55.3%	18,553.16
Personnel Expenses	9,200	8,881.42	(318.58)	96.5%	9,200	2,799.00	30.4%	3,474.61
Program Services	23,400	13,793.76	(9,606.24)	59.0%	22,900	19,454.92	85.0%	22,110.37
Transfers to Own Funds	38,000	38,000.00	0.00	100.0%	38,000	38,000.00	100.0%	38,000.00
Expenditures	638,000	533,899.18	(104,100.82)	83.7%	617,000	506,964.61	82.2%	619,605.40
Grants	0	(2,230.63)	(2,230.63)	100.0%	0	(1,807.27)	100.0%	(2,881.37)
Other Revenues	(42,500)	(97,300.00)	(54,800.00)	228.9%	(42,500)	(154,570.00)	363.7%	(165,970.00)
Development & Strategic Initiatives	595,500	434,368.55	(161,131.45)	72.9%	574,500	350,587.34	61.0%	450,754.03
<u>Building Division</u>								
Wages/Benefits	443,000	312,800.64	(130,199.36)	70.6%	457,800	339,360.41	74.1%	420,205.55
Administrative Expenses	4,600	4,400.44	(199.56)	95.7%	5,900	3,518.58	59.6%	4,265.88
Personnel Expenses	10,700	5,472.05	(5,227.95)	51.1%	10,700	5,017.76	46.9%	6,727.32
Program Services	176,700	217,895.64	41,195.64	123.3%	169,500	187,643.58	110.7%	234,436.68
Transfers to Own Funds	8,900	41,190.39	32,290.39	462.8%	0	362,736.00	100.0%	308,991.47
Expenditures	643,900	581,759.16	(62,140.84)	90.4%	643,900	898,276.33	139.5%	974,626.90
Contributions from Own Funds	0	0.00	0.00	100.0%	0	0.00	100.0%	0.00
Other Revenues	(643,900)	(581,759.16)	62,140.84	90.4%	(643,900)	(898,276.33)	139.5%	(974,626.90)
Building Division	0	0.00	(0.00)	100.0%	0	0.00	100.0%	0.00
<u>Agriculture / Reforestation</u>								
Program Services	25,000	0.00	(25,000.00)	0.0%	25,000	0.00	0.0%	0.00
Other Revenues	(25,000)	0.00	25,000.00	0.0%	(25,000)	0.00	0.0%	0.00
Agriculture / Reforestation	0	0.00	0.00	100.0%	0	0.00	100.0%	0.00
Expenditures	35,277,400	26,006,745.62	(9,270,654.38)	73.7%	32,527,000	22,074,019.86	67.9%	33,270,415.97
T o t a l	0	(9,560,659.10)	(9,560,659.10)	100.0%	0	(10,251,217.65)	100.0%	(127,477.86)
General Fund	0	(7,446,086.27)	(7,446,086.27)	100.0%	0	(7,599,087.93)	1.6%	(119,043.96)
Water Fund	0	(1,324,047.60)	(1,324,047.60)	100.0%	0	(1,440,961.79)	0.2%	(3,401.70)
Wastewater Fund	0	(790,525.23)	(790,525.23)	100.0%	0	(1,211,167.93)	0.4%	(5,032.20)

TOWN OF LASALLE
CAPITAL FUND ANALYSIS
OCTOBER 31, 2018

15/11/2018

PROJECTS	ENDING BALANCE DEC 31,2017	CAPITAL EXPENSES	OPERATING EXPENSES	INTEREST	CONTR- GENERAL	CONTR- RESERVES/ RESERVE FUND	CONTR- DEFERRED REVENUE	CONTR- GRANT/DEBT	CONTR- OTHER	ENDING BALANCE OCT 31, 2018
GENERAL GOVERNMENT										
TECHNOLOGY	0.00	248,461.53	6,826.06	1,345.61		(256,633.20)				0.00
Replace desktops/laptops	0.00	9,685.46		58.69		(9,744.15)				0.00
Network equipment	0.00	5,515.39		63.60		(5,578.99)				0.00
Server equipment & upgrades	0.00	9,969.26		114.94		(10,084.20)				0.00
Software	0.00		5,729.09	26.38		(5,755.47)				0.00
Cell Tower Building	0.00	162,233.56		629.62		(162,863.18)				0.00
VC Camera Upgrade	0.00	61,057.86		452.38		(61,510.24)				0.00
Telephone System	0.00		1,096.97			(1,096.97)				0.00
STRATEGIC INITIATIVES	0.00	62,486.54	64,696.83	427.29		(1,707.62)		(56,287.23)		69,615.81
Todd/Malden Roundabout-Sculpture	0.00	62,486.54				(1,707.62)		(56,287.23)		4,491.69
Economic Development Strategic Plan	0.00		64,696.83	427.29						65,124.12
HYDRO GENERATOR	32,583.35		246.99	218.25					(20,762.44)	12,286.15
CAPITAL-ADMIN/FINANCIAL SERVICES	(51,550.28)	0.00								(51,550.28)
Over financed activities	(51,550.28)									(51,550.28)
Property purchase	0.00									0.00
CAPITAL-COUNCIL SERVICES	0.00	48,279.10				(48,279.10)				0.00
Time & Attendance System	0.00	48,279.10				(48,279.10)				0.00
PROTECTION SERVICES										
CAPITAL-FIRE	0.00	26,520.69	1,333.06	96.81		(27,950.56)				0.00
Radio Link Hardware	0.00	8,107.22		93.47		(8,200.69)				0.00
Outdoor Lighting	0.00		1,333.06	3.34		(1,336.40)				0.00
Defibrillators	0.00	8,242.56				(8,242.56)				0.00
Rescue Tools	0.00	10,170.91				(10,170.91)				0.00
TRANSPORTATION SERVICES										
CAPITAL-ROADS	0.00	34,006.98	54,779.64	517.11		(44,478.94)				44,824.79
Traffic Light Synchronization	0.00		14,004.81	98.29		(14,103.10)				0.00
GPS Equipment	0.00	20,089.87		133.98		(20,223.85)				0.00
Transportation Master Plan	0.00		39,401.07	243.20						39,644.27
Mill & Pave-Ramblewood (2017)	0.00		1,373.76	13.65						1,387.41
Mill & Pave	0.00	3,765.12		27.99						3,793.11
Oakdale Trails development	0.00	10,151.99				(10,151.99)				0.00
TRANSIT	0.00	1,281,440.09		109.77			(104,931.25)			1,176,618.61
Buses (2)	0.00	1,259,175.00					(104,931.25)			1,154,243.75
Bus Shelters	0.00	22,265.09		109.77						22,374.86
BRIDGE	0.00		28,647.48	30.38		(28,677.86)				0.00
Bridge Study	0.00		28,647.48	30.38		(28,677.86)				0.00
SIDEWALK CONSTRUCTION	0.00		71,844.66			(71,844.66)				0.00
Sidewalk Ramps	0.00		71,844.66			(71,844.66)				0.00
TRAILS	0.00	136,631.88	6,587.45	1,612.39				(44,306.00)		93,911.62
Trail Signs	0.00	136,631.88		1,585.74				(44,306.00)		93,911.62
Pedestrian Bridge	0.00		6,587.45	26.65		(6,614.10)				0.00
CAPITAL-FACILITIES & FLEET	16,909.03	848,405.61	30,222.70	7,038.60		(678,624.76)				223,951.18
Tower Analysis	5,457.60		2,035.20	150.58						7,643.38
VC Greenhouse Gas Challenge	11,451.43			266.62						11,718.05
VC Arena Compressor	0.00	37,814.02		530.74		(38,344.76)				0.00
Roads-Snow Plow	0.00	245,093.75		2,825.98		(247,919.73)				0.00
VC Pool HVAC Upgrade	0.00	120,890.89		1,317.83		(122,208.72)				0.00
Outdoor Pool-Skimmer Basket	0.00		3,635.14	33.59		(3,668.73)				0.00
Parks-Mowers (3)	0.00	46,249.92		324.58		(46,574.50)				0.00
VC Condition Assessment	0.00		21,369.60	153.00		(21,522.60)				0.00
VC Outdoor Family Washroom Conversion	0.00		807.68	5.66		(813.34)				0.00
VC Ice Plant	0.00	203,735.08		854.67						204,589.75
Roads-Dump Trailer	0.00	117,150.33		553.50		(117,703.83)				0.00
VC Outdoor Concession Water Fountain	0.00		2,375.08	5.95		(2,381.03)				0.00
VC Tile Arena Shower Floors	0.00	8,936.26		15.90		(8,952.16)				0.00
PW Barn Floors	0.00	68,535.36				(68,535.36)				0.00

TOWN OF LASALLE
CAPITAL FUND ANALYSIS
OCTOBER 31, 2018

15/11/2018

PROJECTS	ENDING BALANCE DEC 31,2017	CAPITAL EXPENSES	OPERATING EXPENSES	INTEREST	CONTR- GENERAL	CONTR- RESERVES/ RESERVE FUND	CONTR- DEFERRED REVENUE	CONTR- GRANT/DEBT	CONTR- OTHER	ENDING BALANCE OCT 31, 2018
ENVIRONMENTAL SERVICES										
DRAINS	0.00		154,864.45	599.65		(626.87)			(85,137.25)	69,699.98
Herb Gray Parkway Drainage Reports	0.00		90,844.25						(85,137.25)	5,707.00
Drainage Works SAR	0.00		619.72	7.15		(626.87)				0.00
Storm Sewer Condition	0.00		63,400.48	592.50						63,992.98
CAPITAL-SEWER	0.00	15,620.16	3,712.45	53.65			(15,620.16)			3,766.10
PS-Other Maintenance	0.00		3,712.45	53.65						3,766.10
Pump Rebuild PS1	0.00	15,620.16					(15,620.16)			0.00
RECREATION SERVICES										
CAPITAL-CULTURE & RECREATION	0.00		40,088.23	125.70		(40,213.93)				0.00
Front Road Park Planters	0.00		3,317.38	23.28		(3,340.66)				0.00
Baseball Diamond-Covers	0.00		4,151.81	19.61		(4,171.42)				0.00
Baseball Diamond-Netting	0.00		30,819.04	82.81		(30,901.85)				0.00
VC Outdoor Bike Repair Station	0.00		1,800.00			(1,800.00)				0.00
CAPITAL-PARKS	0.00	50,162.96	40,847.14	367.18		(71,377.28)		(50,000.00)	(20,000.00)	(50,000.00)
Accessible Playground-Marcotte Park	0.00							(50,000.00)		(50,000.00)
Floating Dock	0.00	50,162.96		257.52		(30,420.48)			(20,000.00)	0.00
Pickle Ball Court Repairs	0.00		23,446.18	109.66		(23,555.84)				0.00
Vollmer Master Plan	0.00		17,400.96			(17,400.96)				0.00
PLANNING & DEVELOPMENT										
CAPITAL-PLANNING & DEVELOPMENT	0.00		32,418.51	291.26		(32,709.77)				0.00
Official Plan Review	0.00		32,418.51	291.26		(32,709.77)				0.00
OTHER-WORK IN PROGRESS										
HOWARD INDUST PARK (INT)	31,526.01			627.92						32,153.93
CAPITAL-SEWER (Sewage Capacity)	2,807,418.00									2,807,418.00
PS 1 STRUCTURE REPAIRS (CWWF)	6,273.80	545,015.06		4,686.96				0.01	(400.00)	555,575.83
BRIDGES (Front Road/Turkey Creek Bridge)	43,701.29	25,257.04		1,272.25						70,230.58
PW FUEL GATES	0.00	6,645.95		16.65		(6,662.60)				0.00
TODD/MALDEN ROUNDABOUT	4,739.04			107.48						4,846.52
TODD/MALDEN ROUNDABOUT	0.00	178,996.67		2,567.24						181,563.91
PATHWAY (Todd Lane (OMCIP))	141,378.04	3,230.22		2,469.29				(13,621.10)		133,456.45
TRAFFIC SIGNAL-PATHWAY (Todd Lane (OMCIP))	126,720.13	36,248.10		3,967.96				(10,200.34)		156,735.85
GILBERT PARK TRAIL	24,154.65	7,829.96		716.08						32,700.69
STREET LIGHTING (LED Project)	(11,810.55)	27,072.59				(15,262.04)				0.00
CHAPPUS DRAIN	10,147.77		18,633.27	372.47						29,153.51
BESSETTE DRAIN	6,354.81		27,194.34	417.13						33,966.28
LEPAIN DRAIN	17,542.74		34,009.53	850.30						52,402.57
WEST BRANCH CAHILL DRAIN	11,834.17		5,978.60	388.73						18,201.50
FOURTH CONCESSION DRAIN	0.00		4,904.54	13.27						4,917.81
BURKE DRAIN	0.00		989.11	4.88						993.99
SPLASH PAD PROJECT	0.00	76,432.76		1,446.15						77,878.91
WATERMAIN-Orford Watermain	0.00	4,576.66		77.02						4,653.68
WATERMAIN-Sprucewood Watermain	0.00	5,596.35		89.60						5,685.95
WATERMAIN-Canard Watermain	0.00	4,585.31		55.77						4,641.08
DRINKING WATER SYSTEM INITIATIVE	0.00		11,624.76	29.13						11,653.89
WATER METER/TRANSMITTER PROJECT	0.00									0.00
HOWARD/BOUFFARD MASTER DRAINAGE PLA	0.00		2,977.21	7.46						2,984.67
RIVERDANCE PROPERTY	(42,972.48)									(42,972.48)
HERITAGE STORM IMPROVEMENT	0.00	48,143.57		149.24						48,292.81
NEW TOWN HALL/LIBRARY	0.00	47,575.34				(47,575.34)				0.00
WATERFRONT	0.00	1,850,433.90								1,850,433.90
	3,174,949.52	5,619,655.02	643,427.01	33,166.63	0.00	(1,379,238.63)	(120,551.41)	(174,414.66)	(126,299.69)	7,670,693.79

TOWN OF LASALLE
RESERVES & RESERVE FUNDS SCHEDULE
OCTOBER 31, 2018

13/11/2018

	BALANCE DEC 31,2017	CONTR- GENERAL FUND	CONTR- RESERVES/ RES FUND	CONTR- DEFERRED REVENUE	CONTR- OTHER/ DEVELOPERS	INTEREST	TRANSFER- GENERAL FUND	TRANSFER- CAPITAL FUND	TRANSFER- RESERVES/ RES FUND	TRANSFER- OTHER	BALANCE OCT 31,2018
<u>RESERVES</u>											
GREEN SPACE/WOODLOT	424,723.72				6,472.50					(1,852.03)	429,344.19
VEHICLE & EQUIPMENT											
TECHNOLOGY	454,928.37	153,000.00						(93,770.02)			514,158.35
FACILITY CAPITAL	* 936,938.89	199,900.00						(116,110.70)			1,020,728.19
FIRE	83,207.40	308,000.00			3,000.00			(27,950.56)		(1,189.78)	365,067.06
POLICE	300,000.00										300,000.00
FUEL SYSTEM	83,539.43	17,930.99						(6,662.60)			94,807.82
FLEET	1,303,639.69	459,000.00			34,703.77			(412,198.06)			1,385,145.40
PARKS & PARKLAND WORKS	443,664.98	102,000.00						(27,224.57)			518,440.41
CULTURE & RECREATION	478,990.83	40,000.00						(20,741.62)			498,249.21
	4,084,909.59	1,279,830.99	0.00	0.00	37,703.77	0.00	0.00	(704,658.13)	0.00	(1,189.78)	4,696,596.44
INFRASTRUCTURE											
SIDEWALKS/TRAILS/STREETLIGHTS/DRIVEWAYS	* 505,545.79				20,000.00			(87,106.70)			438,439.09
ROADS NETWORK	* 1,853,486.99	1,785,000.00						(44,478.94)			3,594,008.05
ASSET REPLACEMENT & REPAIR	* 3,020,386.34	265,200.00			559,705.95			(198,155.14)			3,647,137.15
DRAINS & STORM WATER MANAGEMENT	1,835,826.81	1,020,000.00						(626.87)			2,855,199.94
TRANSIT	450,000.00	225,000.00									675,000.00
	7,665,245.93	3,295,200.00	0.00	0.00	579,705.95	0.00	0.00	(330,367.65)	0.00	0.00	11,209,784.23
SPECIAL PROJECTS											
ACCESSIBILITY PROJECTS	4,539.37										4,539.37
HR / HEALTH & SAFETY	85,000.00							(48,279.10)			36,720.90
ELECTION	56,361.41	28,800.00			696.00					(44,567.95)	41,289.46
INSURANCE	279,971.82	83,300.00								(40,429.66)	322,842.16
STRATEGIC PLANNING	563,489.82							(1,707.62)			561,782.20
PLANNING PROJECTS	* 173,584.87	38,000.00						(32,709.77)			178,875.10
	1,162,947.29	150,100.00	0.00	0.00	696.00	0.00	0.00	(82,696.49)	0.00	(84,997.61)	1,146,049.19
TAX STABILIZATION	3,508,558.95	204,000.00									3,712,558.95
WORKING CAPITAL	445,252.60				69,750.00					(53,250.00)	461,752.60
VOLLMER CENTRE	1,612,349.58	166,307.00						(261,516.36)			1,517,140.22
R E S E R V E S	18,903,987.66	5,095,437.99	0.00	0.00	694,328.22	0.00	0.00	(1,379,238.63)	0.00	(141,289.42)	23,173,225.82
<u>RESERVE FUNDS</u>											
BUILDING ACTIVITY	* (256,201.56)		41,190.39		3,000.00						(212,011.17)
ESSEX POWER CORPORATION	12,120,605.00										12,120,605.00
R E S E R V E F U N D S	11,864,403.44	0.00	41,190.39	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	11,908,593.83
R E S E R V E S / R E S E R V E F U N D S	30,768,391.10	5,095,437.99	41,190.39	0.00	697,328.22	0.00	0.00	(1,379,238.63)	0.00	(141,289.42)	35,081,819.65

TOWN OF LASALLE
DEFERRED REVENUE FUND SCHEDULE
OCTOBER 31, 2018

13/11/2018

	BALANCE DEC 31,2017	CONTR- GENERAL FUND	CONTR- DEFERRED REVENUE	CONTR- OTHER/ DEVELOPERS	INTEREST	TRANSFER- GENERAL FUND	TRANSFER- CAPITAL FUND	TRANSFER- RESERVES/ RES FUND	TRANSFER- OTHER	BALANCE OCT 31,2018
DEFERRED REVENUE										
SEWER PROJECTS	1,695,301.42				31,922.54		(15,620.16)			1,711,603.80
WATER PROJECTS	3,614,874.97				113,243.64					3,728,118.61
WATER EMERGENCY	1,500,000.00									1,500,000.00
DEVELOPMENT CHARGES										
DC (SINGLE/SEMI)	6,213,652.00			1,402,931.00						7,616,583.00
DC (OTHER MULTIPLE)	370,092.00			27,816.00						397,908.00
DC (APARTMENT)	0.00									0.00
DC (NO SEWER AREA)	0.00									0.00
DC (NON-RESIDENTIAL)	0.00									0.00
DC (SPECIAL AREAS)	12,917.89									12,917.89
DC (PREV B/L/S)	3,686,365.72									3,686,365.72
DC (INTEREST)	298,414.62				238,613.43					537,028.05
DC (EXPENSES)	(823,906.92)					(411,953.46)				(1,235,860.38)
	9,757,535.31	0.00	0.00	1,430,747.00	238,613.43	(411,953.46)	0.00	0.00	0.00	11,014,942.28
DC (NON-GROWTH PROJECTS-MUN)	13,677,868.42	520,000.00			322,264.81					14,520,133.23
FEDERAL GAS TAX	2,202,132.94	729,845.54			56,814.21					2,988,792.69
PROVINCIAL GAS TAX/TRANSIT	344,242.57	13,876.00			7,077.53	(253,128.51)	(104,931.25)			7,136.34
OCIF FORMULA BASED	812.23	312,946.00			5,575.73					319,333.96
DEPOSITS FROM DEVELOPERS	2,121,874.98			816,270.00	57,091.21				(476,229.91)	2,519,006.28
CONTRIBUTIONS FROM DEVELOPERS	815,360.21			54,250.00	15,917.64					885,527.85
PARKLAND DEDICATION	285,389.18			87,750.00	7,924.36					381,063.54
DEFERRED REVENUE	36,015,392.23	1,576,667.54	0.00	2,389,017.00	856,445.10	(665,081.97)	(120,551.41)	0.00	(476,229.91)	39,575,658.58

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8247

A By-law to authorize the execution of a Construction Agreement with the University of Windsor to construct an addition to the existing Great Lakes Fish Conservation Centre, and for the construction of a Real-time Aquatic Ecosystem Observation Network for use by the University of Windsor.

WHEREAS the Corporation has agreed to construct an addition to existing Great Lakes Fish Conservation Centre and to construction of a Real-time Aquatic Ecosystem Observation Network for use by the University of Windsor;

AND WHEREAS the Corporation and the University of Windsor wish to enter into an Agreement to set out the terms and conditions upon which the University of Windsor will co-operate in the construction project;

NOW THEREFORE the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. That the Corporation of the Town of LaSalle enter into a Construction Agreement with the University of Windsor regarding the construction of an addition to existing Great Lakes Fish Conservation Centre and the construction of a Real-time Aquatic Ecosystem Observation Network for use by the University of Windsor, a copy of which Agreement is attached hereto and forms a part of this By-law.
2. The Mayor and the Deputy-Clerk be and the same are hereby authorized to execute the said Agreement on behalf of the Corporation and affix the corporate seal thereto, as well as any and all other documents that may be necessary to give effect to the terms of the said Agreement.
3. This By-law shall come into force on the final passing thereof.

Read a first and second time and finally passed this 27th day of November, 2018.

1st Reading – November 27, 2018

Mayor

2nd Reading – November 27, 2018

3rd Reading – November 27, 2018

Deputy Clerk

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8248

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 to the Official Plan in effect for the Town of LaSalle, as amended;

NOW THEREFORE the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. Schedule "C", Map 4 , 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 a Residential One- "R1" to a Residential Three Zone- "R3" and a Residential One Holding Zone- "R1-h".
2. 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 27th day of November, 2018.

1st Reading – November 27, 2018

Mayor

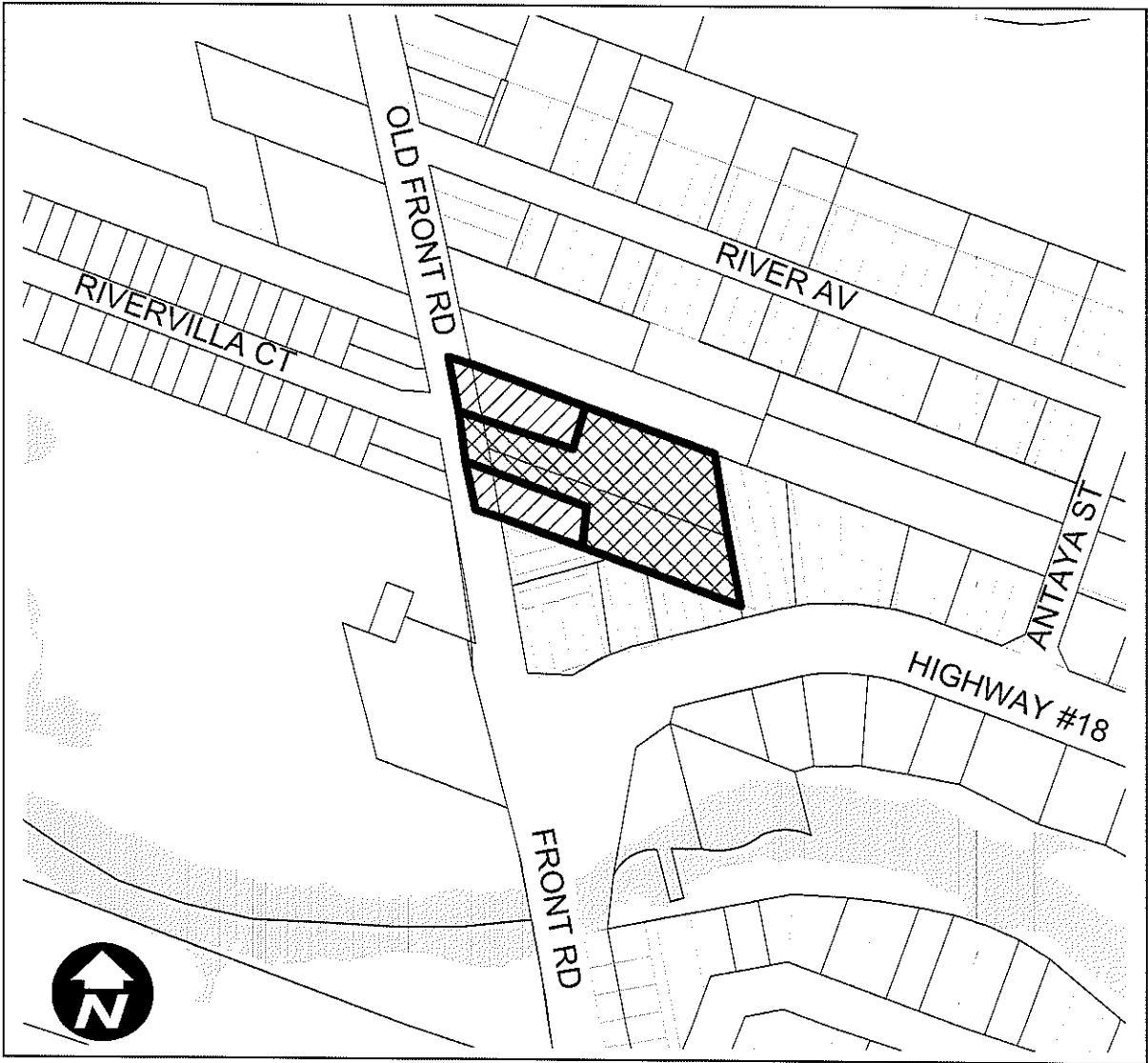
2nd Reading – November 27, 2018

3rd Reading – November 27, 2018

Deputy Clerk

BY-LAW NO. 8248

SCHEDULE A



Residential One- "R1" to a Residential Three Zone- "R3"



Residential One- "R1" to a Residential One Holding Zone- "R1-h"

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 #8248 on the 27th day of November, 2018 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 Local Planning Appeal. 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 Local Planning Appeal Tribunal in respect of the by-law may be complete by filing with the Clerk of the Town of LaSalle not later than 20th day of December, 2018 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.elto.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 30th day of November, 2018.

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

EXPLANATORY NOTE

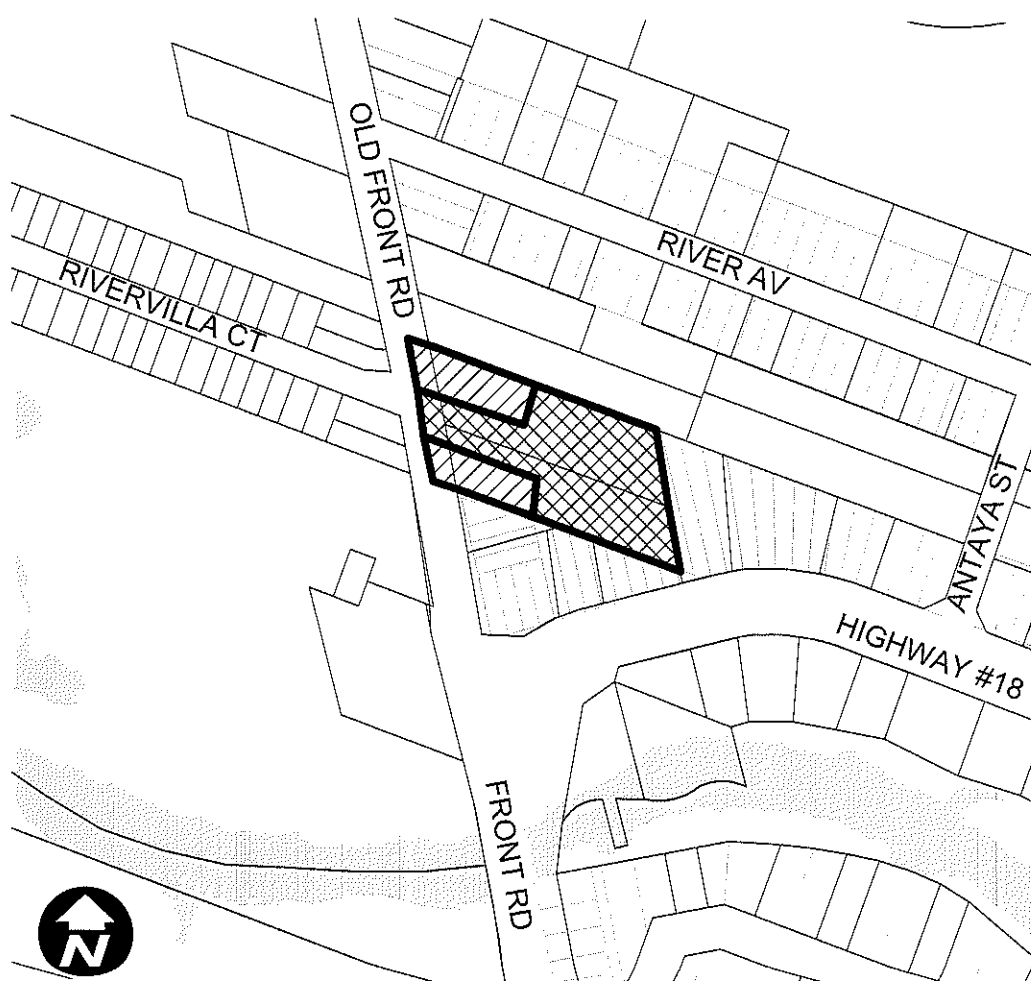
Concession 1 part of lot 36
Plan 1651 lots 12 and 13

This zoning by-law amendment affects approximately 0.8 hectares of land located on the east side of Old Front Road.

The subject land is being rezoned from a Residential One- "R1" to a Residential Three Zone- "R3" and a Residential One Holding Zone- "R1-h".

This by-law amendment will allow for the development of two (2) semi-detached dwelling lots.

KEY MAP



Residential One- "R1" to a Residential Three Zone- "R3"



Residential One- "R1" to a Residential One Holding Zone- "R1-h"

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NO. 8249

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 to the Official Plan in effect for the Town of LaSalle, as amended;

NOW THEREFORE the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. Schedule "C", Map 5, of By-law 5050, as amended, is hereby further amended by the removal of the holding zone symbol for those lands as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 36 of the Planning Act, R.S.O. 1990.

Read a first and second time and finally passed this 27th day of November, 2018.

1st Reading – November 27, 2018

Mayor

2nd Reading – November 27, 2018

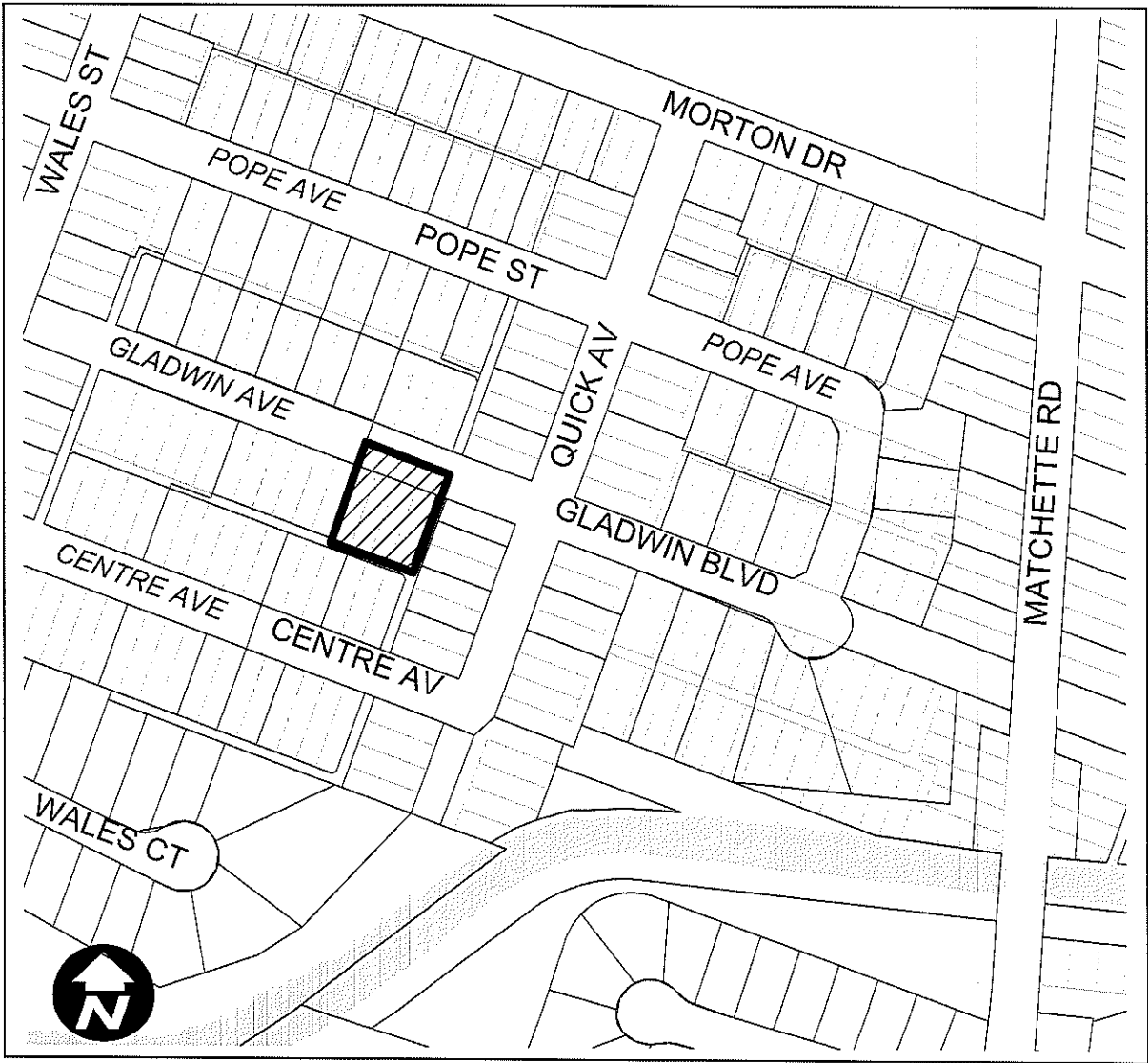
3rd Reading – November 27, 2018

Deputy Clerk

BY-LAW NO. 8249

SCHEDULE "A"

**Plan 635 lots 122 to 125
Town of LaSalle**



Residential One holding Zone- "R1-h" to a Residential One Zone- "R1"

This is Schedule "A" to By-Law No. 8249

Passed on November 27, 2018

Signed

Mayor

Deputy Clerk