



MINUTES OF CLOSED MEETING OF THE BY-LAW ENFORCEMENT COMMITTEE

September 1, 2020
3:00 p.m.

Members in attendance:

Councillor Akpata - Chair
Councillor Riccio-Spagnuolo

Regrets:

Deputy Mayor Meloche

Administration in attendance:

L. Silani, Director of Development & Strategic Initiatives
P. Marra, Director of Public Works
A. Burgess, Supervisor of Planning and Development
D. Dadalt, Legal Counsel
D. Attwood, Acting Manager of Building Services/CBO
L. Jean, Deputy Clerk
T. Coke, Council Coordinator

Also in attendance:

D. Sundin, McTague Law Firm, LLP

Clerk's Note: Members of the Council, Administration and Legal Representative participated in the Meeting electronically via video conference technology.

Councillor Akpata calls the meeting to order at 3:07 p.m.

Disclosures of Pecuniary Interest and the General Nature Thereof

None disclosed.

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the Committee move into closed session at 3:08 p.m. to discuss the following items:

1. Solicitor Client Privilege – Outstanding By-Law Enforcement Matters s.239 (2)(f)

Carried.

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the By-Law Enforcement Committee move back into public session at 3:20 p.m.

Carried.

1. Solicitor Client Privilege – Outstanding By-Law Enforcement Matters
s.239 (2)(f)

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the recommendations contained in the confidential report provided by D. Sundin, McTague Law Firm, LLP regarding outstanding By-Law Enforcement Matters BE APPROVED and that Administration BE AUTHORIZED to proceed with the verbal instructions the Committee.

Carried.

There being no further business, the meeting is adjourned at 3:21 p.m.

Chair

Deputy Clerk



THE CORPORATION OF THE TOWN OF LASALLE

Minutes of the By-Law Committee Meeting of the Town of LaSalle Council held on

September 1, 2020

4:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Committee Councillor Michael Akpata, Councillor Anita Riccio-Spagnuolo
Present:

Members of Committee Deputy Mayor Crystal Meloche
Absent:

Administration Present: L. Silani, Director of Development & Strategic Initiatives, P. Marra,
Director of Public Works, A. Burgess, Supervisor of Planning &
Development, D. Attwood, Acting Manager of Building Services, CBO,
D. Dadalt, Legal Counsel, L. Jean, Deputy Clerk, T. Coke, Council
Coordinator

Clerk's Note: Members of Council and Administration participated in the meeting via video
conference technology.

A. CALL TO ORDER

In Deputy Mayor Meloche's absence, Councillor Akpata assumes the Chair and calls the
meeting to order at 4:07 P.M.

**B. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE
THEREOF**

None Disclosed.

C. ADOPTION OF MINUTES

RECOMMENDATION

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the minutes of the By-Law Committee Meeting held on November 19, 2019 BE
ADOPTED as presented.

Carried.

D. REPORTS/ CORRESPONDENCE FOR COMMITTEE ACTION

1. Licensing By-law for Urban Hens

RECOMMENDATION

Moved by: Councillor Akpata

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Supervisor of Planning & Development Services regarding a Licensing By-Law for Urban Hens dated August 25, 2020 (DS-33-2020) BE RECEIVED and that Town Staff continue to monitor the Tecumseh pilot project, and to provide a subsequent report to the Committee in the Fall of 2021.

Carried.

2. Outdoor Illumination By-law

RECOMMENDATION

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the report of the Supervisor of Planning & Development regarding an Outdoor Illumination By-Law dated August 26, 2020 (DS-34-2020) BE RECEIVED and it is recommended that the draft Outdoor Illumination By-law be forwarded to the Town Solicitor for review and to be brought back before the Committee and to Council for adoption purposes.

Carried.

3. Rental Housing Licensing By-laws – Student Housing Issues

RECOMMENDATION

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That administrative staff (Legal, Council Services, Fire and DSI) be directed to prepare a new Rental Housing Licensing By-law for review and adoption purposes.

Carried.

4. Site servicing issues related to new residential building construction

RECOMMENDATION

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the report of the Director of Development & Strategic Initiatives regarding Site servicing Issues Related to New Residential Building Construction dated August 21, 2020 (DS-36-2020) BE RECEIVED for information purposes.

Carried.

E. NEXT MEETING

The next scheduled meeting will be held on October 20, 2020 at 4:30 P.M.

F. ADJOURNMENT

Meeting adjourned at 4:45 P.M.

Chair

Council Co-ordinator



COMMITTEE MATTERS
By-Law Committee Meeting
September 1, 2020

Clerk's Note: The following report is listed on the Schedule of Reports to Council found on today's Agenda and is attached as reference as part of the corresponding Minutes. The By-Law Committee received the following matter during their Meeting held on September 1, 2020.

1. **Subject: Site servicing Issues related to new residential Building Construction.**

Recommendation:

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Akpata

That the report of the Director of Development & Strategic Initiatives regarding Site servicing Issues Related to New Residential Building Construction dated August 21, 2020 (DS-36-2020) BE RECEIVED for information purposes.

Carried.



The Corporation of the Town of LaSalle

To: Members of the By-Law Committee
Prepared by: L. Silani, Director of Development & Strategic Initiatives
Department: Development & Strategic Initiatives
Date of Report: August 21, 2020
Report Number: DS-36-2020
Subject: Site servicing issues related to new residential building construction

Recommendation

That the report of the Director of Development & Strategic Initiatives dated August 21, 2020 (DS-36-2020) be received for information purposes.

Report

Members of Council and Town Staff have received a number of complaints from residents living next to where new homes are being built, expressing concerns with:

- I. the storm-water that is running onto their property during heavy rain events;
- II. the length of time that it is taking to complete the home construction behind their home.

Currently, there are a number of standard subdivision agreement clauses that are meant to address item (i), and include the following developer/home builder obligations:

- Rear yard drainage shall be provided for each building lot in the locations and according to the specifications prescribed by the approved Engineering Drawings and as approved by the Corporation;
- Rear yard drainage shall be installed contemporaneously with the construction of the dwelling on each building lot. A separate rear yard drainage system, with a catch basin, shall be provided for each building lot. A plumbing permit shall be required for the rear yard drainage, which permit shall be obtained at the time of the issuance of the building permit for each building lot;

- The grades for the front, side and rear yards for the subject lands shall each have a minimum slope of 3% and a maximum slope of 6% for the front yard and a minimum slope of 2% and a maximum slope of 4% for the rear and side yards from the walls of the dwelling to the respective lot lines. In the event the slope of any front, side or rear yard cannot comply with these requirements, the Owners shall be required to install architectural block retaining walls along those portions of the affected lot line(s). The said retaining walls shall be installed contemporaneously with the construction of services within this development in the locations determined by the Corporation and shall be completed to the satisfaction of the Corporation;
- Owners shall, at their own expense, prepare a lot grading and rear yard drainage plan for each building lot within this development to demonstrate how the required grades will be met, which plan shall be filed with the Corporation. The final elevations of all dwellings and other buildings, and the final lot grades relating thereto, shall conform to the lot grading and rear yard drainage plan filed for that lot. A Consulting Engineer, shall upon request certify or declare, upon completion of the construction of the dwelling and building on each lot, that the said lot grading and rear yard drainage plan has been complied with. Until such time as the said certification or declaration has been received by the Corporation, final inspection of the dwelling on the subject building lot shall not be granted.

It should be noted that recently, within a number of new subdivisions, a greater number of lots are being sold to individuals that are not home builders. Town Building and Engineering Staff are having to spend a greater amount of time with these individuals to obtain compliance with the above-noted requirements – since they are either inexperienced in dealing with these site servicing issues and/or are having difficulty obtaining timely work being completed by various sub-trades.

When these complaints are received, Town Engineering and Building Staff are meeting with the affected property owners to work through the various issues involved, in order to have the necessary rear yard drainage systems and corresponding lot grading work completed as required.

With respect to the second item, the Ontario Building Code Act does not establish a date by which a new home must be completed. Instead, it states that the Chief Building Official may revoke a building permit if work has not commenced within six months from the date of the issuance of the permit and/or if work is substantially suspended (or discontinued) for a 12 month period of time.

In the instances where the complaints are being received, home building construction has commenced and is continuing --- albeit slowly for the reasons already stated earlier

in this report --- and rear yard drainage systems and lot grading compliance will be obtained prior to the final clearance being given for individual building permits.

Town Engineering and Building Staff will be in attendance at this Committee meeting to provide further information regarding:

- what is currently taking place in the field, and the steps the Town is taking to obtain compliance and to ensure that grading and site drainage is properly installed in keeping with approved engineering drawings for their respective subdivisions; and
- changes that are currently being considered to the standard subdivision agreement language to obtain rear yard drainage and lot grading compliance in a more timely manner.

Consultations

Town Engineering and Building Staff

Financial Implications

None

Prepared



Director, Development and
Strategic Initiatives

L. Silani

Link to Strategic Goals

	Enhancing organizational excellence
	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
Yes	Grow and diversify the local economy
	Build on our high-quality of life

Communications

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

Notifications

Name	Address	Email