



The Corporation of the Town of LaSalle

Date: November 19, 2021

Directed To: By-law Committee

Attachments:

Department: Building & Planning Dept.

Prepared By: R. Renaud, Compliance Officer

Subject: Clean up at 5001 Cremasco St.

NATURE OF THE COMPLAINT:

On August 23, 2021, as a result of cutting and cleaning up a residents property on Donato (a formal complaint was lodged), the same resident lodged a formal complaint regarding other addresses in the area with overgrown weeds including 5001 Cremasco.

INVESTIGATION AND RESULTS:

An inspection was conducted on August 24, 2021, and I observed that the front and side of the property was overgrown putting the property in Violation of the Clean Yard By-law. An order was issued and was posted on the front door.

I returned to the property on August 30, 2021, to follow up with the posted order and observed that the order was still on the front door and the weeds had not been cut. On the same day I emailed our contractor to have the lot cut and cleaned up.

A follow up inspection was done on September 1, 2021, to ensure the contractor cut and cleaned up the property and at that time the work had been completed.

On September 10, 2021, the owner of 5001 Cremasco sent an email to Allen Burgess, myself and copied Jonathan Osborne with concerns of a light post and that being the reason he didn't cut the weeds and he also had concerns with the whole process that was followed.

Then on September 13, 2021, Jasmeet, the owner contacted me to follow up with the email he sent a few days earlier. I explained that I was within my right to enter the property to determine if there was a violation based on the formal complaint I received. He was quite upset informing me that it was up to me to educate him of the by-law in LaSalle as he was a new resident in Canada. He then complained about the light post, which I explained that I was not involved with that issue and then stated that he should bill the town for the new paint for his front door because the duct tape I used removed some of it.

The original order was scanned and emailed to the owner. All photographs and documents are attached.

For your information.

Roxanne Renaud

R. Renaud, Compliance Officer
Attachments



THE CORPORATION OF THE TOWN OF LASALLE
ORDER PURSUANT TO BY-LAW 7840
Maintenance of Land By-law

NOTICE

A \$200.00 administrative fee will be applied for the enforcement of this Order and an additional \$200.00 for each visit to the property thereafter.

By-law number 7840 is a By-law to Provide for the Maintaining of Land in a Clean and Clear Condition

ATTENTION

Failure to comply with this Order could result in prosecution in the Ontario Court of Justice and a fine upon conviction AND all expenses incurred by the Town of LaSalle for the cleanup plus administrative fees will be added to the PROPERTY TAXES.

TO: Owner Occupant

TAKE NOTICE that the property owned and/or occupied by you,

Situated at 5001 Cummer Lot _____ Plan _____
does not conform to the standards set forth in By-law 7840.

THE INSPECTION REPORT BELOW, AS WELL AS EXCERPTS FROM THE RELEVANT BY-LAW 7840 ON REVERSE SPECIFIES:

- i) The standards required for the maintenance of lands in a clean and clear condition; and
- ii) By-law Compliance Officer's comments of existing site conditions that do not conform to the standards set forth in the said By-Law; and
- iii) The work required for compliance to maintain lands in a clean and clear condition.

COMPLIANCE: YOU ARE HEREBY REQUIRED to comply with this Order by Aug 29/21 failing which the Town of LaSalle may carry out the work and add the costs to the property taxes AND commence a prosecution against you in the Ontario Court of Justice for failing to comply with the Maintenance of Land By-law.

YOU ARE HEREBY REQUIRED TO COMPLY WITH THE FOLLOWING PARTS OF BY-LAW 7840:

(A) Section 2

- (1) To keep grounds, yards or vacant land filled up, drained, clean and cleared up ☒
- (2) To ensure that any boulevard areas of Town-owned opened and assumed road allowances, and all Town-owned unopened and unassumed alleys abutting your property be kept maintained in a clean and clear condition ☒
- (3) To trim or cut grass and/or ground cover to a height of eight inches or less ☒
- (5) To remove/destroy any and all noxious weeds ☒
- (8) To remove standing water ☐
- (9) To maintain swimming pool/hot tub/pond in operating condition and in a good state of repair ☐

Section 3

- (1) To remove any refuse or debris thrown, placed or deposited on private property ☐
- (2) To remove any refuse or debris thrown, placed or deposited on Town property ☐

Section 5

- (1) To keep land clear of all garbage, refuse, domestic waste, industrial waste or any waste material ☐

Section 6

- (1) To remove inoperative or un-plated motor vehicles and any automotive or mechanical parts from property ☐

(B) **AND** the following site requirements specified herein:

DATED this 24th day of August, 20 21 at LaSalle, Ontario.

By-Law Enforcement Officer (white copy) Contravener's (yellow copy)

B. Remond
BY-LAW COMPLIANCE OFFICER

TELEPHONE: 519-969-7770, Extension 1247 TOWN OF LASALLE

MAINTENANCE STANDARDS

Under notice pursuant to By-Law 7840, every owner shall comply with the standards for the maintenance of land in a clean and clear condition as follows:

Section 2

- (1) Every owner shall keep his or her grounds, yard, or vacant land filled up, drained, clean and cleared up.
- (2) Every owner shall maintain in a cleaned and cleared up condition the boulevard area of Town-owned open and assumed road allowances, and all Town-owned and unassumed alleys.
- (3) For the purpose of subsection 2(1) and (2), "clean and cleared up" includes the removal of weeds or grass more than 0.2 metres (8 inches) in height.
- (5) No person shall cause or permit noxious weeds to grow on his or her land.
- (6) Every owner shall keep any private drain located on his or her private property operational and in a good state or repair.
- (7) Every owner shall alter or realign any private drain located on his private property in such a way as may be required by the Inspector.
- (8) Every owner shall keep his or her land free of standing water.
- (9) Every owner shall maintain swimming pools, hot tubs, and artificial pond on his or her private property in operating condition and in a good state of repair.

Section 3

- (1) No person shall throw, place or deposit refuse or debris on private property.
- (2) No person shall throw, place or deposit refuse or debris on Town property.

Section 5

- (1) Every owner shall keep his or her land free and clear of all garbage, refuse, domestic waste, industrial waste or waste material of any kind.
- (2) No person shall use any land within the municipality for dumping or disposing of garbage, refuse, domestic waste, industrial waste or waste material of any kind.

Section 6

- (1) No person shall use any land within the municipality for storing a used motor vehicle that appears by reason of its age, appearance, mechanical condition or lack of license plate to be inoperative or not used, or for storing any automotive or mechanical parts.

Section 7

- (1) The inspector may, by Order delivered to the owner of the Land delivered by personal delivery, or by posting the Order on the land, or by pre-paid first class mail, require the owner to do a matter, thing or action set out in the Order, at the owner's expense, to do the matter, within the time specified in the Order.
- (2) Every Order issued by an Inspector shall identify the land that's the subject of the Order.

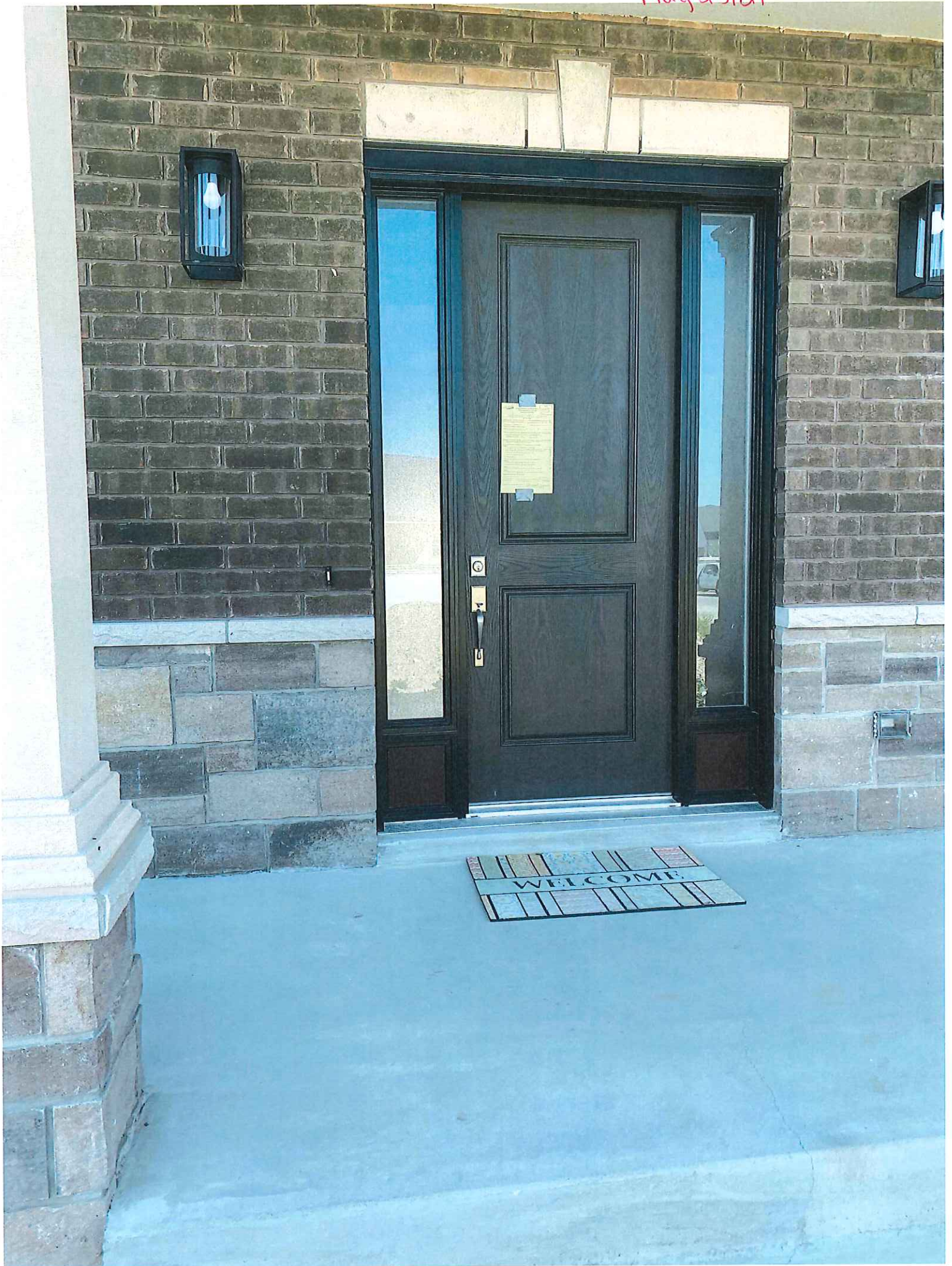
Section 9

- (1) Where the owner is in default of doing the matter, thing or action required to be done by an Order issued under this By-law, the Town may enter upon the land at any reasonable time and do the matter, thing or action at the owner's expense.

NOTE:

- (1) A photocopy of this Order may be offered as evidence against you should you fail to comply with this Order and a prosecution may be commenced against you in the Ontario Court of Justice. A copy of this Order may be obtained or examined at the Department of Development & Strategic Initiatives/By-Law Enforcement, 5950 Malden Road, LaSalle, Monday to Friday (excluding holidays) between 8:30 a.m. and 4:30 p.m.
- (2) If such property maintenance or clearance is not done within the specified time set out in this Order, the Corporation may carry out the work, at the expense of the owner.
- (3) This Order is pursuant to the Municipal Act 2001, S.O. 2001, c.25, as amended, s. 127 and By-law 7840, s.7.
- (4) An administrative fee of \$200.00 will also be added to the property taxes by the Finance Department for all property cleanups.

Aug 25/21





Aug 25/21



04/05/2021

From: [Roxanne Renaud](#)
To: [Lucas Renovations](#)
Subject: FW: 5001 Cremasco
Date: Monday, August 30, 2021 12:21:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Hello,

I need the weeds at 5001 Cremasco (off Donato) cut, see below photographs.

Thanks,

Roxanne Renaud

Compliance Officer

Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4

Phone: 519-969-7770 ext. 1247 Fax: 519-250-0194

Email: rrenaud@lasalle.ca

www.lasalle.ca

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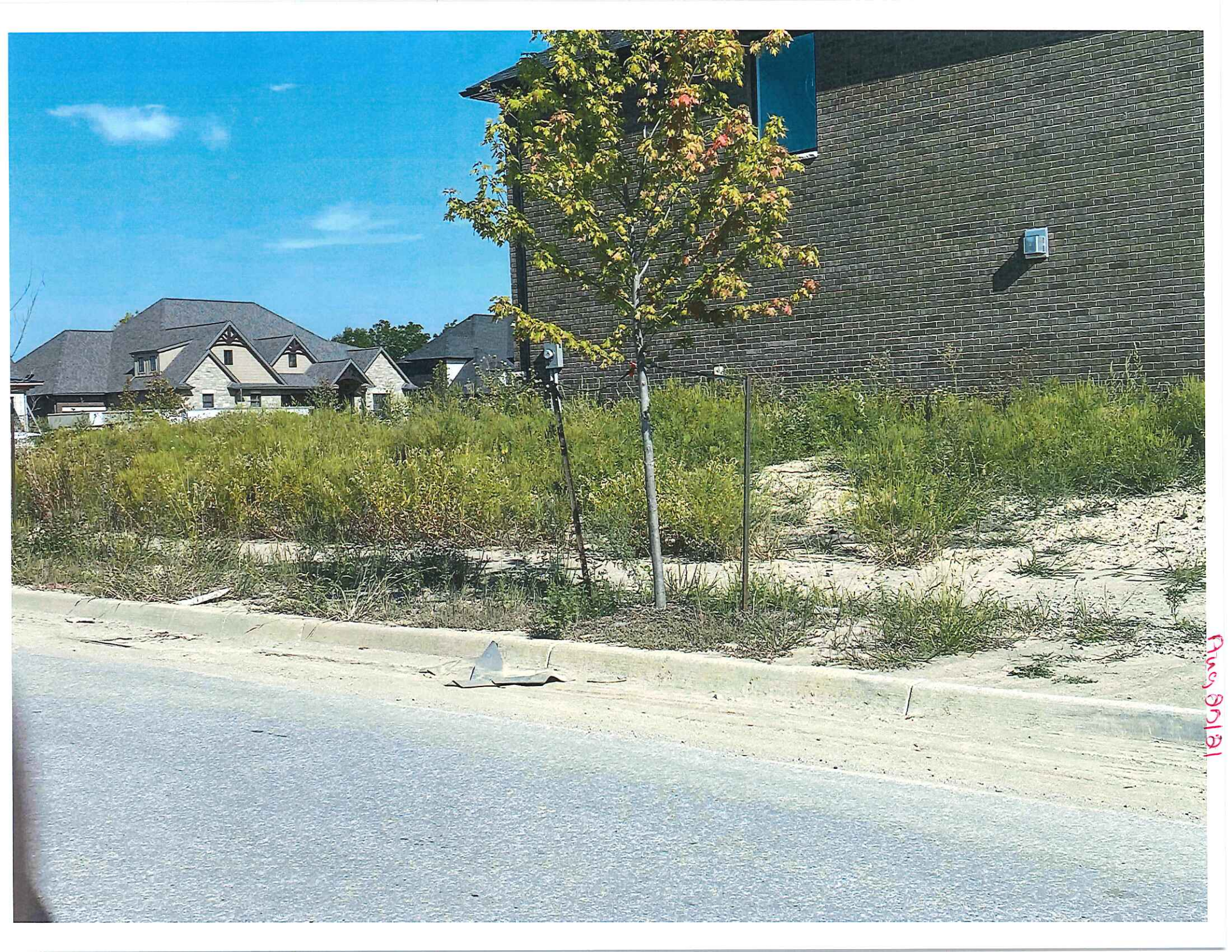
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Sent: Monday, August 30, 2021 9:18 AM

To: Roxanne Renaud <rrenaud@lasalle.ca>

Subject: 5001 Cremasco

CAUTION: This email originated from outside of the organization. Please verify that the sender's name matches the e-mail address in the From: field. Do not click links or open attachments unless you recognize the sender and know the content is safe. REF: nYDLITtcjACbqBae



Aug 2012



2008/3/18/1



Aug 30/21



50 ft x 121



Sept 21, 2011

From: [Roxanne Renaud](#)
To: [Jasmeet Marwah](#)
Cc: [Allen Burgess](#)
Subject: RE: Falling Light Pole
Date: Monday, September 13, 2021 2:22:00 PM
Attachments: [Message from CR DSI Copier.msg](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Jasmeet,

As per our conversation attached is the copy of the work order I keep for my records. You can see that it was issued on August 24, 2021 and the date to complete the work was August 29, 2021

I re-attended your property on August 30, 2021 and our contractor cut the weeds on August 31, 2021.

Thanks,

Roxanne Renaud

**Compliance Officer,
Town of LaSalle**



5950 Malden Road, LaSalle, Ontario N9H 1S4
Phone: 519-969-7770 ext. 1247 Fax: 519-250-0194
Email: rrenaud@lasalle.ca
www.lasalle.ca

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From: Jasmeet Marwah <[REDACTED]>
Sent: Friday, September 10, 2021 10:31 AM
To: Allen Burgess <aburgess@lasalle.ca>; Roxanne Renaud <rrenaud@lasalle.ca>

Cc: Jonathan Osborne <josborne@lasalle.ca>

Subject: Re: Falling Light Pole

Jonathan - As detailed in emails below and in our discussion last week, there is a leaning light pole on Donato (next to my property), which looks dangerous (per my view, my landscape contractors, and my neighbours). However, you mentioned last week that the Town of Lasalle does not deem that to be a potential danger. Given there is no timeline provided by you or the developer (after so many attempts over email, phone call, and personal visit), **I would like Town of Lasalle or the developer to provide a written letter stating that any property liability or personal injury (or death) from this light pole is going to be developer's responsibility.**

Allen and Roxanne - As discussed earlier this week, I saw the attached notice on my door and all my weeds cut down when I came back from a one week trip (a couple of business days). We moved to this house in July and are still trying to find landscapers to do our sod, sprinkler, and landscaping. I now understand the bylaws (given I read through the notice's by-law online), but I have following concerns with this whole process:

- 1) I was not given enough notice to cut my weeds down (the notice was posted and my weeds were cut same day / within a few business days). There is actually no date, name, or any other information on the attached form left on my door. So I don't even know which day the notice was left and when the weeds were cut (maybe they were same day).
- 2) There are 8 houses (including my neighbours) who have long weeds on their yards, so it appears that the complaint was made by someone personally motivated (or retaliation by the developer as I have been complaining about the light pole for months, with no outcomes).
- 3) Due to the leaning pole in the backyard, my family has been cautious about going in our backyard (let alone cleaning out the weeds). I am surprised that a homeowner gets no notice before the weeds are cut down but the developer gets a full pass for months on their dangerous lapses.
- 4) The notice left on my door was attached using a strong duct tape, so when I took it off, it took some paint off my door. Now I need to get my door painted (its a new house).

Overall, I request following two resolutions:

- 1) I should not be charged for the weed cutting or any administrative charge in my taxes or otherwise. I will make sure that the weeds do not grow above 8 inches (I am trying to find a landscaper too).
- 2) There should be a better procedure to let a homeowner know about the town of Lasalle coming to their property to do anything, otherwise it could lead to misunderstanding, and quite honestly, a scare for the homeowner's family. If my kids were home that time, they would not really know what to do and may even have called the police. How can I address this issue to the council / Mayor?
- 3) I also want to bring up to the council / Mayor the favorable treatment the developer is getting on Donato and Cremasco, versus not even a courtesy notice period to the actual residents. Is the Town of Lasalle priority to just adhere to builders / financiers' flexibility versus the actual residents' privacy and sense of belonging (we recently moved to this area and this experience has left us re-thinking our decision).

Thanks

Jasmeet Marwah

Owner and Resident of 5001 Cremasco, Lasalle

On Thu, Jul 29, 2021 at 7:49 AM Peter Marra <pmarra@lasalle.ca> wrote:

Good morning,

I am in receipt of your email. Mr. Jonathan Osborne has been working through this concern for you and he is copied on this email. He is away from the office for the remainder of this week and he returns mid next week. Mr. Osborne can give you a more elaborate response upon his return.

You are correct, it is the developers responsibility to straighten the pole. There are a number of outstanding items on that subdivision we are working with the developer to get taken care, like final lift of asphalt, final clean-up/restoration and taking care of the miscellaneous item such as this pole. We hope the developer will be in there soon to deal with these items, but until we get a confirmed date from the developer it is hard to tell you when it will occur.

I can tell you that it will be fixed, we are just no sure when, but we are pushing for it to occur.

I hope this helps for now.

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer
Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4
Ph: 519-969-7770, ext 1475 Fax: 519-969-4469

Email: pmarra@lasalle.ca
www.lasalle.ca

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-----Original Message-----

From: Jasmeet Singh Marwah <[REDACTED]>
Sent: July 28, 2021 5:29 PM
To: Peter Marra <pmarra@lasalle.ca>
Subject: Falling Light Pole

Hi, I have left a voicemail and many calls to Public Works about this issue. I moved to 5001 Cremasco in Lasalle in June and a light pole on Donato street is heavily reclining towards my backyard. I was told that the developer is supposed to fix it - but no timeline was provided. Please let me know when this is being planned to be fixed by the city or the developer.

Origin: <https://www.lasalle.ca/Modules/contact/search.aspx?s=PXQd1P73tEd5IA5HTgJ5Y3cHjgeQuAleQuAl>

This email was sent to you by Jasmeet Singh Marwah <[REDACTED]> through
<https://www.lasalle.ca>.

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Lucas Renovations

INVOICE

INVOICE NO. 3146
DATE September 7, 2021

TO The Corporation of the Town of LaSalle

5950 Malden Rd
LaSalle, Ontario
N9H 1S4

Property Address	Done By	Date Completed	
5001 Cremasco	LK & DJ & WM	2021-08-31	

DESCRIPTION	UNIT PRICE	HOURS	LINE TOTAL
Cut/trim all tall grass/weeds located throughout the property and remove garbage 3 People for 4 hours each	\$ 50.00	12.00	\$ 600.00
Disposal services charges	22.12	1.00	22.12
ATTN: Roxanne Renaud			

SUBTOTAL	\$ 622.12
HST	80.88
TOTAL	\$ 703.00

Make all checks payable Lucas Renovations*
THANK YOU FOR YOUR BUSINESS!



:0210831_5001 Cremasco (1)



:0210831_5001 Cremasco (2)



:0210831_5001 Cremasco (3)



:0210831_5001 Cremasco (4)



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