



THE CORPORATION OF THE TOWN OF LASALLE
REGULAR MEETING OF COUNCIL
ADDENDUM

Tuesday, November 26, 2019, 6:00 PM
Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Pages

*D. PUBLIC MEETINGS AND/OR HEARINGS

Clerk's Note: The recommendation published on the November 22, 2019 Agenda is not the same as the Administrative recommendation outlined below.

*1 DS- 41-2019 - T-01-19 and Z-02-18

3

Karl Tanner, Agent/ Planner for Dillon Consulting, and Melanie Muir, Agent/ Planner Dillon Consulting, appear before Council to present the Amended Draft Plan of Subdivision & Rezoning Application.

RECOMMENDATION

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

- Council recommend to the County of Essex's Manager of Planning Services, that they grant draft approval to the Amended Draft plan of Subdivision (prepared by Roy Simone, O.L.S., dated November 25, 2019) for the subject lands, and that the County of Essex be requested to attach the following conditions to the subject amended draft plan of subdivision approval:

a) that the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;

b) that all identified road allowances be conveyed to the Town;

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

- d) that Blocks 16, 17, and 21 be conveyed to the Town for parkland purposes, in accordance with the Planning Act requirements;
- e) that Block 20 be conveyed to the Town for storm water management purposes;
- f) that Blocks 14 and 18 be conveyed to the Town for linear open space/trail purposes;
- g) that 1 foot reserves be created and conveyed to the Town at the end of all dead-end streets (which streets are intended to provide future road interconnections with adjacent lands not owned by the Applicant);
- h) that the subject lands be rezoned in appropriate zone categories for their intended use;
- i) that appropriate zoning by-law regulations and corresponding subdivision agreement obligations to ensure compliance with applicable Ministry of Environment D-6 Guidelines (Compatibility between industrial facilities) are met for the affected lands;
- j) that the necessary approvals are obtained from Plains Midstream for the required road crossing on D'Amore Drive.
- Once the County of Essex has granted draft approval to the Applicant's Draft Plan of Subdivision:
 - a) that the required subdivision agreement be prepared and executed to Council's satisfaction;
 - b) that the required zoning by-law amendment, be prepared by Town Staff and brought to Council for adoption purposes."

*a. Correspondence by Paul and Cindy Taylor in Opposition of Amended Draft Plan



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: L. Silani, Director of Planning & Development Services
P. Marra, Director of Public Works

Department: Development & Strategic Initiatives

Date of Report: November 18, 2019

Report Number: DS-41-2019

Attachments: Figure 1

Subject: Amended Draft Plan of Subdivision & Rezoning Application

Our File Nos: T-01-2019 & Z-01-2019 - County File No. 37-T-19001

Applicant & Registered Owner: Sterling Lakes LP (Laura Fanelli)

Agent/Planner: Dillon Consulting Limited (Karl Tanner)

Location: The lands affected by these applications comprise approximately 72 hectares (178 acres) of land located between the 6th Concession Road and the 7th Concession Road, east of Huron Church Line Road

Recommendation

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

- i) Council recommend to the County of Essex's Manager of Planning Services, that they grant draft approval to the Amended Draft plan of Subdivision (prepared by Roy Simone, O.L.S., dated September 24, 2019) for the subject lands, and that the County of Essex be requested to attach the following conditions to the subject amended draft plan of subdivision approval:

- a) that the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;
 - b) that all identified road allowances be conveyed to the Town;
 - c) that a subdivision agreement be entered into with the Town to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town, and that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities and insurances;
 - d) that Blocks 18, 21, and 25 be conveyed to the Town for parkland purposes, in accordance with the Planning Act requirements;
 - e) that Block 24 be conveyed to the Town for storm water management purposes;
 - f) that Blocks 16 and 20 be conveyed to the Town for linear open space/trail purposes;
 - g) that 1 foot reserves be created and conveyed to the Town at the end of all dead-end streets (which streets are intended to provide future road interconnections with adjacent lands not owned by the Applicant);
 - h) that the subject lands be rezoned in appropriate zone categories for their intended use;
 - i) that the necessary approvals are obtained from Plains Midstream for the required road crossing on D'Amore Drive.
- ii) Once the County of Essex has granted draft approval to the Applicant's Amended Draft Plan of Subdivision:
- a) that the required subdivision agreement be prepared and executed to Council's satisfaction;
 - b) that the required zoning by-law amendment, be prepared by Town Staff and brought to Council for adoption purposes.

Report

This report is intended to provide members of Council with recommendations regarding a revised application that has been submitted to the Town requesting approval for an Amended Draft Plan of Subdivision (dated September 24, 2019), and a corresponding rezoning for approximately 72 hectares (180 acres) of land located between the 6th Concession Road and the 7th Concession Road, east of Huron Church Line Road.

Figure 1 depicts the Applicant's Amended Draft Plan of Subdivision, prepared by Roy Simone, O.L.S, dated September 24, 2019.

If approved, this Amended Draft Plan of Subdivision would allow the construction/development of:

- i) approximately 480 new single detached, semi-detached, townhouse and apartment style dwelling units;
- ii) new mixed-use (commercial and apartment style residential) buildings on approximately 2 hectares of land situated along the south side of Laurier Parkway;
- iii) new neighbourhood commercial buildings on approximately 3.2 hectares of land located along the south side of the 6th Concession Road;
- iv) a new school on approximately 3 hectares of land;
- v) new parkland, trails, and storm water management facilities.

This Amended Draft Plan has been prepared and submitted by the Applicant based on meetings/consultations that have taken place with the Manager of Planning for the County of Essex, with Town Planning and Engineering Staff, and with Staff from the Ministry of Transportation.

The Applicant's Consultant (Dillon Consulting), has scaled-back and revised the original Draft Plan of Subdivision to address Ministry of Transportation requirements pertaining to the easterly portion of the Applicant's lands.

On May 14th of this year Council passed a resolution supporting the original Draft Plan of Subdivision application, and forwarded a letter to the Manager of Planning Services

at the County of Essex (dated May 30, 2019), setting out LaSalle's recommended conditions for approval of the original Draft Plan of Subdivision application.

Town Planning and Engineering Staff have reviewed the Applicant's Amended Draft Plan of Subdivision application, and recommend that Council pass a resolution in support of same, with the above noted conditions being applied to the Draft Approval (as articulated in the Recommendation Section of this Staff Report).

It should be noted that two new conditions are being recommended to address legislative requirements related to pipeline crossings, and to ensure that any future land use on lands abutting the existing manufacturing plant located along the south side of the 6th Concession Road meets all applicable Ministry of Environment D-6 Guidelines (Compatibility between industrial facilities).

Town Staff are recommending that once the County of Essex grants Draft Approval to the Applicant's Amended Draft Plan of Subdivision that: the required subdivision agreement be prepared and executed to Council's satisfaction; and the required zoning by-law amendment be prepared and brought to Council for adoption purposes.

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

Consultations

Not Applicable

Financial Implications

Not Applicable

Prepared By:



Director, Development and
Strategic Initiatives



Director, Public Works

Link to Strategic Priorities

Yes	Expanding and diversifying our assessment base
	Effectively communicating the activities and interests of the Town
	Managing our human and financial resources in a responsible manner
	Promoting and marketing LaSalle
Yes	Promote a healthy and environmentally conscious community

Communications

	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
Yes	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

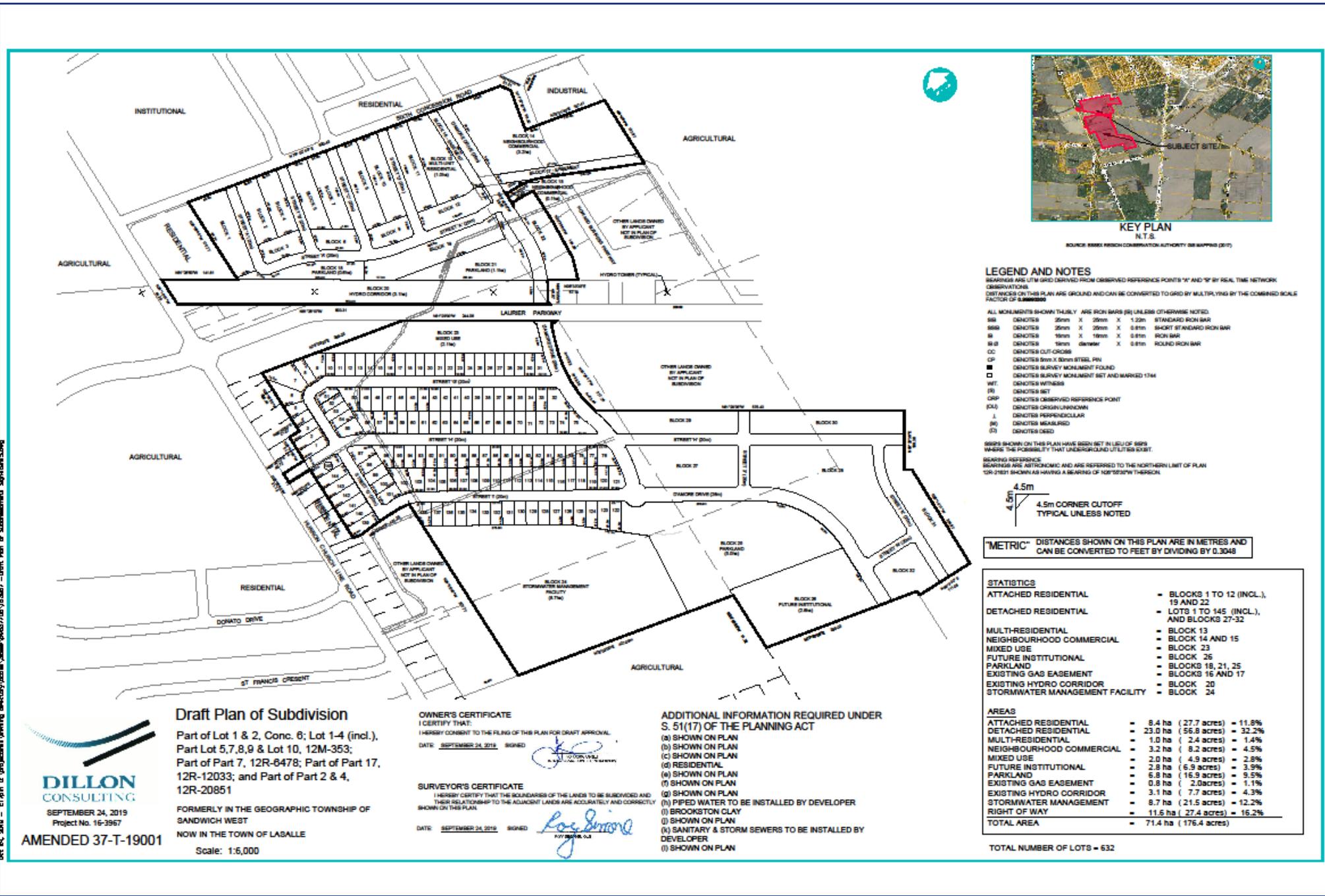
Document Title:	DS- 41-2019 - T-01-19 and Z-02-18.docx
Attachments:	- FIG1NEW.pdf
Final Approval Date:	Nov 18, 2019

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



Director, Development and
Strategic Initiatives

Larry Silani



	Legend:	LaSalle File No:	Title:
		T-01/19 & Z-02/19	FIGURE 1 - DRAFT PLAN OF SUBDIVISION
		Date:	Notes:
		November 18, 2019	

File No.: 16-3967

November 25, 2019

Town of LaSalle
5950 Malden Rd
LaSalle, ON
N9H 1S4

Attention: Mr. Larry Silani
Director, Development & Strategic Initiatives

Sterling Lakes Request to Amend
Draft Plan of Subdivision at
Town of LaSalle Council Meeting

On behalf of our client, Sterling Lakes LP, we are confirming the discussion at our meeting today, regarding the removal of Block 14 and Block 22 from the Draft Plan of Subdivision dated September 24, 2019. We are requesting that the lands to the east of D'Amore Drive and north of Laurier Parkway be dealt with in the future as a separate Draft Plan of Subdivision.

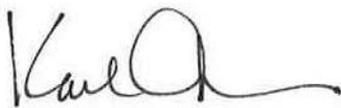
We have attached for Council's consideration an Amended Draft Plan of Subdivision dated November 25, 2019.

We will be attending and presenting at the Council Meeting tomorrow night.

Should you have any questions, please contact the undersigned.

Sincerely,

DILLON CONSULTING LIMITED



Karl Tanner, MCIP RPP
Partner
KDT:dt

cc: Laura Fanelli – Sterling Lakes LP
Bill Salzar – Sterling Lakes LP
Rebecca Belanger – County of Essex
John Coulthard – Metal Tanks Inc.



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

Dillon Consulting
Limited

Nov. 25, 2019 - 4:26pm C:\projects\working directory\active\2019\05237708\163967 - Draft Plan of Subdivision with Signature's.rtg



KEY PLAN
N.T.S.

SOURCE: ESSEX REGION CONSERVATION AUTHORITY GIS MAPPING (2017)

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED NORTHERN POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993300

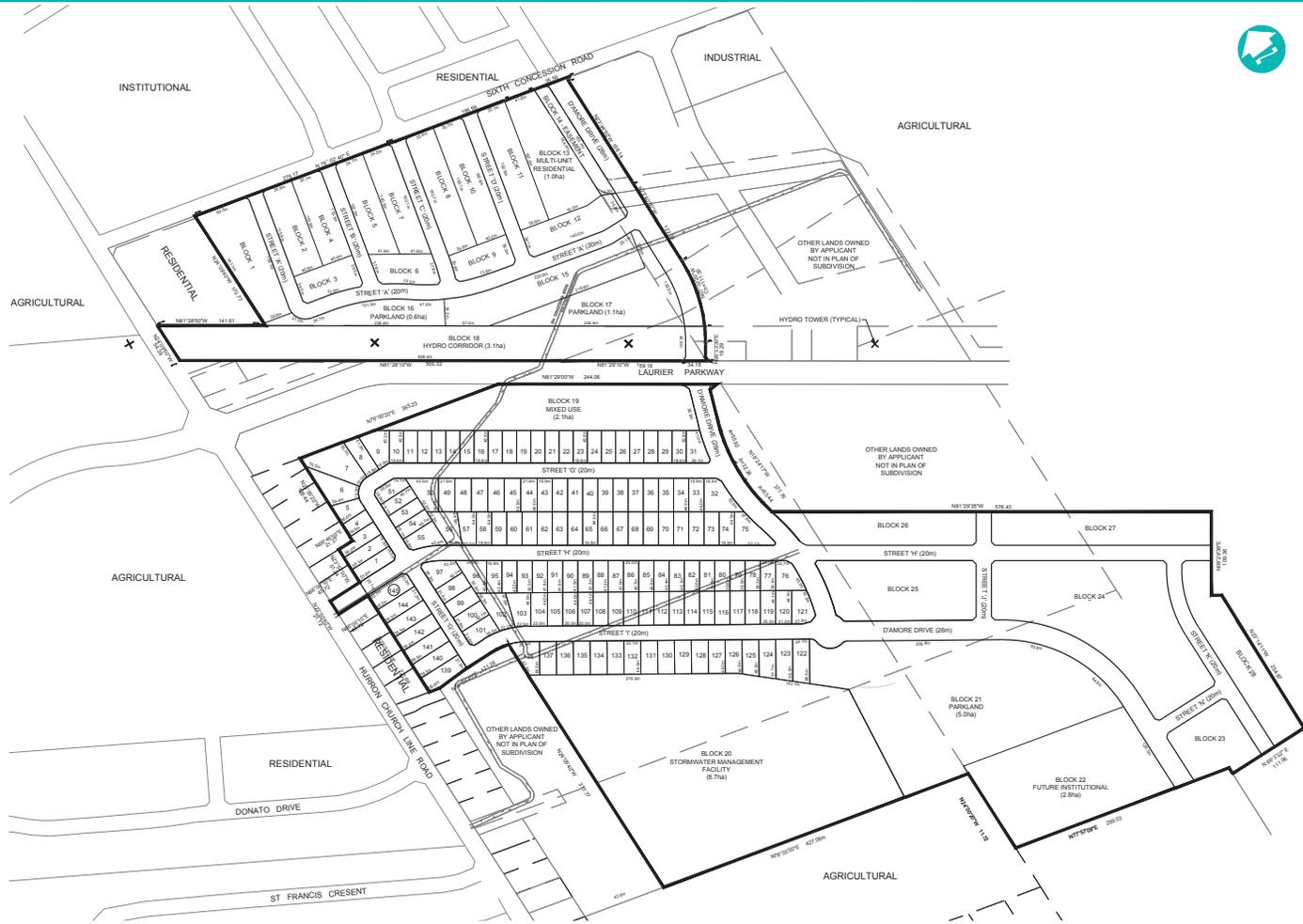
ALL MONUMENTS SHOWN THUSLY ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WT. DENOTES WITNESS
(S) DENOTES SET
ORP DENOTES OBSERVED REFERENCE POINT
(OU) DENOTES ORIGIN UNKNOWN
⊥ DENOTES PERPENDICULAR
(M) DENOTES MEASURED
(D) DENOTES DEED

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF PLAN 12R-21831 SHOWN AS HAVING A BEARING OF N26°59'30"W THEREON.



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

STATISTICS		
ATTACHED RESIDENTIAL	= BLOCKS 1 TO 12 (INCL.), 15	
DETACHED RESIDENTIAL	= LOTS 1 TO 145 (INCL.), AND BLOCKS 23-28	
MULTI-RESIDENTIAL	= BLOCK 13	
MIXED USE	= BLOCK 19	
FUTURE INSTITUTIONAL PARKLAND	= BLOCK 22	
EXISTING GAS EASEMENT	= BLOCKS 16, 17, 21	
EXISTING HYDRO CORRIDOR	= BLOCK 18	
STORMWATER MANAGEMENT FACILITY	= BLOCK 20	
AREAS		
ATTACHED RESIDENTIAL	= 7.6 ha (18.8 acres)	= 11.4%
DETACHED RESIDENTIAL	= 22.9 ha (56.5 acres)	= 34.3%
MULTI-RESIDENTIAL	= 1.0 ha (2.5 acres)	= 1.5%
MIXED USE	= 2.1 ha (5.2 acres)	= 3.1%
FUTURE INSTITUTIONAL PARKLAND	= 2.8 ha (6.9 acres)	= 4.2%
EXISTING GAS EASEMENT	= 0.3 ha (0.7 acres)	= 0.5%
EXISTING HYDRO CORRIDOR	= 3.1 ha (7.7 acres)	= 4.6%
STORMWATER MANAGEMENT	= 8.7 ha (21.5 acres)	= 13.0%
RIGHT OF WAY	= 11.6 ha (28.7 acres)	= 17.4%
TOTAL AREA	= 66.8 ha (165.1 acres)	



Draft Plan of Subdivision
Part of Lot 1 & 2, Conc. 6; Lot 1-4 (incl.), Part Lot 5, 7, 8, 9 & Lot 10, 12M-353; Part of Part 7, 12R-6478; Part of Part 17, 12R-12033; and Part of Part 2 & 4, 12R-20851



DILLON CONSULTING
NOVEMBER 25, 2019
Project No. 16-3967

AMENDED 37-T-19001

FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH WEST
NOW IN THE TOWN OF LASALLE
Scale: 1:6,000

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.
DATE: NOVEMBER 25, 2019 SIGNED:

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 25, 2019 SIGNED:

- 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
 - (j) SHOWN ON PLAN
 - (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
 - (l) SHOWN ON PLAN

New 25, 2019 - 1:05pm C:\projects\working_directory\active\124\4\005\37703\163967 - Draft Plan of Subdivision\Signature 5.dwg



KEY PLAN
N.T.S.

SOURCE: ESSEX REGION CONSERVATION AUTHORITY GIS MAPPING (2017)

LEGEND AND NOTES

- BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993300
- ALL MONUMENTS SHOWN THUSLY ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 19mm X 19mm X 0.61m IRON BAR
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 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT. DENOTES WITNESS
 - (S) DENOTES SET
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (OU) DENOTES ORIGIN UNKNOWN
 - J DENOTES PERPENDICULAR
 - (M) DENOTES MEASURED
 - (D) DENOTES DEED

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
BEARING REFERENCE BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF PLAN 12R-21631 SHOWN AS HAVING A BEARING OF N29°53'00"W THEREON.



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

STATISTICS	
ATTACHED RESIDENTIAL	= BLOCKS 1 TO 12 (INCL.), 19 AND 22
DETACHED RESIDENTIAL	= LOTS 1 TO 145 (INCL.), AND BLOCKS 27-32
MULTI-RESIDENTIAL	= BLOCK 13
NEIGHBOURHOOD COMMERCIAL	= BLOCK 14 AND 15
MIXED USE	= BLOCK 23
FUTURE INSTITUTIONAL	= BLOCK 26
PARKLAND	= BLOCKS 18, 21, 25
EXISTING GAS EASEMENT	= BLOCKS 16 AND 17
EXISTING HYDRO CORRIDOR	= BLOCK 20
STORMWATER MANAGEMENT FACILITY	= BLOCK 24

AREAS	
ATTACHED RESIDENTIAL	= 8.4 ha (27.7 acres) = 11.8%
DETACHED RESIDENTIAL	= 23.0 ha (56.8 acres) = 32.2%
MULTI-RESIDENTIAL	= 1.0 ha (2.4 acres) = 1.4%
NEIGHBOURHOOD COMMERCIAL	= 3.2 ha (8.2 acres) = 4.5%
MIXED USE	= 2.0 ha (4.9 acres) = 2.8%
FUTURE INSTITUTIONAL	= 2.8 ha (6.9 acres) = 3.9%
PARKLAND	= 6.8 ha (16.9 acres) = 9.5%
EXISTING GAS EASEMENT	= 0.8 ha (2.0 acres) = 1.1%
EXISTING HYDRO CORRIDOR	= 3.1 ha (7.7 acres) = 4.3%
STORMWATER MANAGEMENT	= 8.7 ha (21.5 acres) = 12.2%
RIGHT OF WAY	= 11.6 ha (27.4 acres) = 16.2%
TOTAL AREA	= 71.4 ha (176.4 acres)

TOTAL NUMBER OF LOTS = 632

Draft Plan of Subdivision
Part of Lot 1 & 2, Conc. 6; Lot 1-4 (incl.), Part Lot 5, 7, 8, 9 & Lot 10, 12M-353; Part of Part 7, 12R-6478; Part of Part 17, 12R-12033; and Part of Part 2 & 4, 12R-20851

FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH WEST
NOW IN THE TOWN OF LASALLE
Scale: 1:6,000

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.
DATE: SEPTEMBER 24, 2019 SIGNED:

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: SEPTEMBER 24, 2019 SIGNED:

- 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
 - (j) SHOWN ON PLAN
 - (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
 - (l) SHOWN ON PLAN

DILLON CONSULTING
SEPTEMBER 24, 2019
Project No. 16-3967
AMENDED 37-T-19001

Email Correspondence Received from
Paul and Cindy Taylor

In opposition of the Amended Draft Plan

From: Paul Taylor <[REDACTED]>
Sent: November 26, 2019 3:03 PM
To: Agatha Robertson <arobertson@lasalle.ca>
Subject: Objection to Draft Plan - file # Z-02/19 and T-01/19

Miss Robertson: We again wish to voice our objection to the amended draft plan noted above that includes multi use apartment style buildings that may be built on the south side of the 6th Concession directly across from our back yard. A building of this style will greatly decrease the privacy and enjoyment we currently experience.

We would encourage you to have this style of building eliminated from the developer's plan.

Thank You
Paul and Cindy Taylor

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]