

From: [Rebecca Belanger](#)
To: [Darvon Branch](#)
Subject: FW: Site Plan Application (SPC-06-2022) and a Draft Plan of Condominium (37-CD-24006); East of Stocks St., LaSalle
Date: August 21, 2024 4:14:17 PM

[Rebecca Belanger](#)

Manager, Planning Services 519-776-6441 ext. 1325

From: PrimeCities <WSP.PrimeCities@wspdigitalfactory.com>
Sent: August 21, 2024 4:00 PM
To: Rebecca Belanger <RBelanger@countyofessex.ca>; aburgess@lasalle.ca
Subject: Site Plan Application (SPC-06-2022) and a Draft Plan of Condominium (37-CD-24006); East of Stocks St., LaSalle

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8/21/2024

Rebecca Belanger, Allen Burgess

LaSalle
Essex (County)

Attention: Rebecca Belanger, Allen Burgess

Re: Site Plan Application (SPC-06-2022) and a Draft Plan of Condominium (37-CD-24006); East of Stocks St., LaSalle; Your File No. SPC-06-2022,37-CD-24006
Our File No. DTS: 39511 / Circ: 43566

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their

earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP. WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca



CANADA POST
955 Highbury Ave N
London ON N5Y 1A3

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955 Highbury Ave N
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August 22, 2024

REBECCA BELANGER
MANAGER, PLANNING SERVICES
COUNTY OF ESSEX
360 FAIRVIEW AVENUE WEST
ESSEX ON N8M 1Y6

Reference: **37-CD-24006 and Town of LaSalle File No. SPC-06-2022**

Dear Rebecca,

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

- a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

Regards,

Bruno DeSando

Bruno DeSando
CANADA POST CORPORATION
Delivery Planning
955 Highbury Avenue
LONDON ON N5Y 1A3
tel: 519-494-1596
fax: 519-457-5412
e-mail: bruno.desando@canadapost.ca

Lock-Box Assembly Requirements

The complete Canada Post Standards Manual for Builders & Developers can be downloaded at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Compartments Size

- Horizontal lock-box models used in mailrooms must have the following minimums:
 - o Residential compartments must be at least 12.5 x 13.5 cm
 - o Commercial compartments at least 13.5 x 30.5 cm
 - o Parcel compartments at least 30.5 x 30.5 cm
- Vertical lock-box models must have min comp size of 25 x 12.5 cm. (Most models are 40 x 12.7 cm)

Heights

- All lock-box assemblies must be installed in a manner that will not require the delivery employee to reach higher than 170cm or lower than 45cm when delivering to the equipment. With respect to horizontal lock-boxes, the limits above will likely mean that maximum number of compartments that can be included in each column of residential compartments would be eight

Rear-loading Lock-boxes

- Projects with more than 100 units are required to be serviced via a rear-loading lock-box assembly.
- There must be a width of at least 100cm of working space from the back of the boxes to the wall.
- A ledge under the bottom row of boxes is also recommended in rear-loading designs. This ledge is to be directly under the bottom row of boxes (no space between ledge and bottom of boxes) and must stick out at least 20cm from the back of the boxes.
- Mailroom door is required to provide a minimum 81cm opening
- Lighting should be at least 100 lux (measured 75 cm from floor)

Access

- All buildings where the lock-boxes are required to be serviced from inside the building are required to install a Canada Post Crown lock in the building intercom. The intercom is pre-fabricated with an internal housing for the lock. The lock can be obtained from the local deliver supervisor.
- If the building has more than 100 units, a rear-loading lock-box assembly will be installed. The door to the Canada Post delivery area must be fitted with a specific model of deadbolt. This is because Canada Post will supply a key cylinder made specifically for the Canada Post key that will fit inside the deadbolt purchased by the developer.

Numbering

- Compartments should be numbered vertically and left to right on the delivery side of the boxes

101	109	207	→
102	110	208	
103	201	209	
104	202	210	
105	203	301	
106	204	302	
107	205	303	
108	206	304	

Grade-level Components

- If the development includes grade level retail or residential units, please take note that door-to-door delivery will not be provided to these units. Canada Post is happy to install a Community Mailbox to provide service to these units. Please coordinate a location with the Canada Post Delivery Planner for the area. If there is no room on the property for the Community Mailbox, service can be provided via another Community Mailbox in the area. Options to service the units from the tower (lobby) lock-boxes or via a front-loading lock box erected on the outside of the building can also be discussed with the Delivery Planner.

August 29, 2024

Rebecca Belanger
Manager, Planning Services
County of Essex
360 Fairview Avenue West, Suite 302
Essex, Ontario N8M 1Y6

Dear Ms. Belanger:

**RE: Application for Draft Plan of Condominium 37-CD-24006 and Application for Site Plan Control SPC-06-2022; STOCKS ST
ARN 373421000019500; PIN: 705490371
Applicant: WESTVIEW PARK TOWNHOMES INC**

The County of Essex and the Town of LaSalle have received Application for Draft Plan of Condominium 37-CD-24006 together with Application for Site Plan Control SPC-06-2022. The Applicants are proposing to construct a 5-storey standard condominium on Stock Street in LaSalle with a total of 36 residential units.

The following is provided as a result of our review of Application for Draft Plan of Condominium 37-CD-24006 and Application for Site Plan Control SPC-06-2022.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined that this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*). However, due to the scope and scale of the proposal, the applicant will be required to submit an Application for Development Review to ERCA for the proposed works.

We note that this site is located within the Study Area for the Turkey Creek H & H Study and should be designed accordingly.

ERCA has concerns with the potential impact to the quantity and quality of runoff in the downstream watercourse due to the proposed development on this site. ERCA recommends that both the quantity and quality of excess runoff be adequately controlled to avoid any adverse impacts to the downstream watercourse. We therefore

Ms. Belanger
August 29, 2024

request inclusion of the following conditions in the Condominium Agreement:

1. That the condominium agreement, between the Owner and the Municipality, contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority, that stipulate, that prior to obtaining final approval, for any and all phases of the development, that the Owner will finalize an engineering analysis, to identify stormwater quality and quantity measures, as necessary to control any increase in flows in downstream watercourses, in accordance with the *Windsor-Essex Region Stormwater Management Standards Manual* and any other relevant municipal/provincial standards or guidelines, in consultation, with the ERCA;
2. That the condominium agreement between the Owner and the Municipality contain provisions that require that the Owner install the stormwater management measures, for each phase of the development, identified in the final engineering analysis be completed, as part of the development for the site and undertake to implement the recommendations contained therein, to the satisfaction of the Municipality and the Essex Region Conservation Authority;
3. That prior to final approval, the Essex Region Conservation Authority shall require a copy of the fully executed condominium agreement between the Owner and the Municipality, in wording acceptable to the Essex Region Conservation Authority, containing provisions to carry out the recommendations of the final plans, reports and requirements noted above and to obtain a Development Review Clearance for each phase or phases seeking final approval;
4. That prior to undertaking construction or site alteration activities, any necessary permits or clearances be received from the Essex Region Conservation Authority, in accordance with Section 28 of the *Conservation Authorities Act*. If the works are located within an area not regulated by Section 28 of the *Conservation Authorities Act*, then a Development Review Clearance must be obtained from the Essex Region Conservation Authority, prior to undertaking construction or site alteration activities.


Ms. Belanger
August 29, 2024

FINAL RECOMMENDATION

As noted above, the applicant will be required to submit an Application for Development Review to ERCA for the proposed works. Further, we request that a stormwater management plan be designed and implemented to the satisfaction of ERCA and the Municipality.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good
Watershed Planner
/ag

CC: Allan Burgess

