The Corporation of the Town of LaSalle

Date:	August 14, 2017	**Report No:**	DS-49-2017
Directed To:	Mayor and Members of Council	**Attachments:**	Correspondence Dated August 9, 2017, and Staff Report DS-42-2017
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M. Pl., MCIP, RPP, Director of Development & Strategic Initiatives P. Marra, P. Eng. Director of Public Works	**Policy References:**	
Subject:	Request to Amend the Approval Granted By Council on July 25, 2017 to: (i) a Redline Revision for Phase 3c of the Seven Lakes Homes Ltd. Subdivision, located in the Bouffard Planning District – Block 213 in the Draft Approved Plan of Subdivision (File No. 37-T-04001); (ii) an application to remove the holding zone symbol for Phase 3c (Our File No. Z-13-2017 and T-02-2017)		

RECOMMENDATION:

That Council pass a resolution concurring with the Applicant's request to grant approval to a revised redline revision to the existing Draft Approved Plan of Subdivision for Phase 3c of the Seven Lakes Homes Ltd Subdivision, in accordance with the revised plan prepared by Verhagen, Stubberfield, Hartley, Brewer, Bezaire Inc., Ontario Land Surveyors, dated August 3, 2017; and

A copy of this Council Resolution should be forwarded to the Manager of Planning Services for the County of Essex, Mr. Bill King, together with a copy of this Staff Report and a copy of the August 3, 2017 redline revision plan of subdivision.

That Council pass a resolution concurring with the Applicant's request to remove the holding zone symbol from the Phase 3c lands (based on the revised redline revision, dated August 3, 2017), and that Town Staff be authorized to prepare a by-law to remove the holding symbol from the Phase 3c lands, once:

- the County of Essex grants approval to the Applicant's revised redline revision for the Phase 3c lands:
- the Applicant's Engineering Consultant has provided the necessary Stormwater Management and Floodplain Management documentation to the satisfaction of ERCA and to the Town Engineer; and
- engineering drawings are submitted and approved by the Town Engineer, and the corresponding subdivision agreement is prepared and executed for the Phase 3c lands.

REPORT:

On August 9, 2017, the Owner of the subject lands (Mr. Ralph Meo) submitted correspondence (copy attached), requesting that Council grant approval to a revised red-line revision for Phase 3c of the Seven Lakes subdivision --- for the reasons as set out in his attached correspondence.

Exhibit 4 attached, is the August 3, 2017 revised red-line revision, and Exhibit 2 is a drawing that depicts this revision in greater detail.

We have attached a copy of our original July 18, 2017 Staff Report, for background information purposes.

Town Staff have reviewed Mr. Meo's request, and we are in support of the changes being requested. These changes will result in an orderly and appropriate road and lotting plan, and will create additional semi-detached and single-detached residential building lots that are in keeping with the lots that have already been created in the Seven Lakes development. All new lots proposed are designed with a proper size and shape that will allow builders to fully comply with the Town's TND-R1 zone category.

As noted in the original Staff Report, further documentation to demonstrate that all required Stormwater Management and Floodplain Management requirements for the Phase 3c lands are being met will need to be provided by the Applicant. It is our understanding that the Applicant is taking steps to complete the required engineering work to prepare the necessary documentation that can then be submitted and reviewed by ERCA and Town Engineering Staff.

In addition, their engineering consultants will be submitting servicing drawings for the Phase 3c lands, to be reviewed/approved by the Town Engineer.

A corresponding subdivision agreement will be required to be prepared and entered into before the holding zone by-law can be adopted. Any additional conditions that may be imposed by ERCA with respect to Stormwater Management and/or Floodplain Management will be included as part of this subdivision agreement.

Yours truly,

Larry Silani, M.Pl., MCIP, RPP
Director of Development & Strategic Initiatives

P. Marra, P. Eng.
Director of Public Works

Attachments

Reviewed by:						
CAO	*Finance*	*Clerk*	*Public Works*	*Development & Strategic Initiatives*	*Culture & Recreation*	*Fire*

MEO & ASSOCIATES INC.

Architectural & Engineering Consultants, Project Managers

3600 Seven Lakes Drive, Suite 200 | LaSalle, Ontario, Canada N9H 0E5 | tel 519-250-8088 | fax 519-250-8070
web www.meogroup.net | e-mail rmeo@meoassociates.com

RE: Seven Lakes Estates, Phase 3C, Town of LaSalle
Approved Draft Plan Redline Amendment

TO: LARRY SILANI

2017-08-09
Via email only

Dear Larry,

On July 17, 2017 town council approved a redline amendment to the Draft Plan for Seven Lakes Estates, so that we could go ahead with our Phase 3C as per the attached Exhibit 1.

We have now had the opportunity to further consider the plan's details, and also to consult some more with interested parties. As a result, we hereby request that the Development Plan approved by council on July 17 (being Exhibit 1) be replaced with the attached Development Plan in Exhibit 2. The reasons for this request are as follows:

1. The circulation of the street traffic is significantly improved.
2. By fixing the locations of the driveways for lots 4-6 and 10-13, merging conflicts at the curb are greatly reduced.
3. This revised plan enlarges Block 25, which will be conveyed to the golf course. This improves the preservation and survival of the mature trees and provides greater safety for the residents from errant golf balls.
4. The total number of units does not change and remains at 249 total. But the Phase 3C mix has changed from 24 single lots to 18 single and 6 semi-detached lots; this provides a better housing mix to address the needs of a larger demographic, consistent with previous phases.

Also attached is the Draft Plan with this redline request included.

Thank you for your assistance.

Yours truly,

MEO & ASSOCIATES INC.

PER: Raffaele Meo, P.Eng., P.E.
Encl.

Copy to: Frank Fazio

EXHIBIT 1

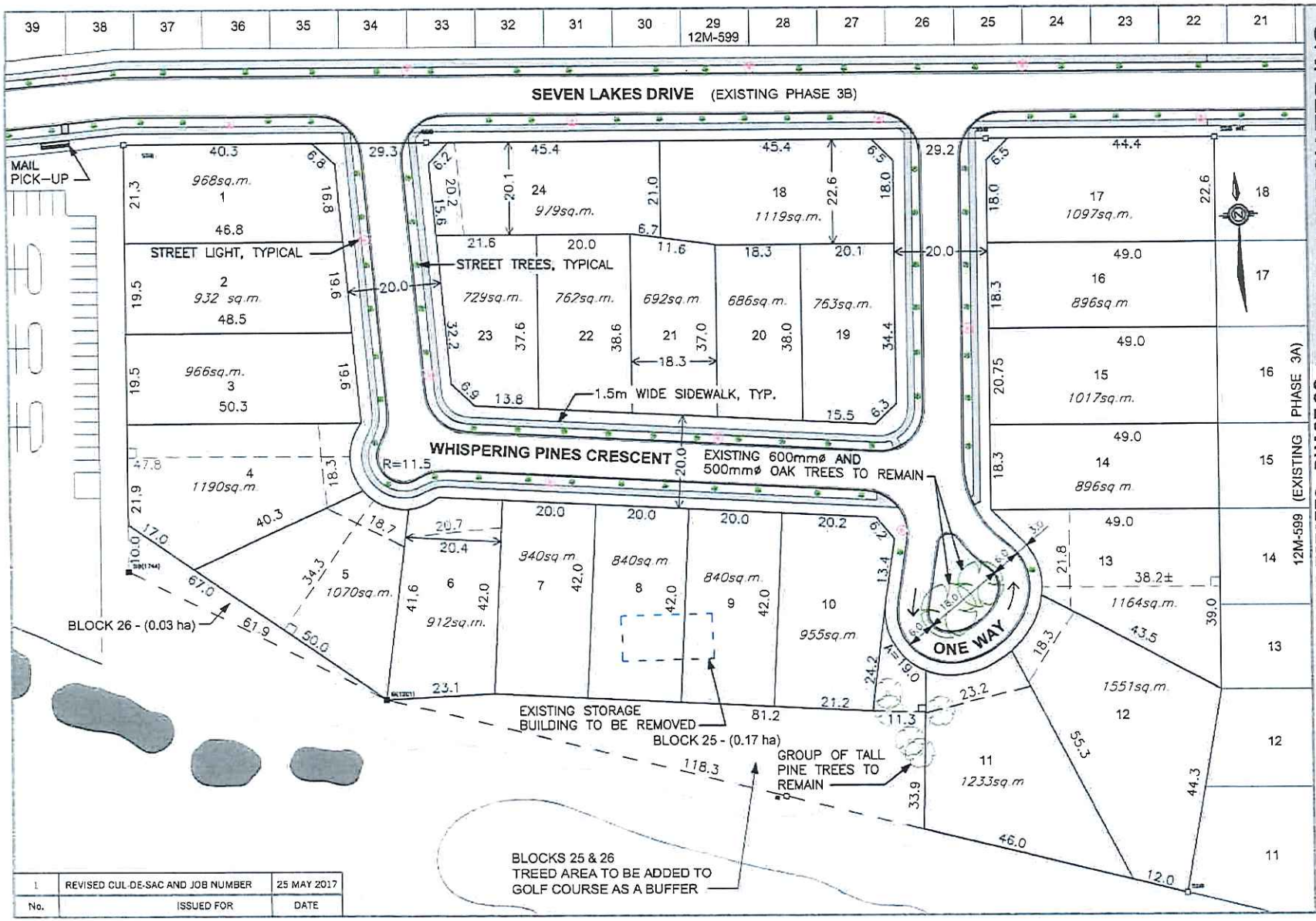
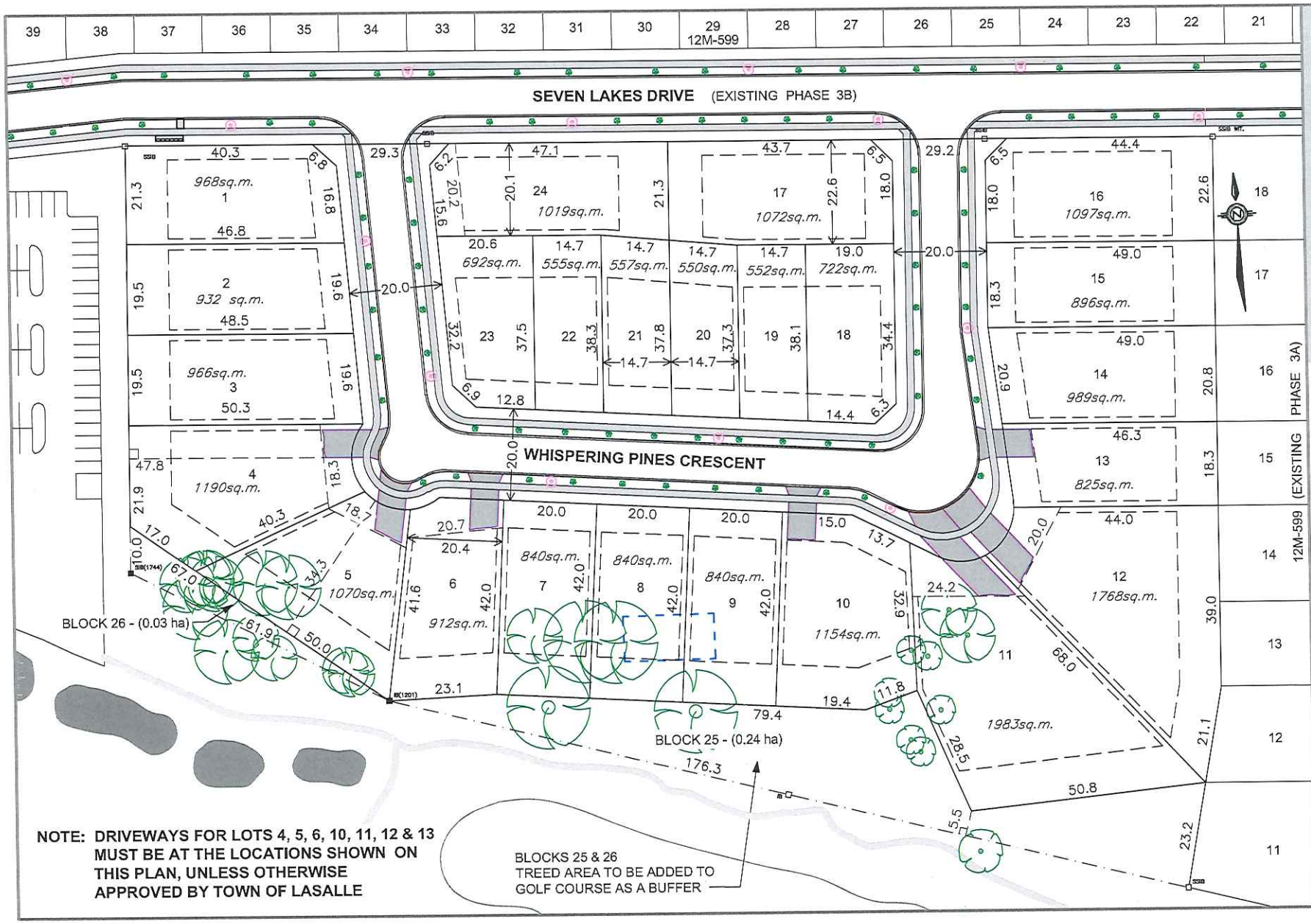


EXHIBIT 1

EXHIBIT 2



MEO & ASSOCIATES INC.
Architectural & Engineering Consultants
3600 Seven Lakes Drive, Suite 200, LaSalle, Ontario, N9H 0E5, Canada
TEL: (519) 250-8088 FAX: (519) 250-9070
WEB SITE: www.meogroup.net
EMAIL: meo@meoassociates.com

PROJECT: **SEVEN LAKES ESTATES - PHASE 3C**
WHISPERING PINES CRESCENT, LASALLE, ONTARIO

SHEET TITLE: **DEVELOPMENT PLAN OPTION 2**

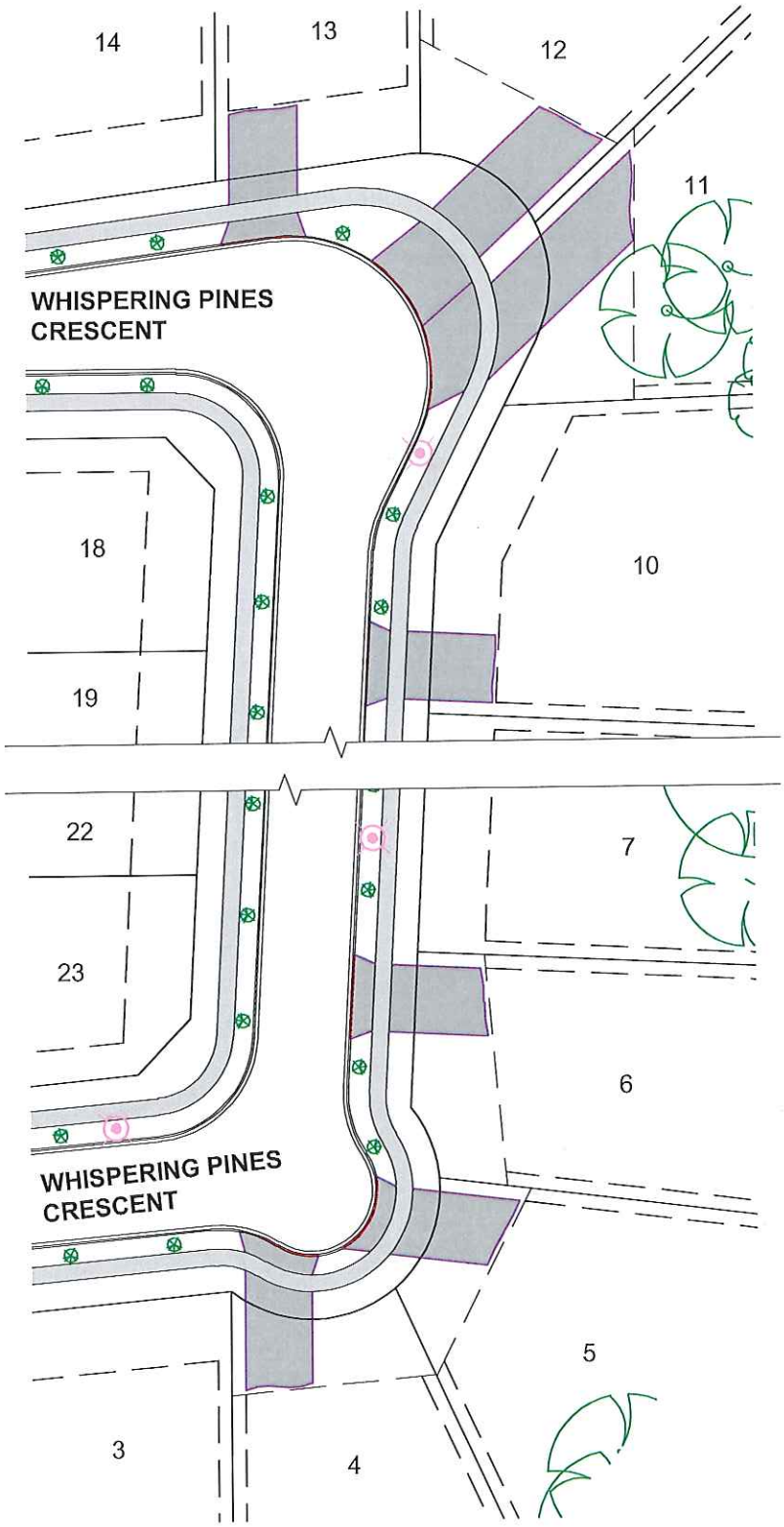
SCALE: 1:750
AUTOCAD REF.: 4720 - Ph 3C - 2017 Opt 2-2
DATE: AUGUST 3, 2017
PROJECT No.: **4720**

4720 Ph3C – 2017 Opt 2-2.dwg, (Ph3C) Aug 09, 2017 – 1:27pm

EXHIBIT 2

EXHIBIT 3

SCHEDULE

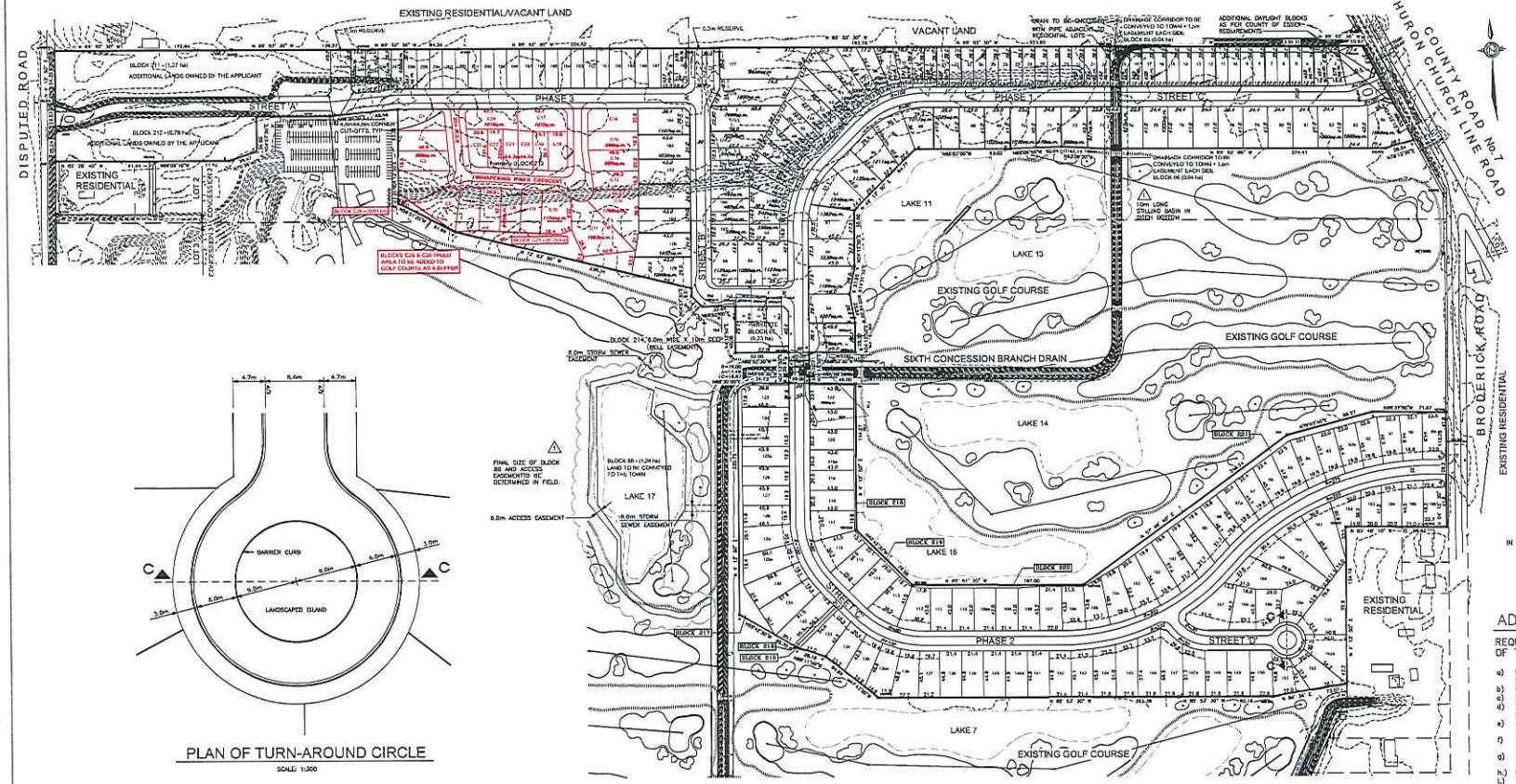


MANDATORY DRIVEWAY LOCATION FOR LOTS 4, 5, 6, 10, 11, 12 & 13

PROJECT No:	AUTOCAD REF.:	SCALE:	
4720	4720 Ph3C - 2017 Opt 2-2 DATE: AUGUST 3, 2017	1:500	MEO & ASSOCIATES INC. Architectural & Engineering Consultants

4720 Ph3C – 2017 Opt 2–2.dwg, (Schedule) Aug 09, 2017 – 1:15pm

EXHIBIT 4

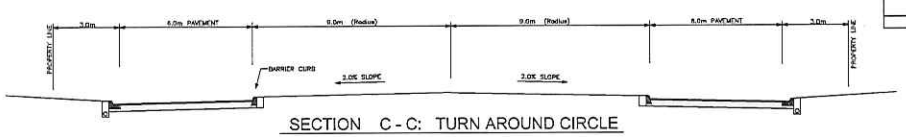


PLAN OF TURN-AROUND CIRCLE

SCALE: 1:300

BLOCKS 215 AND 216 ARE FOR A DRAINAGE EASEMENT TO THE MUNICIPALITY

BLOCKS 217 TO 221 INCLUSIVE ARE FOR CONVEYANCE TO THE ADJACENT GOLF COURSE FOR INCREASED BUFFER



SECTION C - C: TURN AROUND CIRCLE

SCALE: 1:100

TABLE 'A' - DWELLING UNIT COUNT - 2015 - Rev'd 2017					
REGISTERED PLAN	LOT OR BLOCK	SIZE	SINGLE DETACHED	SEMI-DETACHED	TOTAL UNITS
Phase 1					
12M-557	1-3		2	0	
	4-53		0	42	
	54-84		31	0	
	Total Phase 1		33	42	75
Phase 2					
	2A: 1-44		44	0	
	2B: 45-88		44	0	
	Total Phase 2		88	0	88
Phase 3					
12M-599	3A: 1-20		12	8	
	3B: 21-40		0	20	
12M-604 (12R-2616!)	3D: Block 1	1.27 ha	13	0	
	3D: Block 2	0.78 ha	9	0	
	3C: C1-C24		18	6	
	Total Phase 3		52	34	86
TOTAL ALL PHASES			173	76	249

RELEVANT INFORMATION

I	Total No. Of Lots (173 DETACHED AND 76 SEMI-DETACHED UNITS)	~~SEE TABLE 'A'~~ 249
II	Lot & Block Area	AS SHOWN ON THE PLAN e.g. 1076sq.m.
III	Total Lot & Block Area	~~24.41 ha~~ 23.2 ha
IV	Road R.O.W.	~~5.74 ha~~ 6.2 ha
V	Blocks(83-87, 214) Area (C23, C24) (215-221)	~~0.31 ha~~ 1.1ha
VI	Total Land Area	30.5 ha
VII	Pond Block(88) Area	1.24 ha

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM

SEVEN LAKES ESTATES LTD

SIGNED

SIGNED

DATED JAN. 13-06

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM

SEVEN LAKES HOMES LTD

SIGNED

SIGNED

DATED DEC. 15, 2005

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATED June 25, 2015

SIGNED Roy Simone

ROY SIMONE
ONTARIO LAND SURVEYOR
FOR VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATED Feb. 26, 07

SIGNED Roy Simone

ROY SIMONE
ONTARIO LAND SURVEYOR
FOR VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC

KEY PLAN

SCALE: 1:10000

DRAFT PLAN

OF THE SUBDIVISION OF PART OF

PART OF LOTS 2 AND 3
CONCESSION 3
IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH WEST
NOW IN THE TOWN OF LASALLE
DESIGNATED AS PARTS
1, 2, 4, 7, 8, 9, 13, 14, 15, 24, 25, 26, 27
PLAN 12R-20502
COUNTY OF ESSEX, ONTARIO
SCALE = 1:2000

ADDITIONAL INFORMATION

REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

a) BOUNDARIES AND SURVEYOR'S CERTIFICATE AS SHOWN ON THE PLAN
b) HIGHWAY WIDTHS AS SHOWN ON THE PLAN
c) SEE KEY PLAN
d) SINGLE FAMILY OR SEMI-DETACHED RESIDENTIAL LOTS
e) SEE PLAN FOR EXISTING USE OF ADJOINING LANDS
f) SEE PLAN FOR APPROXIMATE DIMENSIONS AND LAYOUT OF PROPOSED LOTS.
g) NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE PLANS
h.) PIPED MUNICIPAL WATER AVAILABLE
i.) BROOKSTON CLAY-LOW POROSITY
k.) PAVED ROADWAY, PIPED MUNICIPAL WATER, HYDRO, SANITARY SEWER TO BE INSTALLED BY DEVELOPER, GAS MAIN AND TELEPHONE CABLE TO BE INSTALLED BY OTHERS
l) NO RESTRICTIONS

REVISED

This draft plan of subdivision is approved under section 51 (31) of the Planning Act on the 22nd day of December, 20 07

William D. Riley
WILLIAM D. RILEY, MCIP, RPP
Manager, Planning Services
County of Essex

MEO & ASSOCIATES INC.
Architectural & Engineering Consultants
2455 McDougall Street, Suite 500, Windsor, Ontario, N8X 3N8
TEL: (519) 250-0000 FAX: (519) 250-0070
WEB SITE: www.meoarchitects.com E-MAIL: info@meoarchitects.com

SEVEN LAKES ESTATES

DISPUTED ROAD, LASALLE, ONTARIO

DRAFT PLAN OF SUBDIVISION

PROJECT:

SHEET TITLE:

SCALE: 1:2000

AUTOCAD REF: 4588 Layout Rev10

DATE: NOVEMBER 12, 2003

PROJECT No: 4588

SHEET No: 1 OF 1

No.	REVISIONS	DATE	APPROVED
8	ADDED BELL EASEMENT BLOCK # 214	1 NOV 07	
5	REVISED TABLE A, BLOCK 83, BLOCK 87, DAYLIGHT CORNERS	11 OCT 07	
4	REVISED AS PER PLANNING ACT SEC 51(17)	23 FEB 07	
3	LOT NUMBERS REVISED	17 JAN 07	
2	REVISED AS PER TOWN'S SEPT 14, 2006 COMMENTS	14 SEP 06	
1	REVISED AS PER TOWN'S AND CRCA'S JAN 9, 2006 COMMENTS	13 JAN 06	
	FILED WITH DRAFT PLAN APPLICATION	19 DEC 03	

No.	REVISIONS	DATE	APPROVED
10	REVISED RED-LINE FOR PHASE 3C	03 AUG 2017	
9	RED-LINE FOR PHASE 3C	01 JUN 2017	
8	RED-LINE FOR PHASE 2 - TOWN COMMENTS	25 JUN 2015	
7	RED-LINE FOR PHASE 2	25 MAY 2015	

DESIGNED BY: R.M.

CHECKED BY:

DRAWN BY: I.A.Z.

(*) Attachment to August 14, 2017 Staff Report.

The Corporation of the Town of LaSalle

Date:	July 18, 2017	**Report No:**	DS-42-2017
Directed To:	Mayor and Members of Council	**Attachments:**	Figures 1 to 3
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M. Pl., MCIP, RPP, Director of Development & Strategic Initiatives P. Marra, P. Eng. Director of Public Works	**Policy References:**	
Subject:	Request to Grant Approval to: (i) a Redline Revision for Phase 3c of the Seven Lakes Homes Ltd. Subdivision, located in the Bouffard Planning District – Block 213 in the Draft Approved Plan of Subdivision (File No. 37-T-04001); (ii) an application to remove the holding zone symbol for Phase 3c (Our File No. Z-13-2017 and T-02-2017)		

RECOMMENDATION:

That Council pass a resolution concurring with the Applicant's request to grant approval to a redline revision to the existing Draft Approved Plan of Subdivision for Phase 3c of the Seven Lakes Homes Ltd Subdivision, in accordance with the revised plan prepared by Verhagen, Stubberfield, Hartley, Brewer, Bezaire Inc., Ontario Land Surveyors, dated June 1st, 2017; and

A copy of this Council Resolution should be forwarded to the Manager of Planning Services for the County of Essex, Mr. Bill King, together with a copy of this Staff Report and a copy of the June 1st, 2017 redline revision plan of subdivision.

That Council pass a resolution concurring with the Applicant's request to remove the holding zone symbol from the Phase 3c lands, and that Town Staff be authorized to prepare a by-law to remove the holding symbol from the Phase 3c lands, once:

- the County of Essex grants approval to the Applicant's redline revision for Phase 3c:
- the Applicant's Engineering Consultant has provided the necessary Stormwater Management and Floodplain Management documentation to the satisfaction of ERCA and to the Town Engineer; and
- engineering drawings are submitted and approved by the Town Engineer, and the corresponding subdivision agreement is prepared and executed for the Phase 3c lands.

REPORT:

Draft Plan Approval was originally granted to this residential plan of subdivision by the County of Essex on January 25, 2007. Since that time, extensions have been granted and draft approval has now been extended by the County of Essex until January 25, 2019.

The last remaining Phase within the Seven Lakes residential subdivision is Phase 3c. It affects Block 213 in the existing Draft Approved Plan of Subdivision (approx.. 3.3 ha of land – see Figure 1). The Applicant is proposing to create a new internal public road within this phase, and to create and develop 24 new single detached residential building lots (see Figure 2).

In response to changing market conditions the developer has requested a relotting of this draft approved plan of subdivision as depicted on the attached redline revised plan, dated June 1, 2017 (Figure 3).

All new lots proposed are designed with a proper size and shape that will allow builders to fully comply with the Town's TND-R1 zone category.

Town Staff have reviewed this revised plan and we support the changes being requested, with the County of Essex being formally requested to amend their existing conditions of draft plan approval to correspond to this redline revision.

ERCA Staff have advised Town Staff that the Applicant will need to provide further documentation to demonstrate that all required Stormwater Management and Floodplain Management requirements for the Phase 3c lands are being met. In addition, the Applicant's Engineering Consultant will need to submit servicing drawings for the Phase 3c lands, to be approved by the Town Engineer. A corresponding subdivision agreement will be required to be prepared and entered into before the holding zone by-law can be adopted. Any additional conditions that may be imposed by ERCA with

respect to Stormwater Management and/or Floodplain Management will be included as part of this subdivision agreement.

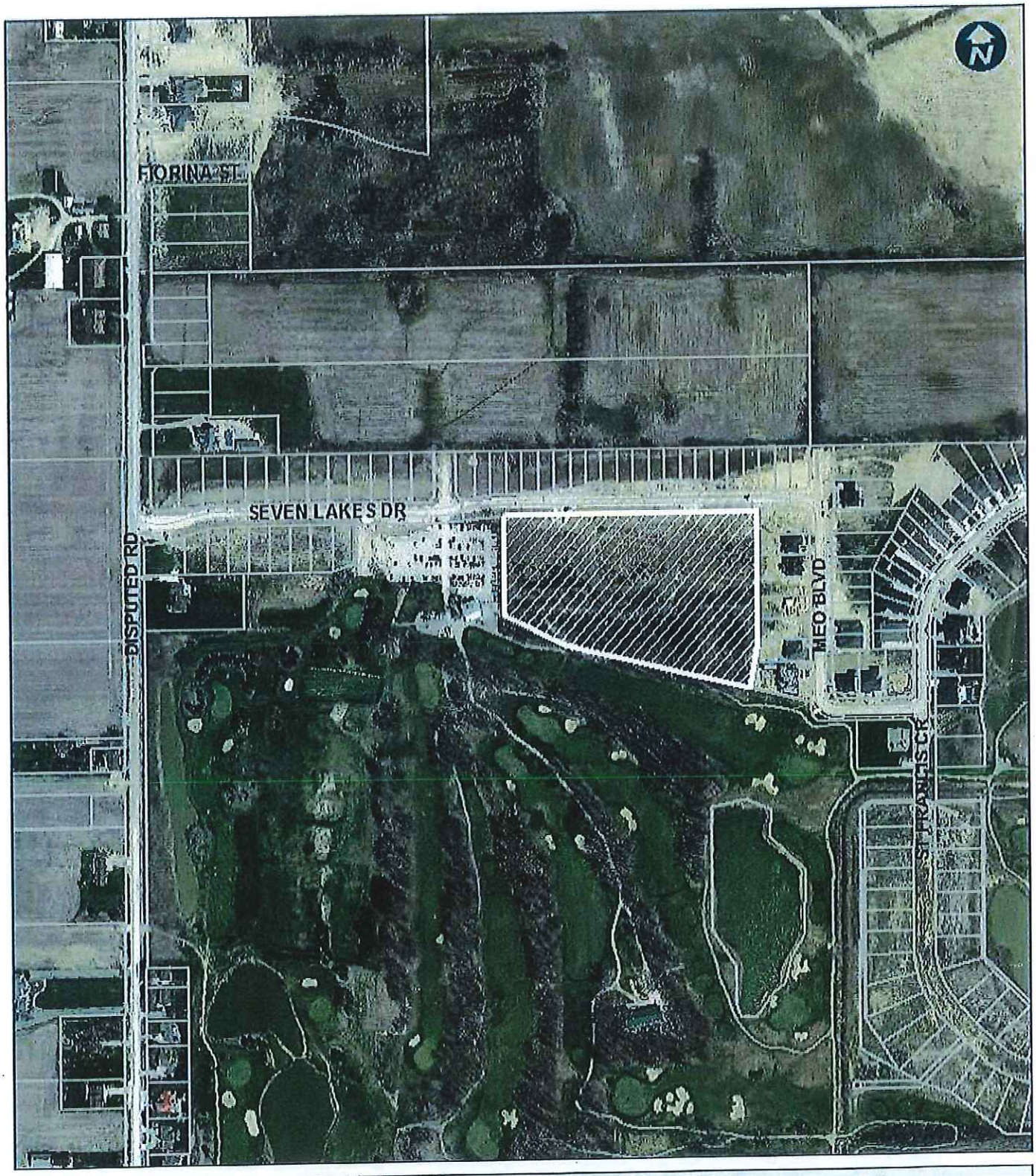
Yours truly,

Larry Silani, M.Pl., MCIP, RPP
Director of Development & Strategic Initiatives

P. Marra, P. Eng.
Director of Public Works

Attachments

Reviewed by:						
CAO	*Finance*	*Clerk*	*Public Works*	*Development & Strategic Initiatives*	*Culture & Recreation*	*Fire*



Legend:

Subject Lands

Title:

FIGURE 1 - KEY PLAN

Scale:	1:2500	File No:	Z-13/17 & T-02/17
Prepared For:	Planning Dept.	Applicant:	Seven Lakes Homes
Prepared By:	Finance Department GIS Services	Date:	January 7, 2015
Notes:	This document is not a Legal Plan of Survey.		

FIGURE 2

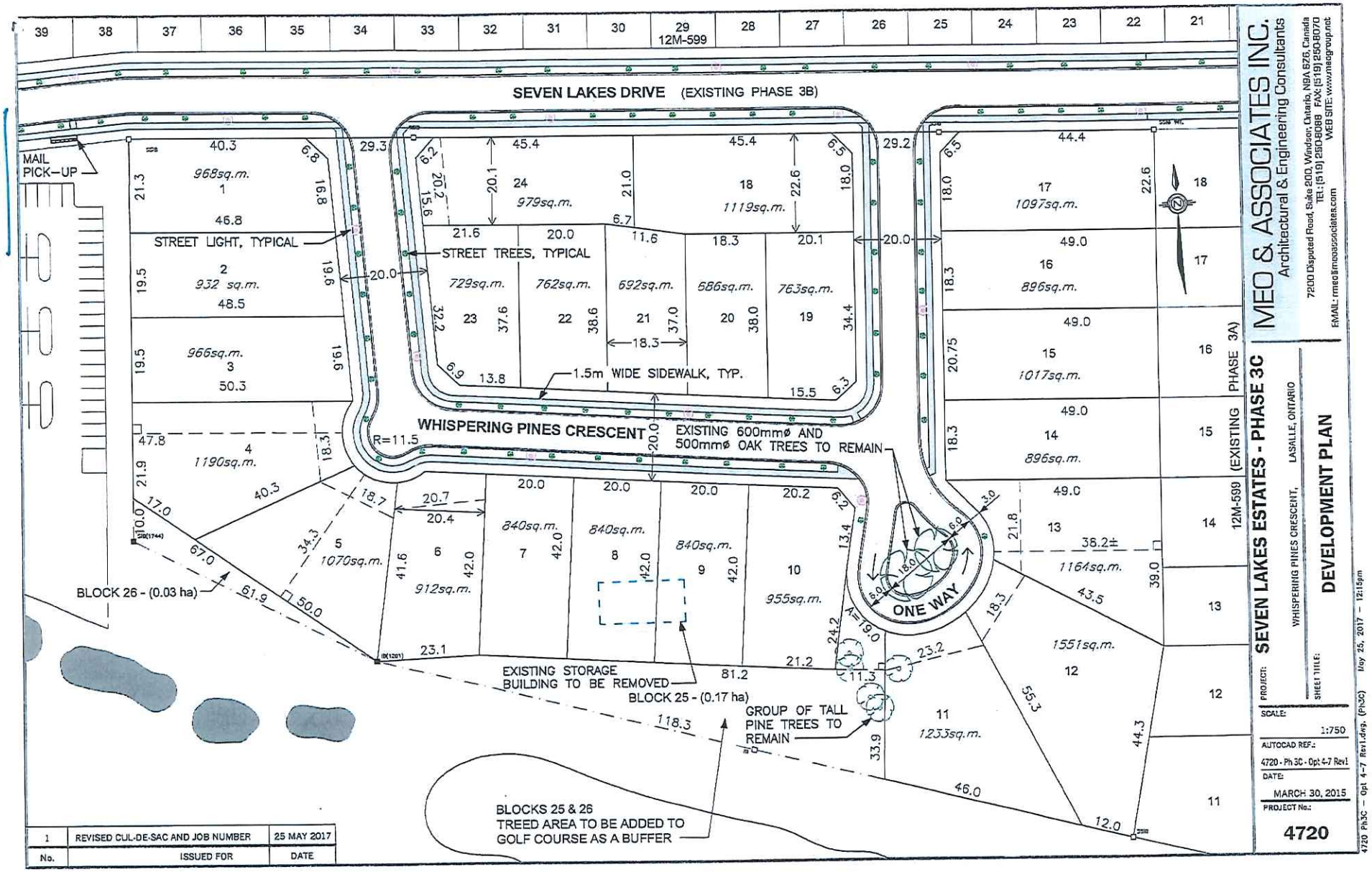
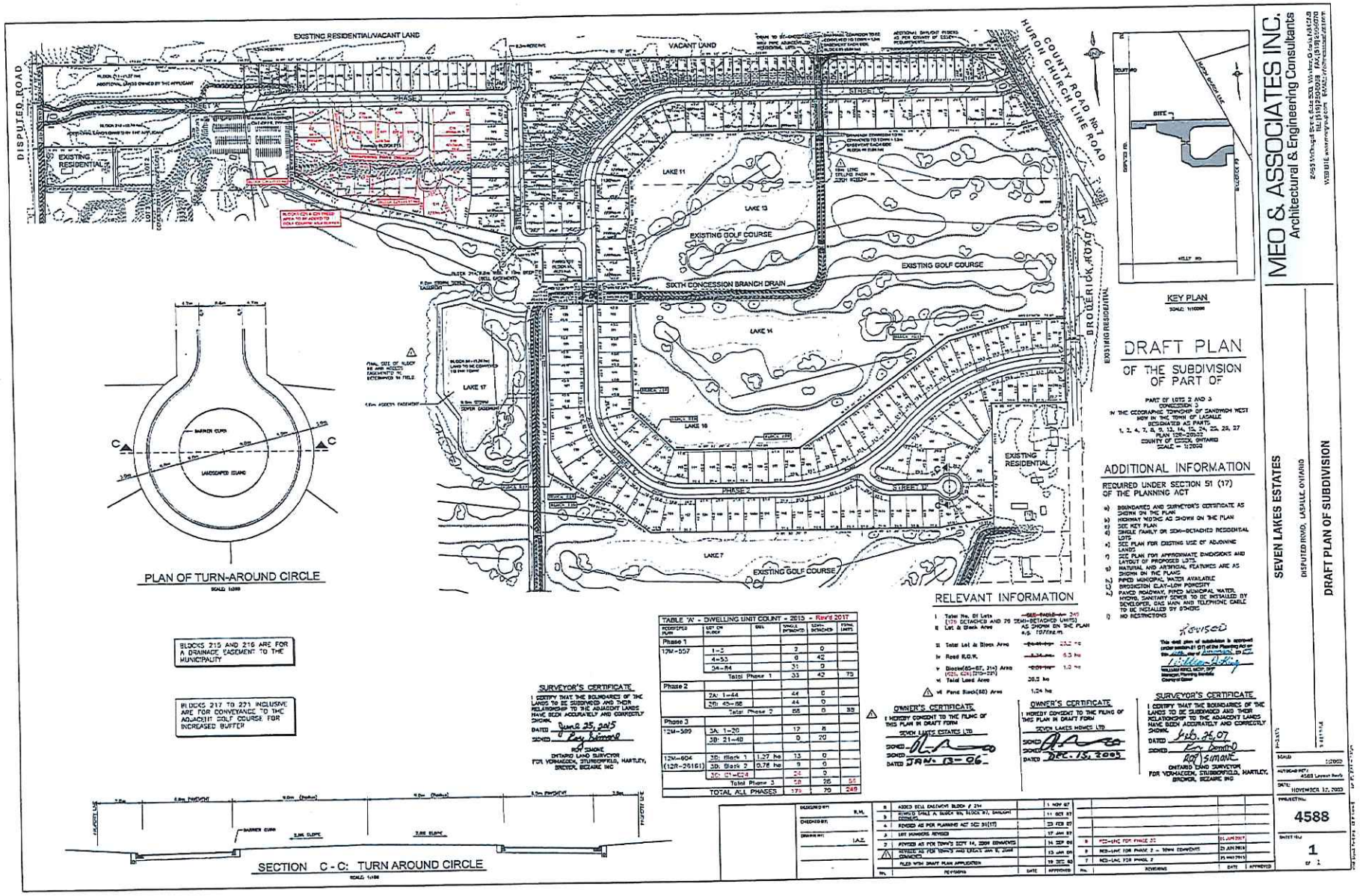

SEVEN LAKES DRIVE (EXISTING PHASE 3B)
MAIL PICK-UP
STREET LIGHT, TYPICAL
STREET TREES, TYPICAL
1.5m WIDE SIDEWALK, TYP.
WHISPERING PINES CRESCENT
EXISTING 600mmø AND 500mmø OAK TREES TO REMAIN
ONE WAY
BLOCK 26 - (0.03 ha)
EXISTING STORAGE BUILDING TO BE REMOVED
BLOCK 25 - (0.17 ha)
GROUP OF TALL PINE TREES TO REMAIN
BLOCKS 25 & 26 TREED AREA TO BE ADDED TO GOLF COURSE AS A BUFFER
12M-599
(EXISTING PHASE 3A)
MEO & ASSOCIATES INC.
Architectural & Engineering Consultants
7200 Disputed Road, Suite 200, Windsor, Ontario, N9A 6J5, Canada
TEL: (519) 256-8088 FAX: (519) 250-8070
WEB SITE: www.meogroup.net
EMAIL: meo@meoassociates.com
PROJECT: SEVEN LAKES ESTATES - PHASE 3C
WHISPERING PINES CRESCENT, LASALLE, ONTARIO
SHEET TITLE: DEVELOPMENT PLAN
SCALE: 1:750
AUTOCAD REF.: 4720 - Ph 3C - Opt 4-7 Rev1
DATE: MARCH 30, 2015
PROJECT No.: 4720
4720 Ph3C – Opt 4-7 Rev1.dwg, (Ph3C) May 25, 2017 – 12:15pm
1 REVISED CUL-DE-SAC AND JOB NUMBER 25 MAY 2017
No. ISSUED FOR DATE

Figure 3



REGISTERED PLAN	LOT OR BLOCK	DEL	SINGLE-DETACHED	SEMI-DETACHED	TOTAL UNITS
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	54-84		31	0	
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	2B: 45-88		44	0	
	Total Phase 2		88	0	88
Phase 3					
12M-599	3A: 1-20		12	8	
	3B: 21-48		0	20	
12M-604 (12R-26161)	3D: Block 1	1.27 ha	13	0	
	3D: Block 2	0.78 ha	8	0	
	3C: C1-C24		24	0	
	Total Phase 3		58	28	86
TOTAL ALL PHASES			179	70	249

REVISIONS	DATE	APPROVED
8 ADDED DELL EASEMENT BLOCK # 214	1 NOV 07	
7 REMOVED PHASE A, BLOCK 86, BLOCK 87, SEMI-DETACHED	11 OCT 07	
6 REVISED AS PER PLANNING ACT SEC 51(17)	23 FEB 07	
5 LOT NUMBERS REVISED	17 JAN 07	
2 REVISED AS PER TOWN'S SEPT 14, 2006 COMMENTS	14 SEP 06	
1 REVISED AS PER TOWN'S AND ESSEX MAY 9, 2006 COMMENTS	13 JUN 06	
FILED WITH DRAFT PLAN APPLICATION	19 DEC 03	

REVISIONS	DATE	APPROVED
8 REDLINE FOR PHASE 3C	01 JUN 2017	
6 RED-LINE FOR PHASE 3 - 30MM COMMENTS	23 JAN 2014	
7 RED-LINE FOR PHASE 2	21 MAY 2013	