

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.

Below is the list of delegates appearing before Council regarding the Zoning By-law Amendment Report (DS-04-2021).

1. J. Mark Skipper, Attending Via Zoom.
2. Lynda Heij, Attending Via Zoom.
3. David Cree, Attending Via Zoom

Attached are the written submissions provided by residents (listed below) that were notified of the Zoning By-law Amendment Report (DS-04-2021).

- David Cree, Attending Via Zoom and Provided Written Submission.
- Ryan Diotte, Provided Written Submission.
- E. Donald and Mignon Briggs, Provided Written Submission.



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.
Delegations are limited to five minutes.

This form and/or any written submissions **must be received by 12:00 noon the Monday** before a scheduled Council/Committee Meeting. Anything provided beyond this deadline will not be submitted for Council's consideration or form part of the agenda.

Please email to abala@lasalle.ca, fax to (519) 969-4469, drop off or mail to the Department of Council Services, Town of LaSalle, 5950 Malden Road, LaSalle, Ontario N9H 1S4.

Name: J. MARK SKIPPER

Organization/Group/Business represented: LAWYER FOR ESSEX GOLF & COUNTRY CLUB

Address: 2510 Ouellette, STE. 202, WINDSOR

Postal Code: N8X 1L4

Daytime Phone Number: 519-250-0894 Home [REDACTED]

Email Address: SKIPPER@THERIGHTCALL.CA

Date of Meeting: MARCH 23, 2021

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

Agenda item Number or Topic (if applicable): NOT AVAILABLE

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):

AS LAWYER FOR APPLICANT, I WISH TO MAKE VERBAL REPRESENTATION TO APPROVE THE APPLICATION FOR CHANGE IN ZONING, SITE PLAN, ETC.

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



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Name: LYNDA HEIS

Organization/Group/Business represented: ESSEX GOLF & COUNTRY CLUB

Address: 7555 MATCHETTE RD, WINDSOR

Postal Code: N9J 2S4

Email Address: [REDACTED]

Date of Meeting: MARCH 23, 2021

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

Agenda item Number or Topic (if applicable): NOT AVAILABLE

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):

AS PRESIDENT OF THE APPLICANT, I WISH TO MAKE
VERBAL REPRESENTATION TO APPROVE THE
APPLICATION FOR CHANGE IN ZONING, SITE PLAN
ETC.

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



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Name: DAVID CREE

Organization/Group/Business represented: N/A

Address: 1300 GOLFOVIEW DRIVE

Postal Code: N9H 1Y9

Date of Meeting: MARCH 23/21

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

Agenda item Number or Topic (if applicable): REZONING - Z-02/21

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):

We are not opposed to re-zoning, only to Valente retaining 20 foot roadway at rear of our property.

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

Councillors

RECEIVED MAR 18 2021

Re: Zoning by-law amendment.
Your file - Z-02/21

Thank you for the opportunity to present our views concerning the above captioned matter. In general, we are in favour of the proposed amendment, but we do have very serious concerns about the 20 foot road access along the rear of our properties. Our concerns can be summarized as follows:-

① Before the road is completed, the 20 foot strip of land could present a serious maintenance issue. As we understand, this land will still be zoned Agricultural & will not be subject to the more stringent maintenance requirements which apply to residential properties. The result would be a 20 foot strip of weeds and long grass along the rear of our properties which will be both unsightly and a health hazard.

② Once completed, the road will greatly impact our ~~quality~~ quality of life and

enjoyment of our property, and potentially even our property ^{values} ~~values~~. Who wants a road running along their back fence - the road itself will be aesthetically unpleasant not to mention cars driving 40-50 feet from our back patio with the associated noise and loss of privacy.

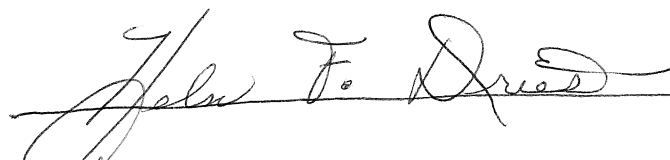
③ Once completed, the road could present a safety issue for children and domestic pets. We understand that this strip of land will continue to be private property, as it is now, but as is currently the case children do walk in this area. With the new hedge to be planted by Essex Golf Course along the north side of the road, visibility will become an issue with the resulting potential for accidents involving children.

Based on these valid concerns, we strongly believe that a far better solution for access to the Valente property on ~~which~~

which the barn is currently located is via an easement or right-of-way out to Matchette Road on the lands currently owned by Essex Golf Course. We understand that this is agreeable to both the principals in the application (Valente and Essex) and addresses the concerns of the residents on Golfview Drive. It is a true win-win situation.

Thank you again for this opportunity to express our views and concerns.

Respectfully submitted,


HELEN F. DRIES


DAVID CREE

1300 Golfview Drive

From: [Ryan Diotte](#)
To: [Ryan Tufts](#); [Anisa Bala](#); [Allen Burgess](#); [REDACTED]
Subject: Rezoning Z02-21 Supporting David Cree Position
Date: Monday, March 22, 2021 9:39:13 AM

Good morning,

My name is Ryan Diotte and reside at [REDACTED] here in LaSalle

On Tuesday Town Council will review [Z-02-21 and SPC-01-21 - RV Investments Inc. - Essex Golf and County Club](#)

As a resident directly impacted by this proposed rezoning and driving range I would like to support the position made by David Cree made on March 18, 2021. I would like to reemphasize a few points made to further highlight the importance of the points made:

I am not opposed to the proposed rezoning and driving range however have the following concerns that are commonly shared by residents on this topic.

Concerns shared by residents

1) Access to remaining agricultural land / 20 feet south of the proposed rezoning: From my understanding there was / is an agreement between Essex and the existing land owner to provide right of way from Matchette. This is much preferred than a potential driveway or road running alongside our backyard at the south end of the proposed rezoning.

2) Maintenance: from my understanding if an agreement to provide access from Matchette is granted the remaining 20 ft of land would be subject to a slight technicality in the planning act given the need to stay within the provisions of p63 section 7.8.8 subsection ai). These are technicalities that I would ask the town to consider removing if access is provided which would eliminate any landlocked situation for the remaining agricultural land. I would ask that if Essex is agreeable that they be provided the opportunity to purchase that land or maintain the land as their own in perpetuity to eliminate any potential for unsightly land between the golf range and our backyards

3) Intention of 20ft Land - If there are no suitable alternatives given points 1 and 2 above I would ask there be clarity provided on the intended use of the 20ft and ask that no municipal road be installed. Given point 1 above this would be redundant and unnecessary

I would please ask that these details be resolved prior to making any decision as it has the potential of impacting the quality of our lives and enjoyment of our property. It also has the potential to create unnecessary uncertainty around maintenance and the potential for a future road / driveway.

I appreciate the opportunity to provide this feedback and hope that it provides a suitable arrangement that all residents and parties can be happy with.

Thanks,

Ryan Diotte

From: [Donald Briggs](#)
To: [Anisa Bala](#)
Subject: Zoning Amendment
Date: Monday, March 22, 2021 12:06:09 PM

We have received the notice of the proposed amendment to the zoning of land north of Golfview Dr., directly to the rear of our residence. Upon inquiry, we understand:

- A. The purpose of the amendment is to allow Essex Golf Course to use the area as a driving range;
- B. Remo Valente, the present owner of the land in question, will be allowed to retain the barn he currently has on the site;
- C. Mr. Valente will be allowed access to his property from Matchette Rd.;
- D. Mr. Valente will also retain access to his property via a 20-foot strip between the proposed driving range and the residential properties along Golfview.

We have no problem with A, B, or C above, but wish to object to D. If Mr. Valente has access to his property from Matchette Rd., it is difficult to see why he also needs it from Malden. The Golf Course will have no obligation or interest in maintaining that 20-foot strip, and, judging from performance to date, neither will Mr. Valente. The result will be a 20-foot strip of perpetual weeds behind our properties. That we would prefer to do without.

We would respectfully suggest, therefore, that the Golf Course take control all the way to the fence Mr. Valente had erected between his and our properties. That would seem to us to be the neatest and most logical result from every point of view.

Sincerely,

E. Donald Briggs
Mignon Briggs

1280 Golfview

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