

Clerk's Note: Participation will be held electronically due to COVID-19 pandemic. Delegations have been notified of the virtual Council Meeting process and a maximum of 5 minutes shall be allotted for each delegation to present his/her position of support or opposition to the relevant item on the Agenda.

Attached are the written submissions provided by residents (listed below) that were notified of the Closing and Sale of Alleys Policy Update Report (AD-01-2021).

1. Rocco Mancini, Attending Via Zoom and Provided Written Submission.
2. Anne Mancini, Attending Via Zoom and Provided Written Submission.

March 22, 2021

Corporation of the Town of LaSalle
5950 Malden Rd.
LaSalle, Ontario N9H 1S4
ATTENTION: Councillors

Dear Sir/Madam:

Reference: Closing and Sale of Alleys Policy Update

We are writing to express our dissatisfaction with the Closing and Sale of Alleys Policy Update dated March 3, 2021.

The updated policy does have some merits. It sets guidelines to avoid conflicts after July 31, 2021 but does not address issues prior to July 31, 2021. For example, this updated policy, as written, does not prohibit homeowners from moving their fences prior to July 31st onto town land in order to gain property.

As well, this updated policy, as written, does not deal with a previous developers/severance/servicing agreement whereby a survey has been done and a reference plan has been prepared and registered according to a Town of LaSalle directive and paid for by the parties of the developers/severance/servicing agreement. This town directive is a promise made by the Town of LaSalle to the parties of the aforementioned agreement as to how the alley is to be allocated. We believe that there are very few (possibly only one) such cases in the Town of LaSalle whereby there is a reference plan with established Part Numbers that have already been registered for the alley allocation.

We feel that the Closing and Sale of Alleys Policy Update should be amended to address the precedent of an existing Reference Plan and that, in that type of situation, the alleys should be allocated according to the Reference Plan that is already registered. This would not lead to a significant increase in requests to appear before Council by property owners since there are very few and maybe only one alley(s) in the Town that have/has a Reference Plan already registered.

By amending the policy to address the existing registered Reference Plan this would:

- 1) save the Town of LaSalle \$2,000.00 more or less because there would be no need to prepare and register a new reference plan. (Price estimate given by Mr. Dadalt)
- 2) alleviate any questions about who should be allowed to purchase any part of the alley that is already part of a registered Reference Plan
- 3) alleviate any responsibility from the Town of LaSalle to parties of the developers/severance/servicing agreement that registered the Reference Plan

4) give the town the “opportunity to create regular lot lines” (straight lot lines) along the back of properties. According to Mr. Miller, the policy of the Town is to “try and do that wherever possible”. This would allow the Town of LaSalle’s Lot Forming Policy to be implemented. This straight line along the back of properties not only enhances the esthetics and value of the properties themselves but also of the Town of LaSalle.

5) enforce By-Law No. 6807 – the by-law to restrict the public’s use of unopened road allowances, highways, streets, alleys and lanes in the Town of LaSalle and to restrict the placement of any obstruction of any kind on them.

In our opinion, this updated policy is a good start but it should be further amended to address an alley with a Reference Plan that has already been prepared and registered according to Town of LaSalle directives.

The Town of LaSalle’s Closing and Sale of Alleys Policy should not reward blatant attempts by homeowners to encroach on Town of LaSalle land (in order to gain extra property) where there are existing survey bars and existing registered Reference Plans.

Regards.


Rocco Mancini


Anne Mancini