



## The Corporation of the Town of LaSalle

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<b>Date:</b>	May 1 <sup>st</sup> , 2018	<b>Report No:</b>	PL-32-2018
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figure 1 & 2
	<b>Technical Review Committee</b>		
<b>Prepared By:</b>	Allen Burgess, RPP, MCIP Supervisor of Planning and Development Services		
<b>Subject:</b>	<b>Application for Alley Closing:</b> <b>Application on behalf of:</b> Marino Naclerio and Fotini & Marino Naclerio		
	<b>Location of Application:</b> Alley to rear of Lots 14 to 21, and alongside of Lots 22 to 24, 37 to 39, and Pt Block "A" Registered Plan 1064 and Lot 78, Registered Plan 834, located on west side of Matchette Road, south of Martin Lane		

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### RECOMMENDATION:

That the subject alley be declared surplus as it is not required for municipal purposes.

### REPORT:

This report is intended to provide members of Council with a recommendation regarding a request that has been received to close and purchase a portion of a municipally owned alley. Marino Naclerio and Fotini & Marino Naclerio wish to purchase the alleys located to the rear and side of their lots Matchette Road, to consolidate their ownership, to allow the construction of two dwellings, Figure 2 depicts the consolidated lots.

It is recommended that the alley be disposed of in accordance with Council adopted policies. It is further suggested that the owners would purchase the 12 foot north south alley to the rear of their lots and split the 12 foot by 90 foot portion along the east/west lots. As part of this alley closing the owners will be required to enter into a development agreement to ensure that all of the required municipal infrastructure and services are constructed in keeping with the Town's engineering/development standards. This agreement will also include language pertaining to lot grading, private sanitary sewage systems, driveway approaches, park land levies, contributions and other applicable engineering/site servicing requirements as approved by the Town Engineer. Figure 1 is attached depicting the property that is deemed surplus. The owners will need to complete all Ministry of Natural Resources and Forestry and Essex Region Conservation Authority studies and approvals before an agreement can commence.



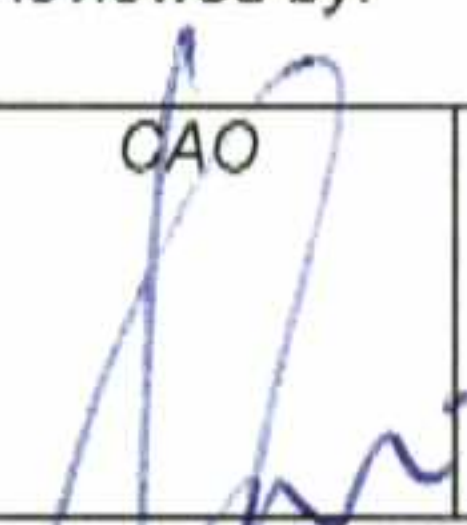
All Applicants are responsible for all land, surveying and legal expenses. The Town Solicitor will follow Council adopted policy and protocol when dealing with the sale and conveyance of the subject property. This matter will be brought back Council prior to the completion of this alley closing process at a public meeting.

Respectfully,



A. Burgess, RPP, MCIP  
Supervisor of Planning and Development Services

Attachment

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



## REQUEST TO CLOSE ALLEY

Mayor and Members of Council  
Town of LaSalle  
5950 Malden Road, LaSalle, Ontario

I/We, MARINO NACLERIO

hereby request that the alley to the rear of my lands known as Lots 14-17, 22-24  
on Registered Plan 921, 834 be closed and sold to me.

It is understood and agreed that the price of the alley is either \$1.00 or \$1.50 per square foot dependent on whether an easement is required by the Town, or as amended by Council By-law from time to time, and that I/We will be responsible for all legal costs attributable to the alley closing and sale, and pay these costs directly to the solicitor appointed by Council.

It is also understood that the Town has not made a site visit of the alley that is/are the subject of this application, and therefore is not aware of the existence of any possible encroachments or structures or other obstructions existing on the subject alley. I/We therefore acknowledge that the Town is not making any representations with regard to the existence or non-existence of any encroachments or structures or obstructions on the subject alley, and I/We hereby agree to accept responsibility for any and all costs that may be incurred with regard to the removal of such encroachments, structures or obstructions, if any, on the subject alley once the transfer of the title to me/us has been completed.

The reasons I/We am/are requesting this alley closing is

COMBINE PROPERTY TO DEVELOPE

I/We am/are in no way bound by the signing of this request to complete this transaction.

DATED FEB 23 / 2018  
at 9:30 A.M. P.M.

Signature

Marino Naclerio

Address

Postal Code

Phone #

ARE YOU COVERED UNDER THE CAW LEGAL SERVICES PLAN?

☐ Yes

☒ No



## REQUEST TO CLOSE ALLEY

Mayor and Members of Council  
Town of LaSalle  
5950 Malden Road, LaSalle, Ontario

I/We, MARINO NACLERIO & FOTINI NACLERIO  
hereby request that the alley to the rear of my lands known as Lots 18-21 & 78, 37-39 & pt  
on Registered Plan 921, 834 be closed and sold to me. BLK  
A

It is understood and agreed that the price of the alley is either \$1.00 or \$1.50 per square foot dependent on whether an easement is required by the Town, or as amended by Council By-law from time to time, and that I/We will be responsible for all legal costs attributable to the alley closing and sale, and pay these costs directly to the solicitor appointed by Council.

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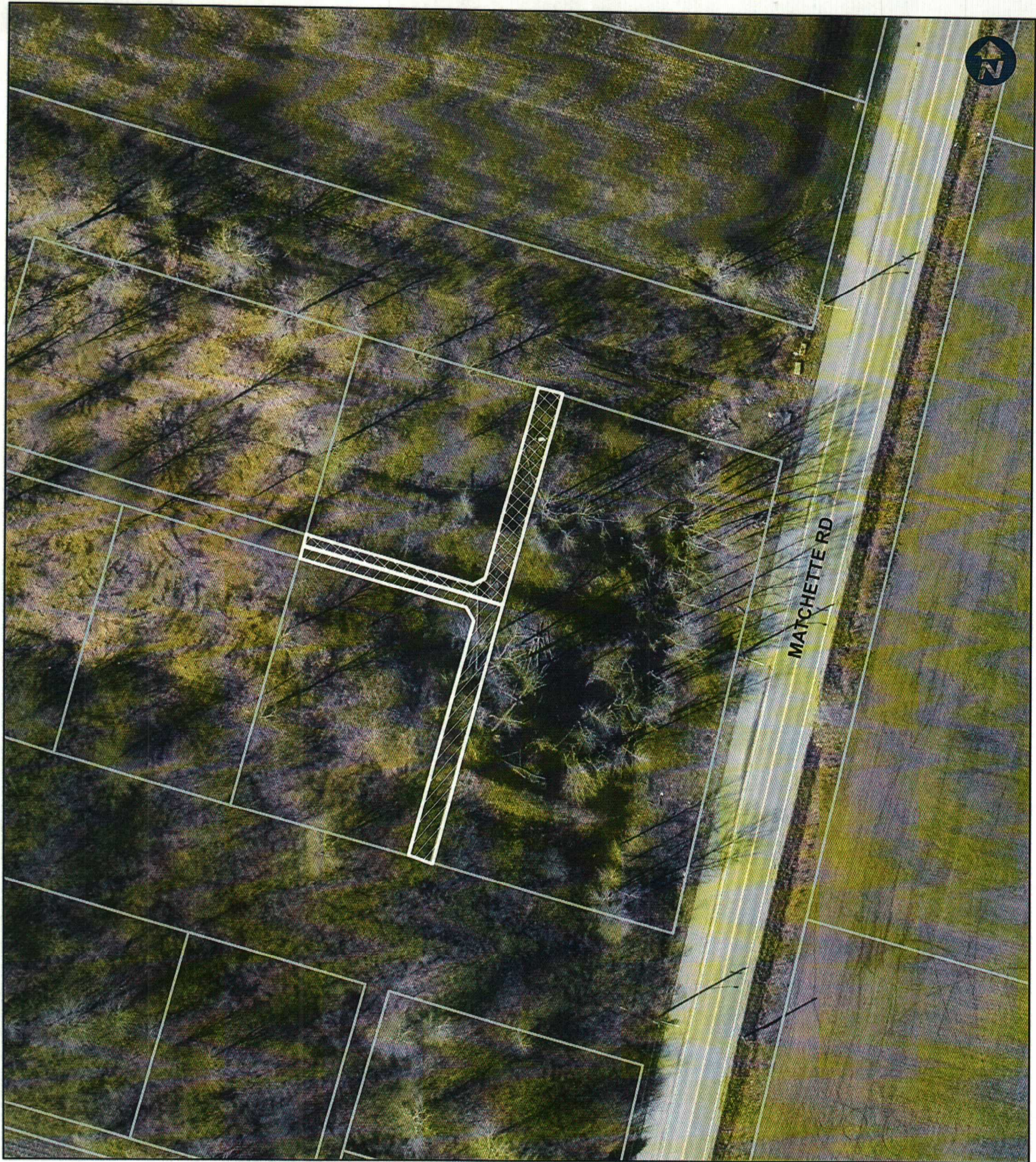
Phone #

ARE YOU COVERED UNDER THE CAW LEGAL SERVICES PLAN?

☐ Yes

☒ No






Legend:

-  Plan 921 lots 18-21, 37-39  
Plan 834 lot 78
-  Plan 921 lots 14-17 and 22-24

Title: **FIGURE 1 - KEY PLAN**

	Scale: 1:400	File No: Alley Closing
	Prepared For: Planning Dept.	Applicant: Marino Naclerio
	Prepared By: DSI	Date: May 1, 2018
	Notes: This document is not a Legal Plan of Survey.	





Legend:



**Subject Lands**

Title:

## FIGURE 2 -LOTS



Scale: 1:400

File No: Alley Closing

Prepared For: Planning Dept.

Applicant: Marino Naclerio

Prepared By: DSI

Date: May 2, 2018

Notes: This document is not a Legal Plan of Survey.