



The Corporation of the Town of LaSalle

Minutes of the Regular Meeting of the Town of LaSalle Council

November 26, 2024

6:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present:

Mayor Crystal Meloche, Deputy Mayor Michael Akpata, Councillor Terry Burns, Councillor Mark Carrick, Councillor Jeff Renaud, Councillor Anita Riccio-Spagnuolo

Members of Council Absent:

Councillor Sue Desjarlais

Administration Present:

J. Milicia, Chief Administrative Officer, P. Marra, Deputy Chief Administrative Officer, J. Astrologo, Director of Council Services/Clerk, G. Beggs, Director of Planning and Development, P. Funaro, Director of Culture & Recreation, R. Hyra, Director of Human Resources, D. Langlois, Director of Finance and Treasurer, J. Osborne, Director of Public Works, E. Thiessen, Director of Fire Service/Fire Chief, K. Brcic, Manager of Planning & Development, M. Cappucci, Manager of Engineering, A. Colucci, Manager of Building Services, CBO, D. Dadalt, Legal Counsel, G. Ferraro, Manager of Finance & Deputy Treasurer, L. Jean, Deputy Clerk, R. Tufts, Council Coordinator, N. Goy, Sergeant, A. Hussain, IS Administrator

A. Opening Business

1. Call to Order

Mayor Meloche called the meeting to order at 6:01 p.m.

2. Land Acknowledgement Statement

The Mayor read the Land Acknowledgement Statement.

3. Moment of Silent Reflection and Playing of National Anthem

B. Adoption of Agenda

261/24

Moved by: Councillor Burns

Seconded by: Councillor Riccio-Spagnuolo

That the November 26, 2024, Regular Council Meeting Agenda be adopted as presented.

Carried.

C. Disclosure of Pecuniary Interest

Deputy Mayor Akpata declared a conflict of interest on item I1(a), Town of Whitewater Region Council Resolution regarding Provincial Police Costs 2025, as he is bound by the *Community Safety and Policing Act, 2019* through his employment and cannot be involved in any matter related to police budgets.

D. Adoption of Minutes

262/24

Moved by: Councillor Carrick

Seconded by: Councillor Renaud

That the Minutes of the Public Planning Meeting held on October 29, 2024, and the Regular Meeting of Council held on November 12, 2024, be adopted as presented.

Carried.

E. Mayor's Comments

Mayor Meloche thanked those who attended the tree lighting ceremony on Friday, November 22nd at the LaSalle Civic Centre. She expressed thanks to all staff for making LaSalle look beautiful not only at the Civic Centre but across the municipality. Lights will be on daily from 5 p.m. until 10 p.m. until January 5th. She noted that there will be Family Fridays, Santa Saturdays, and Sunday Holiday Night Markets at the Event Centre from 5 p.m. until 8 p.m. until December 15th.

Mayor Meloche reminded residents to purchase tickets to Breakfast with Santa, the Mayor, and members of Council which is being held at the Event Centre on Saturday, December 7th. Full details are available on the Town's website.

Mayor Meloche highlighted that on November 21st the Town hosted a well-attended Pre-Budget Open House where residents were able to speak with Administration and members of Council.

Mayor Meloche announced that Wednesday, December 4th is our 2024 Budget Session.

Mayor Meloche stated that along with members of Council, the Town partnered with the Small Business and Entrepreneurship Center to visit and learn about local small businesses on Malden Road and Sprucewood Avenue. The Small Business and Entrepreneurship Center offers free services to support businesses in the region and looks forward to walking with them again to visit other businesses in LaSalle.

Mayor Meloche reminded residents that the final leaf collection is on Saturday, December 7th.

Mayor Meloche shared a special message to all kids in LaSalle regarding Santa's Mailbox. All letters to Santa should be dropped off by December 15th at the Event Centre during Breakfast with Santa, or at a Sunday Holiday Night Market, or at the Vollmer Centre to receive a response back from Santa in time for Christmas. All letters to Santa should include a return address in LaSalle.

Lastly, Mayor Meloche noted that the LaSalle Professional Fire Association along with the LaSalle Fire Association hosted the 1st Annual LaSalle Gives Back

Campaign. She expressed thanks to all of the organizers and volunteers noting that \$65,000 was raised and donated to the LaSalle Food Bank and LaSalle Youth Hangout.

F. Public Meetings and/or Hearings

None.

G. Presentations and Delegations

None.

H. Staff Reports and Correspondence for Council's Action

1. Z-07-2022 Application to Remove the Holding Symbol for 2301 Sandwich West Parkway

G. Beggs, Director of Planning and Development, presented the report.

Scott D'Amore, applicant, delivered a presentation to Council outlining the vision of the development.

263/24

Moved by: Councillor Burns

Seconded by: Councillor Renaud

That the report of the Director of Planning and Development dated October 8th, 2024(PD-36-2024) regarding the request to remove the holding provision from the vacant land on Sandwich West Parkway be received;

And that, Council approves the Applicant's request to remove the holding zone symbol from the subject lands;

And that, Administration prepares a corresponding By-law for adoption once the site plan agreement is properly executed by the Corporation.

Carried.

2. Draft Plan of Condominium Approval Request for Stock Street Condo - File T-03-2024 (County of Essex File 37-CD-24006)

G. Beggs, Director of Planning and Development, presented the report.

Laura Gurr, representing the Board of Directors for the Essex Standard Condominium Corporations No. 206, requested that Council defer the application. Ms. Gurr explained that the Condominium Corporation has concerns which warrant further scrutiny by Administration, and indicated there are outstanding deficiencies with an existing condominium for which this developer is responsible.

264/24

Moved by: Councillor Carrick

Seconded by: Councillor Renaud

That the report of the Manager of Planning and Development dated November 4, 2023 (PD-45-2024) regarding a request for Draft Plan of Condominium Approval for the Stock Street Condo be received;

And that, Council pass a resolution in support of the Applicant's request to grant draft plan approval for the proposed Stock Street Condo (County of Essex File 37-CD-24006) in accordance with the draft drawing prepared

by Verhaegen Land Surveyors (June 7, 2024), subject to including the following draft plan approval conditions;

1. Prior to final approval of the County of Essex, the Owner shall submit and obtain the approval of the Town for the form and content of the Condominium Description and Declaration and the Owner shall incorporate into the Plan and Declaration under Section 7 of the *Condominium Act*, 1998, all right(s)-of-way and easements for vehicular access of private roads and parking areas, on-site traffic circulation, municipal servicing or utility servicing to the satisfaction of the Town.
2. Prior to final approval of the County of Essex, the Owner shall have fully complied with all orders issued pursuant to the *Building Code Act* and shall have completed all work necessary to correct any building deficiencies related to said order to the satisfaction of the Town.
3. That the site plan agreement between the Owner and the Town contains a provision that no occupancy permits will be issued for the building until all building safety requirements have been addressed to the satisfaction of the Town. This includes, but is not limited to, the sprinkler system and fire alarm system being fully certified by a qualified individual satisfactory to the Chief Building Official and Fire Prevention Officer.
4. That prior to final approval by the County of Essex, the Owner shall submit for review and approval by the Town and the County, a draft of the final plan of condominium that satisfies the registration requirements of the Land Registry Office.
5. That prior to final approval by the County of Essex, the Site Plan and Site Plan Agreement between the Owner and the Town be registered against the lands to which it applies, pursuant to the provisions of the *Planning Act*.
6. That prior to the registration of the final plan of condominium all outstanding taxes associated with the property are paid in full to the satisfaction of the Town.

And that, a copy of the Council resolution be forwarded to the Manager of Planning Services for the County of Essex, Ms. Rebecca Belanger, together with a copy of this staff report.

Carried.

3. Emergency Management – All Encompassing By-law

E. Thiessen, Director of Fire Service/Fire Chief, presented the report.

265/24

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Director of Fire Service/Fire Chief dated November 7, 2024 (FIRE-24-07) regarding the Emergency Management – All Encompassing By-law be received;

And that, the Emergency Management Program and Emergency Response Plan By-law be adopted.

Carried.

4. Matchett Bridge Improvements – Contract Award

M. Cappucci, Manager of Engineering, presented the report.

266/24

Moved by: Councillor Burns

Seconded by: Councillor Renaud

That the report of the Manager of Engineering dated October 29, 2024 (PW-38-2024) regarding the Matchett Bridge Improvements – Contract Award be received;

And that, Council award the contract for the Matchett Bridge Improvements to Facca Incorporated for the bid price of \$1,090,765.00, plus HST.

Carried.

5. 2025 Public Works Construction Schedule

M. Cappucci, Manager of Engineering, presented the report.

267/24

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Renaud

That the report of the Manager of Engineering, dated November 3rd, 2024, (PW-34-2024) regarding the 2025 Public Works Construction Schedule be received.

Carried.

6. 2024 Strawberry Festival Post Event and Future Festival Location Report

P. Funaro, Director of Culture and Recreation, presented the report.

268/24

Moved by: Councillor Burns

Seconded by: Councillor Carrick

That the report of the Director of Culture and Recreation dated October 28, 2024 (CR-2024-28) regarding the 2024 Strawberry Festival and future festival location be received;

And that, the festival location remain at the Vollmer Complex until such time as the appropriate infrastructure is available at LaSalle Landing;

And further, that the location of the festival be brought back to Council for consideration once the necessary infrastructure at the waterfront is established.

Carried.

7. Re-appointment of John Wladarski- Essex Power Board

269/24

Moved by: Councillor Riccio-Spagnuolo

Seconded by: Councillor Carrick

Whereas John Wladarksi was appointed as a member of the Essex Power Board of Directors effective January 1, 2021,

And whereas, this appointment is set to expire on December 31, 2024,

And whereas, John Wladarksi has agreed to extend his appointment,

Now therefore be it resolved that John Wladarksi be re-appointed as the lay representative to the Essex Power Board of Directors for the term commencing January 1, 2025, and ending December 31, 2028.

Carried.

I. Consent Agenda

1. Correspondence
 - a. Town of Whitewater Region Council Resolution - Ontario Provincial Police Costs 2025
 - b. Western Ontario Wardens Caucus- Support for Ontario Big City Mayors Caucus, Solve the Crisis Campaign
 - c. Town of Parry Sound- 178 Request Province to Implement a Rural Road Safety Program to Reduce Fatalities and Injuries
2. Procurement- 2024 Third Quarter Report
3. CR-2024-27 Last Call Before Fall Post Event Report
4. LaSalle Fire Service – Q3 2024 Report
5. Summary of Reports to Council

270/24

Moved by: Councillor Carrick

Seconded by: Councillor Burns

That items 2 through 5 on the Consent Agenda for November 26, 2024, be received.

Carried.

Deputy Mayor Akpata declared a conflict in relation to Consent Agenda Item 1(a) and did not participate in the vote of Consent Agenda Items 1(a) through (c).

271/24

Moved by: Councillor Renaud

Seconded by: Councillor Carrick

That items 1(a) through (c) on the Consent Agenda for November 26, 2024 be received.

Carried.

J. Committee Matters

None.

K. Questions and Statements by Council Members

Mayor Meloche noted that many comments were received regarding the operation of the boat ramp.

Deputy Mayor Akapata assumed the Chair.

272/24

Moved by: Mayor Meloche

Seconded by: Councillor Carrick

That Administration prepares a report regarding the functionality of the LaSalle Boat Ramp, how the Town issues season passes, and whether there is an opportunity to reconfigure the parking lot to allow for more parking.

Carried.

Mayor Meloche reassumed the chair.

L. Notices of Motion

None.

M. Closed Session

The Mayor reported that Council met in Closed Session earlier this evening under section 239(2)(f) of the *Municipal Act, 2001* and received legal advice related to a proposed development.

N. By-laws

273/24

Moved by: Deputy Mayor Akpata

Seconded by: Councillor Renaud

That the following By-law be given a first, second, and third reading and finally passed:

8939- A By-law to adopt an Emergency Management Program and Emergency Response Plan and to meet other Requirements under the Emergency Management and Civil Protection Act

Carried.

O. Confirmatory By-law

274/24

Moved by: Councillor Burns

Seconded by: Councillor Riccio-Spagnuolo

That Confirmatory By-law 8941 be given a first, second, and third reading and finally passed.

Carried.

P. Schedule of Meetings

Budget Deliberations, December 4, 2024, 9:00 a.m.

Budget Deliberations, December 5, 2024, 9:00 a.m. (scheduled if additional time is required)

Public Planning Meeting, December 10, 2024, 4:30 p.m.

Regular Council Meeting, December 10, 2024, 6:00 p.m.

Committee of Adjustment, December 11, 2024, 5:00 p.m.

Q. Adjournment

Meeting adjourned at the call of the Chair at 7:35 p.m.

Mayor

Clerk