



## Corporation of the Town of LaSalle

5950 Malden Road, LaSalle, Ontario, N9H 1S4  
Phone: 519-969-7770 Fax: 519-969-4029 www.lasalle.ca

### Delegation Request Form

Please complete this form to speak at a meeting of Town Council or Committee. If filling out by hand, please print clearly.

Please email to [ljean@lasalle.ca](mailto:ljean@lasalle.ca), fax to (519) 969-4469, mail or drop off at the Clerk's Department, Town of LaSalle Municipal Office, 5950 Malden Road, LaSalle, Ontario N9H 1S4.

Name: Maurice / Allan Taylor

Organization/Group/Business represented: na self

Address: 1685 Minto Ave.

Postal Code: N9S-3M2

Daytime Phone Number [REDACTED] Home Phone Number: same.

Email Address: [REDACTED]

Date of Meeting: Dec. 8 / 2020.

Is this an item on the Agenda? Yes ☒ No ☐

Agenda item Number or Topic (if applicable): Alley Q7

I wish to address Council/Committee: Yes ☒ No ☐

Describe in detail the reason for the delegation and what action you will be asking Council/Committee to take (attach separate sheet if necessary):

all documents have been emailed to Kevin Miller, however, I've attached them as well.

Please note that your name may become part of a public record in an electronic and paper format i.e. council agenda, to enable Council to make its decision on the matter.

☒ I Agree ☐ I Disagree

RECEIVED  
NOV 23 2020  
COUNCIL SERVICES  
TOWN OF LASALLE



## Alley closure

1 message

**Maureen Taylor** [REDACTED]  
To: kmiller@lasalle.ca  
Bcc: Jeff Timmins [REDACTED]

Thu., Feb. 20, 2020 at 10:15 p.m.

Mr Miller.

As by now you are in receipt of letters regarding alley closure of the 1600 block of Minto, adjacent to 1400 block of Stuart.

Those letters are from the residents from the Town of LaSalle, as well as mine now.

The properties in question including 1445 Stuart are all in agreement that this should be forwarded to town council.

After further investigation and us actually speaking to the property owner at 1445 Stuart as he too also agrees with us that this should be settled in town council. As well as fairly split.

Years ago, we were told that the alley couldn't be closed. I approached town back in Aug. 2019 to see about alley closure and now I'm told that my portion of the alley is assigned to 1445 stuart. All because a survey says there is a "fence". The survey is inaccurate, there is a portable farm style gate that is easily removable... we did this as past owners explained in their email to you.

This gate... not fence, in accordance with the already existing bylaw can be removed, and the sale of the alley can proceed as fairly as possible.

I've asked for you to come visit the actual alley, and I've asked that the survey be re visited as it is inaccurate. Have these been done? Have you come out to look? Have you spoke to all neighbours who are ALL IN AGREEMENT that the alley be equally split.

Please advise us all as to when this will be on town council agenda. As to my knowledge you have to this date, only contacted the residents at 1445 stuart to inform him of the above.



Survey is not  
accurate at \*  
land is wider.

MINTO AVENUE

( 20.12m wide per Registered Plan 1017 )

AVENUE

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.	
DATE	DATE
PLAN 12R- RECEIVED AND EXPIRED	


PLAN OF SURVEY  
OF  
PART OF ALLEY  
REGISTERED PLAN 1017  
IN THE  
TOWN OF LASALLE  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN • STUBBS/REID • HARTLEY • BREWER • BEZARE INC.  
SCALE = 1:250

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

**LEGEND AND NOTES**  
BEARINGS ARE LINE GRIDS DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK ORIENTATION.  
DISTANCES ON THIS PLAN ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99985444.  
ALL MONUMENTS SHOWN TRULY IS ARE IRON RINGS (RS) UNLESS OTHERWISE NOTED.  
1. DENOTES 25mm x 25mm x 3.2mm STANDARD IRON RING.  
2. DENOTES 25mm x 25mm x 0.8mm SHIRT STANDARD IRON RING.  
3. DENOTES 10mm x 10mm x 0.8mm IRON RING.  
4. DENOTES 10mm diameter x 0.8mm ROUND IRON BAR.  
5. DENOTES CUP-CORNER.  
6. DENOTES 50mm x 50mm STEEL PIN.  
7. DENOTES 50mm x 50mm ALUMINUM TIE ROD.  
8. DENOTES 50mm x 50mm ALUMINUM TIE ROD AND BARNED 1764.  
9. DENOTES WIRELESS ELECTRONIC DISTANCE MEASUREMENT (EDM).  
10. DENOTES OBSERVED REFERENCE POINT.  
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INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID ORIGINATING USING THE CAN-MET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (N) WEST LONGITUDE AND UTM ZONE 17 (N) WEST LONGITUDE.		
COORDINATE VALUES ARE TO AN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF THE SURVEY ACT.		
POINT ID	NORTHING	EASTING
ORP-A	4467645.227	632043.862
ORP-B	4467645.229	632043.727
COORDINATES CANNOT BE USED TO RECONSTRUCT CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGISTRATION ACT UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON THE 3rd DAY OF DECEMBER, 2019.  
DATE: DECEMBER 17, 2019  
*Ray Simons*  
RAY A. SIMONS  
ONTOARIO LAND SURVEYOR



**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF I.D. BARNES LTD.  
4400 HWY 10, UNIT 10, MISSISSAUGA, ONT. L4X 1L1  
T (905) 276-3752 F (905) 276-1796 www.verhaegen.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
N.M.C.	R.A.S.	19-47-402-00
FILE: 19-47-402-00	C-1017-ALLEY	CAD Date: December 17, 2019 3:20 PM CADD File: 19-47-402-00.dwg

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



clearly  
not a  
thing is  
obstructing  
alley  
for equal  
division.


movable  
gate







#### POLICY:

1. When an application is received and deemed to comply with the policy, the Town will take steps to close the entirety of the alley within the block.
2. Council has delegated the determination of whether an alley is surplus to municipal needs to administration. In the event a land owner does not agree with decision that is made by administration, that land owner shall have the right to refer that decision to Council by filing a letter of referral with the Clerk within twenty (20) days of the date of the land distribution decision letter.
3. In the event a referral request is received by the Clerk's office, the matter will be scheduled for an open public Council meeting. All affected owners will be notified and be given the opportunity to submit their comments to Council at the public meeting. Any decision made by Council as to the conveyance of the alley will be considered final. As the decision is considered final, the reconsideration provisions of the procedural by-law will not apply to the alley closing program.
-  4. Under normal circumstance where an alley is completely unencumbered, each abutting property owner would be entitled to half of the alley. However, in many instances, alleys are encumbered by structures such as sheds, fences, pools, above and below ground utilities etc. Under such circumstances, administration will review the survey plan and make a determination as to the manner in which the alley will be conveyed to property owners.
5. Owners may be permitted to proceed to close an alley outside the Program provided the owner undertakes to cover all costs associated with the preparation of the necessary reference plan/survey, legal fees and land costs associated with closing and registering the required deed. Land costs will be calculated based on fair market value. Where parts of an alley are closed outside the Program and meet the intent of the Town's policy, that alley will become a priority in the next budget year. In the event funds remain in the current year, the Town will initiate the closing of the balance of the alley under the Program.
6. In the event no applications are received by the Town to close an alley and funding remains in the current year, the Town will take steps to close alleys in the locations as determined by the Town.
7. In the event a property owner elects to not participate in the Program, that portion of the alley may be offered to the abutting property owner. Land owners who do not participate in the Program do not have permission to use or continue to use any part of the Town's alley adjacent to their property, and will be required to stop their use of the Town's property without written permission and proper insurance.

there →  
is a  
temporary  
gate.  
see  
letters  
attached.



## Fwd: Alley closure Q7

1 message

Jeff Timmins [REDACTED]  
To: Maureen Taylor [REDACTED]

Thu., Feb. 20, 2020 at 12:05 a.m.

----- Forwarded message -----

From: **Jeff Timmins** [REDACTED]  
Date: Thu, Feb 20, 2020, 12:05 AM  
Subject: Alley closure Q7  
To: <KMiller@lasalle.ca>  
Cc: <evallee@lasalle.ca>

February 20, 2020

To whom it may concern:

This letter is in reference to the proposed alley closure Q7.

I, Jeff Timmins, am the original home owner at 1695 Minto Ave., LaSalle. I built my home in 1993. Prior to erecting my fence, over 20 years ago, myself and several of my neighbours residing on Minto Ave. went to town council and asked for the alley be closed. At that time we were denied closure due to the town needing access to the overhead services in the alleyway. We followed the town bylaws and erected our fences on our property lines. Other residents in the neighborhood encroached on the alley, and put their fences up in the middle of alley not following the bylaws. Now more than 20 years later, those residents who, with integrity, followed town bylaws, are now being denied the opportunity to purchase the footage behind our homes having access to the alley. Had myself and my neighbours NOT followed the bylaws, would purchasing a portion of the alley behind our homes indeed be denied? If homeowners have placed their fences on the alley property line, how does the alley property get split?

Mr. Miller, you posed a question about the gate blocking the alley. This two-piece gate was put up as a temporary blockade by former owners residing at 1445 Stuart. This gate was to ensure the safety of their young children while they played in their back yard. These gates are a farm style, consisting of a

single post, offset , with removable gates. One is a ten foot gate on the Minto side of the alley, and the other a fourteen foot gate on the Stuart side, both facing McNabb Ave. There is also a single gate at the west end of the alley, at the back of 1675 Minto. These gates can easily be removed by lifting them off the post and removing a single aluminum post . This gate is about 35 feet from the property line from McNabb Ave.

If I am allowed to purchase half of the alley, which should be seven feet, a ten foot gate could be replaced with a three foot passage gate ,or a three foot fence. If a decision can not be made in regard to this matter I would like this issue to be put on the next town council meeting to be discussed.

Thank you for your attention to this matter.

Jeff Timmins

1695 Minto Ave.  
[REDACTED]





(no subject)

1 message

Thu., Feb. 20, 2020 at 9:59 p.m.

To: [REDACTED]

February 18, 2020

To: Kevin Miller  
Town of Lasalle

My husband and I were the previous owners of 1445 Stuart Blvd in Lasalle. The property is a corner lot of two busy streets in Lasalle (Stuart Blvd & McNabb Ave). The back yard has an access way that ran the entire length of the yard. When we lived there our two-year-old son darted towards the street and was nearly hit by a car. We decided that we had to fence the yard but to save costs we purchased two farm gates from TSC in Essex. We placed the temporary gates across the access way that would still allow access to the alleyway and as a cheaper alternative to fencing the entire area. Both the neighbors behind us knew that the gates were a temporary fix and that the gates were not locked and easily moved.

We regrettably had to move from the area for work. We sold the property and left the gates up.

These gates were never intended for permanency and were only a temporary fix to protect the safety of our kids.