



Clerk's Note: A written submission has been received from Karl Tanner, Dillon Consulting, dated July 13, 2020 in response to Report DS-18-2020, has been added as a supplementary item to the July 14th Regular Meeting of Council.



File No.: 16-3967

July 13, 2020

Town of LaSalle
5950 Malden Road
LaSalle, ON
N9H 1S4

Attention: Mr. Larry Silani, MCIP RPP
Director, Development & Strategic Initiatives

3200 Deziel Drive
Suite 608
Windsor, Ontario
Canada
N8W 5K8
Telephone
519.948.5000
Fax
519.948.5054

Council Meeting – July 14, 2020
Sterling Lakes – Plan of Subdivision
Request to designate certain lands as Class 4 under NPC-300 Noise Guidelines
Zoning Bylaw Amendment to permit Traditional Neighbourhood Residential, Mixed
Use, Institutional and Recreational Land Uses
Lands Outside the Plan of Subdivision - Zoning Bylaw Amendment to permit
Traditional Neighbourhood Centre One (as amended) Land Uses

Dear Larry:

On behalf of our client, Sterling Lakes LP, further to our previous submissions to the Town on various matters related to the Sterling Lakes Subdivision approval process, we are confirming our support for the administrative report DS-18-2020 and Bylaws 8444 and 8446.

We respectfully request that Council approve the recommendations contained in Report DS-18-2020 designating the lands within 300m of the Propower property, both within and outside the Plan of Subdivision, as Class 4 under the MECP NPC-300 Guidelines. Council's support of the request allows our client to meet Condition 8 in the of Draft Plan of Subdivision approval and confirms our client's commitment to registered warning clauses on title.

In addition, we respectfully request that Council approve Bylaw 8444 which amends the zoning of the lands outside of the Plan of Subdivision but adjacent to Propower to site specific Neighbourhood Commercial excluding sensitive land uses and that Council approve Bylaw 8446 which amends the zoning of lands within the Plan of Subdivision. The proposed zoning allows for a mix of single, semi-detached, townhome and multi-residential development. Along with mixed use development along the Laurier Parkway Corridor and the creation of two new parks, multi-use trails system, a school



site and stormwater management facilities to meet the new and enhanced requirements for the storage and release of stormwater.

We understand that the July 14, 2020 Council Meeting is virtual and have full confidence in administration to provide clarity to Council. However, if required, we are available to answer any Council questions.

Feel free to contact the undersigned at your convenience.

Sincerely,

DILLON CONSULTING LIMITED

Karl Tanner
KDT:dt

cc: Laura Fanelli – Sterling Lakes LP
Kim Mullin – Wood Bull LLP