



**The Corporation of the Town of LaSalle
Committee of Adjustment Meeting
Agenda**

Wednesday, November 20, 2024, 5:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Public Hearing for applications under sections 45 and 53 of the Planning Act.

The public is invited to comment by submitting written comments and or speaking to an application listed on the agenda. Members of the public who wish to speak to an application are encouraged to contact Committee of Adjustment Staff by email or phone to rtufts@lasalle.ca or by calling 519-969-7770 ext.1252. When your request is received, confirmation and instructions will be provided for participating in the hearing.

Accessible formats or communication supports are available upon request. Contact the Clerk's Department at 519-969-7770 ext. 1262.

Pages

A. Opening Business

1. Call to Order
2. Land Acknowledgement Statement
3. Appeal Notice

B. Disclosures of Pecuniary Interest and the General Nature Thereof

C. Adoption of Minutes from Previous Meeting

6

Recommendation

That the minutes of the meeting of the Committee of Adjustment dated September 18, 2024, be adopted as presented.

D. Requests for Withdrawal or Deferral

E. Current Applications

1. Consent Application B-11-2024 File 4189 for lot creation

9

Application to: Sever a vacant parcel of land to create two lots fronting on Bouffard for the construction of semi-detached dwellings.

Application on Behalf of: 1000389202 Ontario Limited

Location of Application: 333 Bouffard Road

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-11-2024 File #4189 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all property taxes be paid in full;
3. That a cash-in-lieu of parkland dedication fee as set in the Parkland Dedication By-law;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements and road widening dedications as they relate to the development of the subject lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town;
8. That all of the above conditions be fulfilled on or before November 20, 2026.

Application to: Sever vacant land to further subdivide the land to create four lots fronting onto Surrey Drive for the construction of semi-detached dwellings.

Application on Behalf of: Royal Oak Luxury Builders Limited

Location of Application: 1244 Surrey Drive

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-12-2024 File #4190 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all property taxes be paid in full;
3. That a cash-in-lieu of parkland dedication fee in the amount of \$750 per lot be paid to the Corporation of the Town of LaSalle;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements and road widening dedications as they relate to the development of the subject lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town;
8. That all of the above conditions be fulfilled on or before November 20, 2026.

Application to: Sever a parcel of land to create two lots fronting on Croydon Road for the construction of semi-detached dwellings.

Application on Behalf of: Artisan Property Management Inc.

Location of Application: 4915 Chelsea Drive

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-13-2024 File #4191 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all property taxes be paid in full;
3. That a cash-in-lieu of parkland dedication fee in the amount of \$750 per lot be paid to the Corporation of the Town of LaSalle;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements, road widening, day light corner dedications as they relate to the development of the subject lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town;
8. That all of the above conditions be fulfilled on or before November 20, 2026.

4. Consent Application B-14-2024 File 4192 for lot addition

Application to: Divide their large rear yard to be added as an additional yard area to the adjacent lot at 2982 Front Road.

Application on Behalf of: Inocencio Pedro

Location of Application: 2988 Front Road

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-14-2024 File #4192 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That the retained lands obtain a rezoning to recognize the undersized lot area;
3. That the applicant provide to the satisfaction of the Chief Building Official the location of the septic system on the retained property;
4. That the applicant confirms to the satisfaction of the Town that utility or service lines are not crossing the newly created lot line;
5. That all property taxes be paid in full;
6. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
7. That all of the above conditions be fulfilled on or before November 20, 2026.

F. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, December 11, 2024, at 5:00 p.m.

G. Adjournment



The Corporation of the Town of LaSalle

Minutes of the Meeting of the Committee of Adjustment

September 18, 2024

5:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members Present:

James Boscariol, Valentina Brunone, Vince Marcotte, Maria Ferraro, Theresa Nicodemo

Administration Present:

K. Brcic, Manager of Planning & Development, A. Burgess, Supervisor of Planning and Development, R. Tufts, Planning Technician/Secretary Treasurer, R. Tufts, Council Coordinator, G. Koval, IS Administrator

1. Opening Business

1.1 Call to Order

Theresa Nicodemo, Chair, called the meeting to order at 5:00 p.m.

1.2 Land Acknowledgement Statement

Theresa Nicodemo read the Land Acknowledgement Statement.

1.3 Appeal Notice

Theresa Nicodemo read the Appeal Notice.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None disclosed.

3. Adoption of Minutes from Previous Meeting

COA-22-24

Moved By: Valentina Brunone

Seconded By: James Boscariol

That the minutes of the meeting of the Committee of Adjustment dated August 21, 2024 be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

None received.

5. Current Applications

5.1 B-10-2024 File 4188

Ryan Tufts presented the application.

Richard Benneian, agent, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Jim Boscarior asked what the new overall depth of the lots would be.

Mr. Benneian responded that they would be around 200 feet deep.

Maria Ferraro asked administration what the 6-metre gap between 2552 and 2556 Mayfair was for.

Mr. Tufts explained this is for a future trail.

COA-23-24

Moved By: Maria Ferraro

Seconded By: Vince Marcotte

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-10-2024 File #4188 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor, is reviewed by the Secretary-Treasurer and once approved is signed, numbered, dated and registered, then submitted to the Secretary-Treasurer.
2. That the Secretary-Treasurer be provided with an undertaking from the Applicant's solicitor confirming the severed portions of the land shall be consolidated with the abutting properties.
3. Amended lot grading plans shall be reviewed and approved by the Town Engineer for lots 8 to 16 and Plan 12M-697, municipally known as 2544, 2448, 2552, 2556, 2560, 2564, 2568, 2572 and 2576 Mayfair Avenue South.
4. That the applicant dedicates (free and clear) an extension of the 6.0-metre pedestrian walkway to the municipality, to the west of Block 41, on 12M697, and extend the heavy-duty chain-link fence to match the existing municipal fencing.
5. That all of the above conditions be fulfilled on or before September 18, 2026.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, October 16, 2024 at 5:00 p.m.

7. Adjournment

The meeting is adjourned at 5:08 p.m.

Theresa Nicodemo, Chair

Ryan Tufts, Secretary-Treasurer



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning & Development

Date of Report: October 25, 2024

Report Number: PD-42-2024

Attachments: Figure 1- Location, Figure 2- Site Plan

Subject: Consent Application B-11-2024 File 4189 for lot creation

Application for Consent: B-11-2024 File 4189

Application on Behalf of: 1000389202 Ontario Limited

Location of Application: 333 Bouffard Road

Purpose & Effect of Application

The subject land is located at 333 Bouffard Road, is designated 'Residential District' in the Official Plan, and zoned 'Residential One Zone (R1)', according to Zoning By-law No. 8600.

The applicant wishes to sever a vacant parcel of land with a frontage of approximately 11 metres and a depth of approximately 56 metres, having an area of approximately 607 m². The retained parcel of land will have a frontage of approximately 11 metres and a depth of approximately 56 metres, having an area of approximately 607 m².

Should this application be approved, the applicant wishes to create two lots fronting on Bouffard Road for the construction of semi-detached dwellings.

Report

The Provincial Planning Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed severances, the new lot is in keeping with the character and built form in the surrounding neighbourhood.

The following are relevant sections of the Provincial Planning Statement that were considered as they relate to the proposed development;

2.2 Housing:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

In the County of Essex Official Plan, the subject lands are located within a “Settlement Area” designation. It is my opinion that the new lot is in keeping with the policies and the goals of this upper-tier plan.

i) In sections 3.2.4 of the County OP, goals for lands in the “Primary Settlement Areas” are as follows:

a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.

b) Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs

groups, and be designed to be walkable communities with public transit options (or long-term plans for same).

- h) All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.*

The Official Plan for the Town of LaSalle designates the lands subject to this application as a “Residential District” and are located within the Urban Area.

Section 3.3.1 of the LaSalle Official Plan contains a set of goals for lands designated residential, including the following:

“To promote and encourage private landowners, developers, and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, conversions, and redevelopment, and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing.

A broad range of residential dwelling unit types are permitted within Section 4.7 of the LaSalle Official Plan, the “Residential District” land use designation, including single detached, semi-detached, townhouse, and apartment-type dwelling units.

In sections 7.8.3 of the Town of LaSalle OP, goals for lands in the “Severances” include:

- a) The creation of lots may be permitted by severance if it has been established that the development would not more appropriately proceed by way of Plan of Subdivision or Plan of Condominium.
- b) New residential development created by severance is encouraged to be located in areas designated for growth by this Plan.
- c) Severances that would contribute to ribbon or strip residential development shall not be approved unless it is a severance that represents the “infill” of an area that has already experienced ribbon development and is located within the urban area boundary. Further, the development should represent the limit of development on the property and any remaining lands should not be suitable for further division.
- d) Applications for severances that would result in a parcel being landlocked shall not be approved.
- e) The creation of lots may be permitted by severance if the proposed and retained lot(s):
 - i) Front onto an existing public road that is maintained on a year-round basis by the Town;

- ii) Can be accessed by a driveway that does not create a traffic hazard;
- iii) Satisfy any separation distances required between the proposed land uses for the severed lot(s) and the neighbouring land uses;
- iv) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan and of the implementing Zoning By-law;
- v) Achieve an appropriate lot configuration that is compatible with the surrounding community character;
- vi) Can be serviced by the Town's water supply and sewage system without adversely affecting the Town's finances, or by private well and wastewater disposal system where municipal services are not planned or existing;
- vii) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Town's finances; and,
- viii) Generally, result in no more than 5 lots in total.

As noted earlier in this report, the subject lands are zoned a Residential One Zone (R1), according to Zoning By-law No. 8600. The proposed lots comply with the provisions of By-law 8600, and no concurrent minor variance or rezonings are required as part of this approval.

The application is in keeping with the policies of the County of Essex and the Town of LaSalle Official Plan. The creation of single or semi-detached lots is an acceptable form of development at this location.

It is my opinion that the proposed severances are in keeping with the policies and the intent of the Provincial Policy Statement, the County of Essex Official Plan, and the Town of LaSalle Official Plan and Zoning By-law.

Consultations

The notice has been circulated to property owners within a 60-metre radius and in the Windsor Star. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been raised at the time this report was written.

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be

it therefore resolved that Application B-11-2024 File #4189 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all property taxes be paid in full;
3. That a cash-in-lieu of parkland dedication fee as set in the Parkland Dedication By-law;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements and road widening dedications as they relate to the development of the subject lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town;
8. That all of the above conditions be fulfilled on or before November 20, 2026.

Prepared By:



Planning Technician

Ryan Tufts

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Not Applicable

- 3. Grow and diversify the local economy - Not Applicable
- 4. Build on our high-quality of life - Not Applicable
- 5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notice is placed in the local newspaper, pursuant to the *Planning Act*.

Notifications

Report Approval Detail

Document Title:	B-11-2024.docx
Attachments:	- B-11-2024 Quaggiotto FIG 1 RT.pdf - B-11-2024 Quaggiotto FIG 2 RT.pdf
Final Approval Date:	Nov 7, 2024

This report and all of its attachments were approved and signed as outlined below:



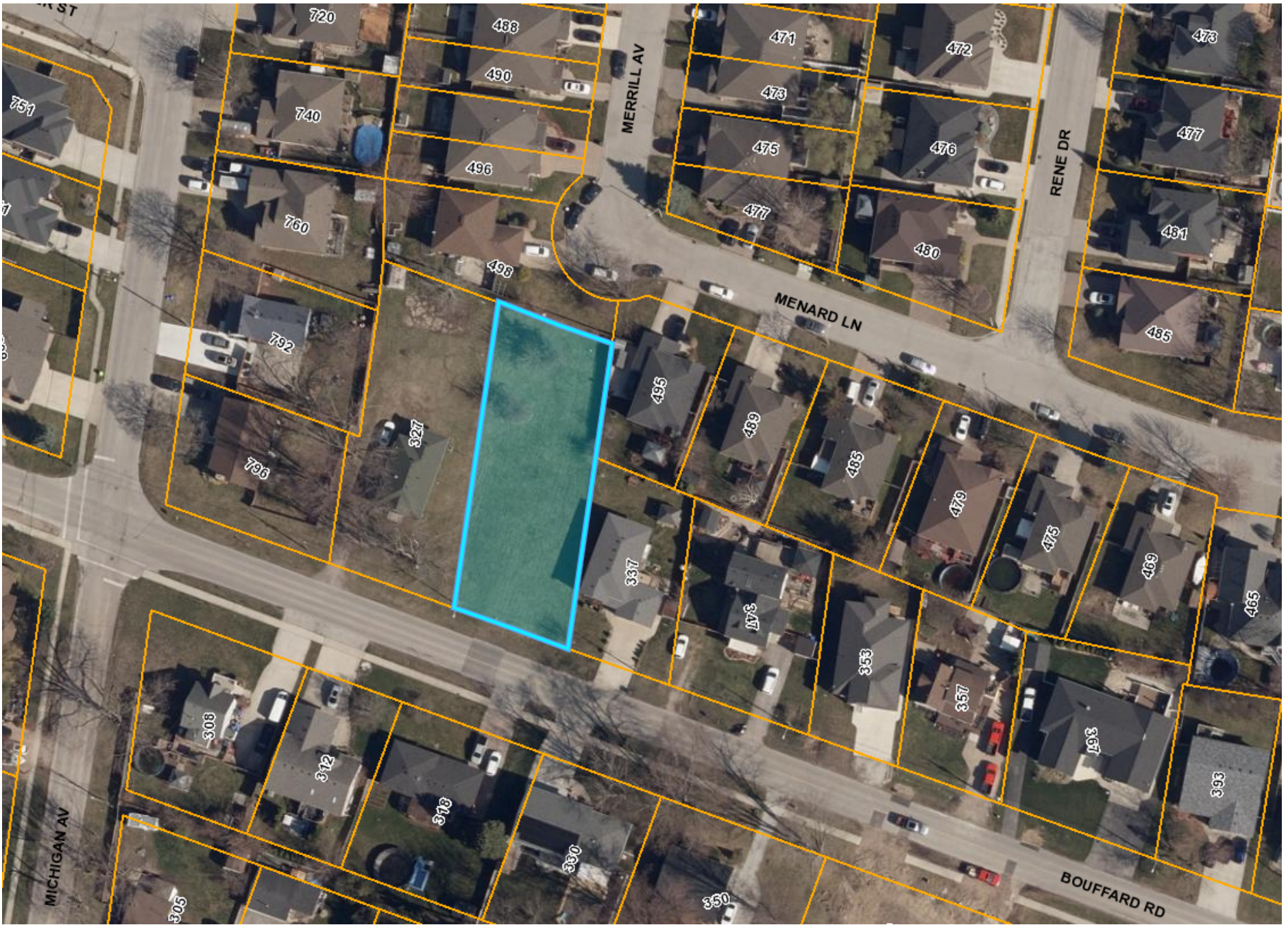
Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Allen Burgess



Manager, Planning and Development

Kristina Brcic



Legend:



LaSalle File No: **B-11-2024**

Applicant: 1000389202 Ontario Ltd.

Date: **October 25, 2024**

Title:

FIGURE 1 -SUBJECT LANDS

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



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning & Development

Date of Report: October 25, 2024

Report Number: PD-41-2024

Attachments: Figure 1- Location, Figure 2- Site Plan

Subject: Consent Application B-12-2024 File 4190 for lot creation

Application for Consent: B-12-2024 File 4190

Application on Behalf of: Royal Oak Luxury Builders Limited

Location of Application: 1244 Surrey Drive

Purpose & Effect of Application

The subject land is located at 1244 Surrey Drive, is designated 'Residential District' in the Official Plan, and zoned 'Residential One Zone (R1)', according to Zoning By-law No. 8600.

The applicant wishes to sever the vacant land with a frontage of approximately 9 metres and a depth of approximately 55 metres, having an area of approximately 507 m². The proposed severance is represented by the red line in Figure 2. The retained parcel of land will have a frontage of approximately 9 metres and a depth of approximately 55 metres, having an area of approximately 507 m².

Should this application be approved, the applicant wishes to further subdivide the land to create four lots fronting onto Surrey Drive for the construction of semi-detached dwellings, see the green dashed lines in Figure 2.

Report

The Provincial Planning Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed

severances, the new lot is in keeping with the character and built form in the surrounding neighbourhood.

The following are relevant sections of the Provincial Planning Statement that were considered as they relate to the proposed development;

2.2 Housing:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

In the County of Essex Official Plan, the subject lands are located within a "Settlement Area" designation. It is my opinion that the new lot is in keeping with the policies and the goals of this upper-tier plan.

i) In sections 3.2.4 of the County OP, goals for lands in the "Primary Settlement Areas" are as follows:

a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.

- b) *Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).*
- h) *All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.*

The Official Plan for the Town of LaSalle designates the lands subject to this application as a “Residential District” and are located within the Urban Area.

Section 3.3.1 of the LaSalle Official Plan contains a set of goals for lands designated residential, including the following:

“To promote and encourage private landowners, developers, and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, conversions, and redevelopment, and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing.

A broad range of residential dwelling unit types are permitted within Section 4.7 of the LaSalle Official Plan, the “Residential District” land use designation, including single detached, semi-detached, townhouse, and apartment-type dwelling units.

In sections 7.8.3 of the Town of LaSalle OP, goals for lands in the “Severances” include:

- a) The creation of lots may be permitted by severance if it has been established that the development would not more appropriately proceed by way of Plan of Subdivision or Plan of Condominium.
- b) New residential development created by severance is encouraged to be located in areas designated for growth by this Plan.
- c) Severances that would contribute to ribbon or strip residential development shall not be approved unless it is a severance that represents the “infill” of an area that has already experienced ribbon development and is located within the urban area boundary. Further, the development should represent the limit of development on the property and any remaining lands should not be suitable for further division.
- d) Applications for severances that would result in a parcel being landlocked shall not be approved.

- e) The creation of lots may be permitted by severance if the proposed and retained lot(s):
 - i) Front onto an existing public road that is maintained on a year-round basis by the Town;
 - ii) Can be accessed by a driveway that does not create a traffic hazard;
 - iii) Satisfy any separation distances required between the proposed land uses for the severed lot(s) and the neighbouring land uses;
 - iv) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan and of the implementing Zoning By-law;
 - v) Achieve an appropriate lot configuration that is compatible with the surrounding community character;
 - vi) Can be serviced by the Town's water supply and sewage system without adversely affecting the Town's finances, or by private well and wastewater disposal system where municipal services are not planned or existing;
 - vii) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Town's finances; and,
 - viii) Generally, result in no more than 5 lots in total.

As noted earlier in this report, the subject lands are zoned a 'Residential One Zone (R1)', according to Zoning By-law No. 8600. The proposed lots comply with the provisions of By-law 8600, and no concurrent minor variance or rezonings are required as part of this approval.

The application is in keeping with the policies of the County of Essex and the Town of LaSalle Official Plan. The creation of single or semi-detached lots is an acceptable form of development at this location.

It is my opinion that the proposed severances are in keeping with the policies and the intent of the Provincial Policy Statement, the County of Essex Official Plan, and the Town of LaSalle Official Plan and Zoning By-law.

Consultations

The notice has been circulated to property owners within a 60-metre radius and in the Windsor Star. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been raised at the time this report was written.

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-12-2024 File #4190 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all property taxes be paid in full;
3. That a cash-in-lieu of parkland dedication fee in the amount of \$750 per lot be paid to the Corporation of the Town of LaSalle;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements and road widening dedications as they relate to the development of the subject lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town;
8. That all of the above conditions be fulfilled on or before November 20, 2026.

Prepared By:



Planning Technician

Ryan Tufts

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community’s engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Not Applicable
4. Build on our high-quality of life - Not Applicable
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notice is placed in the local newspaper, pursuant to the *Planning Act*.

Notifications

Not Applicable.

Report Approval Details

Document Title:	B-12-2024.docx
Attachments:	- B-12-2024 Royal Oak Fig 1 RT.pdf - B-12-2024 Royal Oak Fig 2 RT.pdf
Final Approval Date:	Nov 7, 2024

This report and all of its attachments were approved and signed as outlined below:



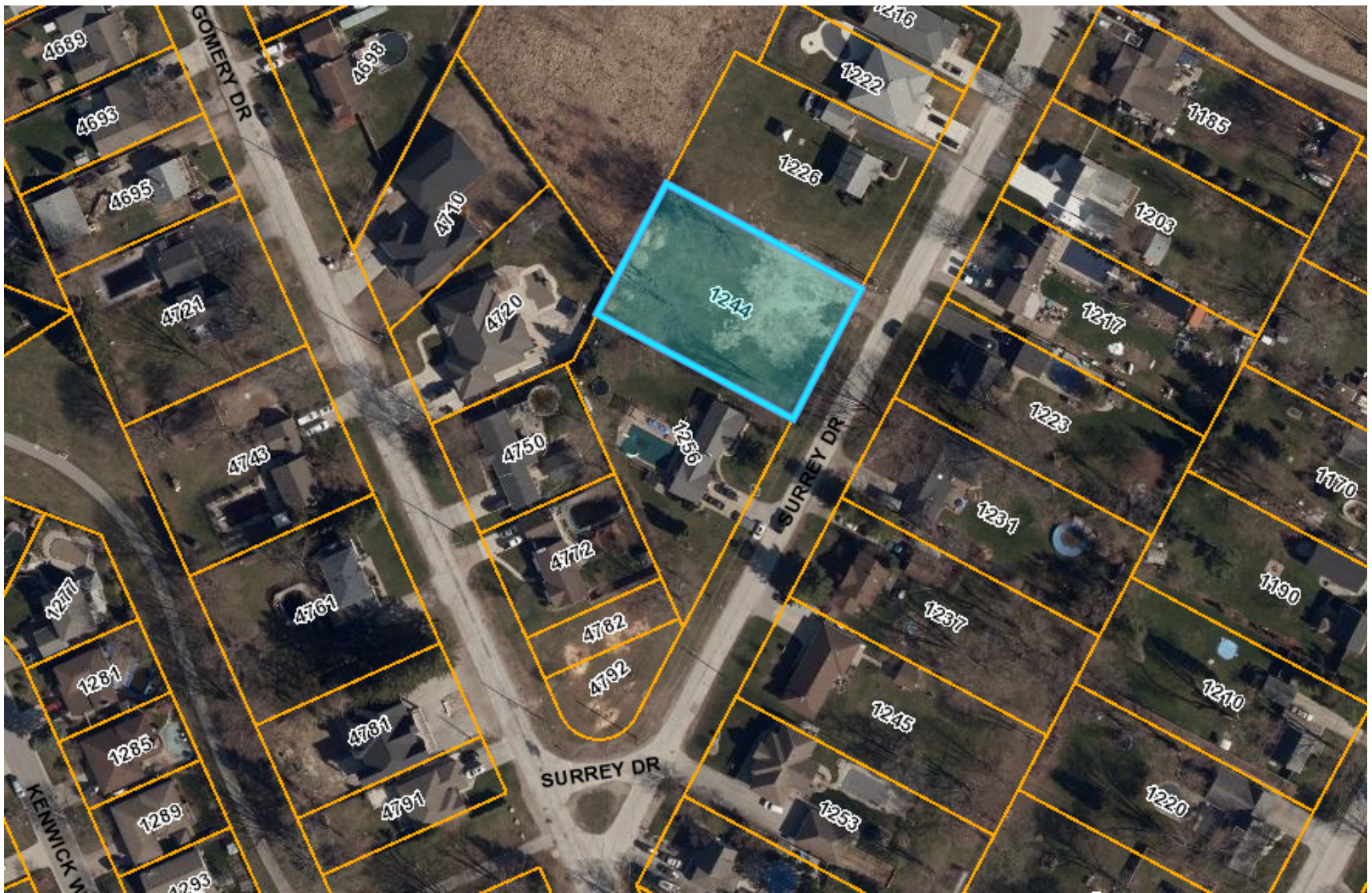
Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Allen Burgess



Manager, Planning and Development

Kristina Brcic



Legend:



LaSalle File No: B-12-2024

Applicant: Royal Oak Luxury Builders

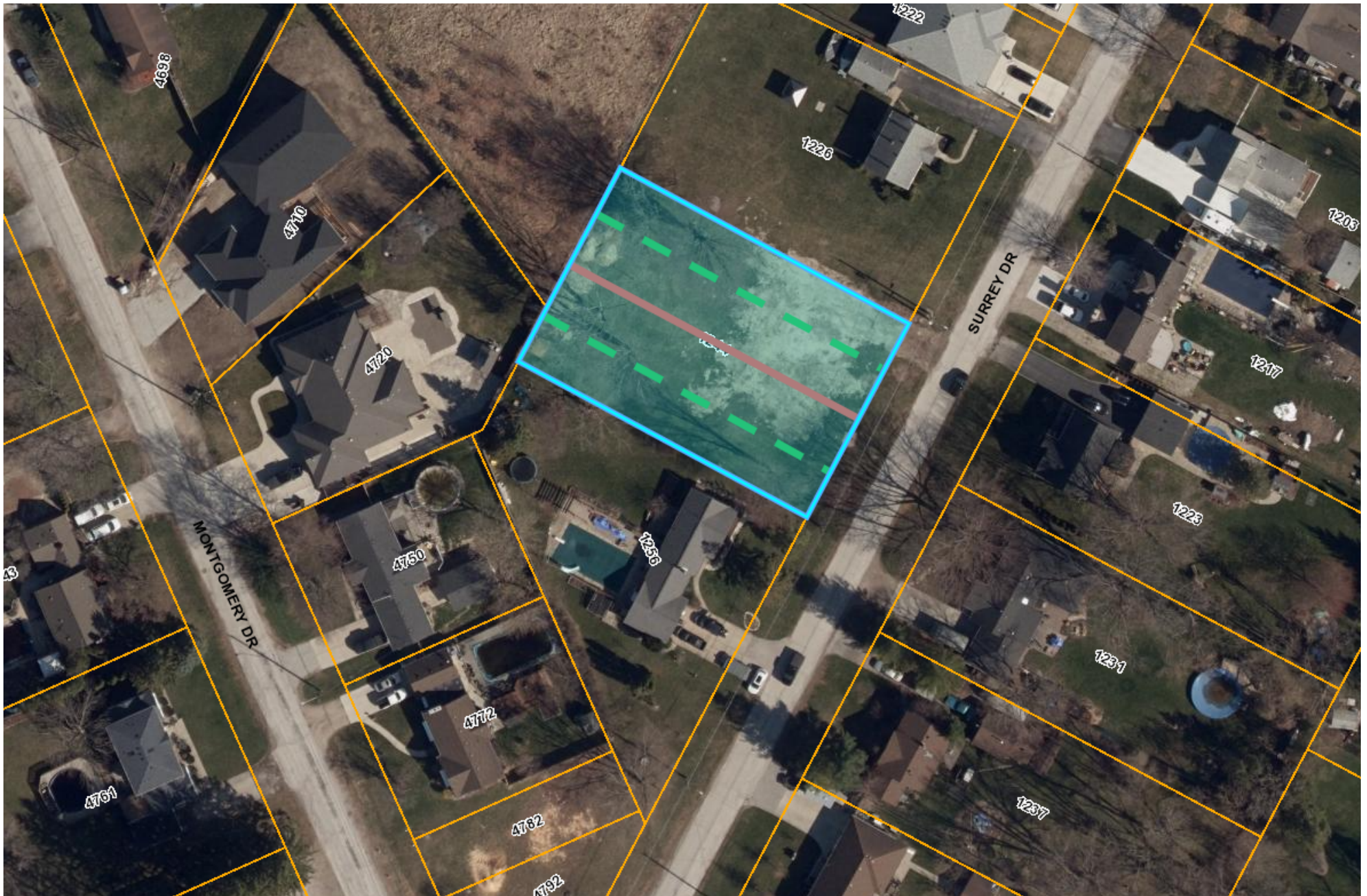
Date: October 25, 2024

Title:

FIGURE 1 -SUBJECT LANDS

Notes:
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Legend:



LaSalle File No: B-12-2024

Applicant: Royal Oak Luxury Builders

Date: October 25, 2024

Title:

FIGURE 2 - PROPOSED SEVERANCE

Notes:
24

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The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning & Development

Date of Report: October 25, 2024

Report Number: PD-43-2024

Attachments: Figure 1- Location, Figure 2- Site Plan

Subject: Consent Application B-13-2024 File 4191 for lot creation

Application for Consent: B-13-2024 File 4191

Application on Behalf of: Artisan Property Management Inc.

Location of Application: 4915 Chelsea Drive

Purpose & Effect of Application

The subject land is located at 4915 Chelsea Drive, is designated 'Residential District' in the Official Plan, and zoned 'Residential One Zone (R1)', according to Zoning By-law No. 8600.

The applicant wishes to sever a parcel of land with a frontage of approximately 12 metres and a depth of approximately 38 metres, having an area of approximately 452 m². The retained parcel of land will have a frontage of approximately 13 metres and a depth of approximately 38 metres, having an area of approximately 489 m².

Should this application be approved, the applicant wishes to create two lots fronting on Croydon Road for the construction of semi-detached dwellings.

Report

The Provincial Planning Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed severances, the new lot is in keeping with the character and built form in the surrounding neighbourhood.

The following are relevant sections of the Provincial Planning Statement that were considered as they relate to the proposed development;

2.2 Housing:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

In the County of Essex Official Plan, the subject lands are located within a “Settlement Area” designation. It is my opinion that the new lot is in keeping with the policies and the goals of this upper-tier plan.

- i) In sections 3.2.4 of the County OP, goals for lands in the “Primary Settlement Areas” are as follows:
 - a) *Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.*
 - b) *Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs*

groups, and be designed to be walkable communities with public transit options (or long-term plans for same).

- h) All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.*

The Official Plan for the Town of LaSalle designates the lands subject to this application as a “Residential District” and are located within the Urban Area.

Section 3.3.1 of the LaSalle Official Plan contains a set of goals for lands designated residential, including the following:

“To promote and encourage private landowners, developers, and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, conversions, and redevelopment, and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing.

A broad range of residential dwelling unit types are permitted within Section 4.7 of the LaSalle Official Plan, the “Residential District” land use designation, including single detached, semi-detached, townhouse, and apartment-type dwelling units.

In sections 7.8.3 of the Town of LaSalle OP, goals for lands in the “Severances” include:

- a) The creation of lots may be permitted by severance if it has been established that the development would not more appropriately proceed by way of Plan of Subdivision or Plan of Condominium.
- b) New residential development created by severance is encouraged to be located in areas designated for growth by this Plan.
- c) Severances that would contribute to ribbon or strip residential development shall not be approved unless it is a severance that represents the “infill” of an area that has already experienced ribbon development and is located within the urban area boundary. Further, the development should represent the limit of development on the property and any remaining lands should not be suitable for further division.
- d) Applications for severances that would result in a parcel being landlocked shall not be approved.
- e) The creation of lots may be permitted by severance if the proposed and retained lot(s):
 - i) Front onto an existing public road that is maintained on a year-round basis by the Town;

- ii) Can be accessed by a driveway that does not create a traffic hazard;
- iii) Satisfy any separation distances required between the proposed land uses for the severed lot(s) and the neighbouring land uses;
- iv) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan and of the implementing Zoning By-law;
- v) Achieve an appropriate lot configuration that is compatible with the surrounding community character;
- vi) Can be serviced by the Town's water supply and sewage system without adversely affecting the Town's finances, or by private well and wastewater disposal system where municipal services are not planned or existing;
- vii) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Town's finances; and,
- viii) Generally, result in no more than 5 lots in total.

As noted earlier in this report, the subject lands are zoned 'Residential One Zone (R1)', according to Zoning By-law No. 8600. The proposed lots comply with the provisions of By-law 8600, and no concurrent minor variance or rezonings are required as part of this approval.

The application is in keeping with the policies of the County of Essex and the Town of LaSalle Official Plan. The creation of single or semi-detached lots is an acceptable form of development at this location.

It is my opinion that the proposed severances are in keeping with the policies and the intent of the Provincial Policy Statement, the County of Essex Official Plan, and the Town of LaSalle Official Plan and Zoning By-law.

Consultations

The notice has been circulated to property owners within a 60-metre radius and in the Windsor Star. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been raised at the time this report was written.

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and

having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-13-2024 File #4191 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all property taxes be paid in full;
3. That a cash-in-lieu of parkland dedication fee in the amount of \$750 per lot be paid to the Corporation of the Town of LaSalle;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements, road widening, day light corner dedications as they relate to the development of the subject lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town;
8. That all of the above conditions be fulfilled on or before November 20, 2026.

Prepared By:



Planning Technician

Ryan Tufts

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community’s engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Not Applicable
4. Build on our high-quality of life - Not Applicable
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notice is placed in the local newspaper, pursuant to the *Planning Act*.

Notifications

Not Applicable.

Report Approval Details

Document Title:	B-13-2024.docx
Attachments:	- B-13-2024 Artisan Fig 1 RT.pdf - B-13-2024 Artisan Fig 2 RT.pdf
Final Approval Date:	Nov 7, 2024

This report and all of its attachments were approved and signed as outlined below:



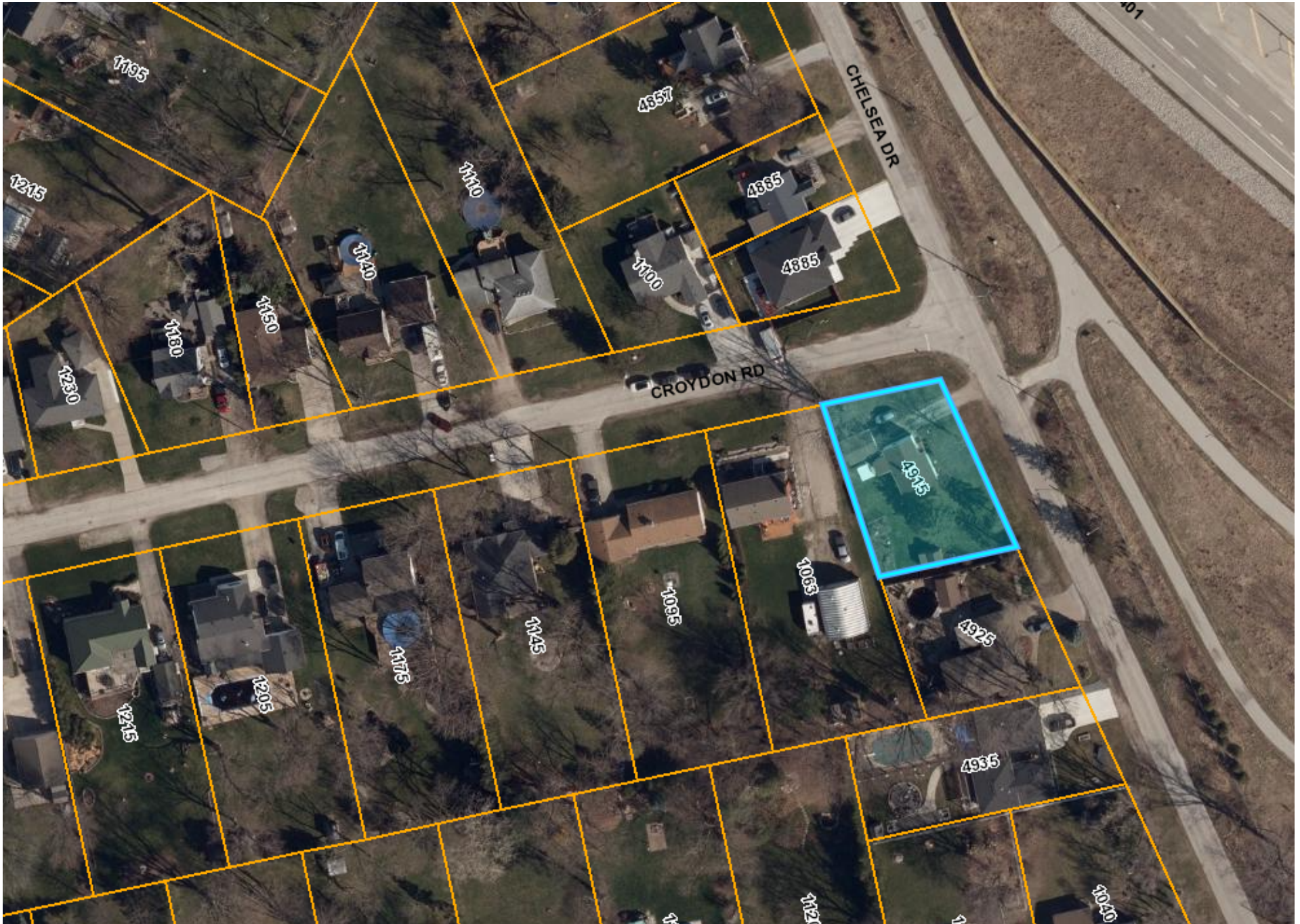
Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Allen Burgess



Manager, Planning and Development

Kristina Brcic



Legend:



LaSalle File No: B-13-2024

Applicant: Artisan Property Management

Date: October 25, 2024

Title:

FIGURE 1 -SUBJECT LANDS

Notes:
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Legend:



LaSalle File No: B-13-2024

Applicant: Artisan Property Management

Date: October 25, 2024

Title:

FIGURE 2 -PROPOSED SEVERANCE

Notes:

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The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning & Development

Date of Report: October 25, 2024

Report Number: PD-44-2024

Attachments: Figure 1- Location, Figure 2- Site Plan

Subject: Consent Application B-14-2024 File 4192 for lot addition

Application for Consent: B-14-2024 File 4192

Application on Behalf of: Inocencio Pedro

Location of Application: 2988 Front Road

Purpose & Effect of Application

The Town of LaSalle has received the above-noted application for the lot located at 2988 Front Road (see Figure 1 for the subject land location). The subject property is designated “Rural/Agricultural District” by the Official Plan and split zoned “Agricultural (A)” and “Natural Environment (NE)” under the LaSalle Comprehensive Zoning By-law 8600, as amended. The subject site has a total area of approximately 2 hectares with approximately 23 metres of frontage. Currently, there is a single-detached dwelling within the A zone located at 2988 Front Road. The applicant is proposing to divide their large rear yard to be added as an additional yard area to the adjacent lot at 2982 Front Road. The lot addition will have a width of approximately 19 metres, a depth of approximately 916 metres, and an area of approximately 1.7 hectares, (see the applicant’s site plan attached in Figure 2).

Report

The Provincial Planning Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed severances, the new lot is in keeping with the character and built form in the surrounding neighbourhood.

The following are relevant sections of the Provincial Planning Statement that were considered as they relate to the proposed development;

2.2 Housing:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

In the County of Essex Official Plan, the subject lands are located within a “Settlement Area” designation. It is my opinion that the new lot is in keeping with the policies and the goals of this upper-tier plan.

- i) In sections 3.2.4 of the County OP, goals for lands in the “Primary Settlement Areas” are as follows:
 - a) *Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.*
 - b) *Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).*
 - h) *All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.*

The Official Plan for the Town of LaSalle designates the lands subject to this application as “Residential District” and are located within the Urban Area.

Section 3.3.1 of the LaSalle Official Plan contains a set of goals for lands designated residential, including the following:

“To promote and encourage private landowners, developers, and builders to undertake residential intensification activities in areas of the town where a full range

of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, conversions, and redevelopment, and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing”.

A broad range of residential dwelling unit types are permitted within Section 4.7 of the LaSalle Official Plan, the “Residential District” land use designation, including single detached, semi-detached, townhouse, and apartment-type dwelling units.

In sections 7.8.3 of the Town of LaSalle OP, goals for “Severances” include:

- a) The creation of lots may be permitted by severance if it has been established that the development would not more appropriately proceed by way of Plan of Subdivision or Plan of Condominium.
- b) New residential development created by severance is encouraged to be located in areas designated for growth by this Plan.
- c) Severances that would contribute to ribbon or strip residential development shall not be approved unless it is a severance that represents the “infill” of an area that has already experienced ribbon development and is located within the urban area boundary. Further, the development should represent the limit of development on the property and any remaining lands should not be suitable for further division.
- d) Applications for severances that would result in a parcel being landlocked shall not be approved.
- e) The creation of lots may be permitted by severance if the proposed and retained lot(s):
 - i) Front onto an existing public road that is maintained on a year-round basis by the Town;

- ii) Can be accessed by a driveway that does not create a traffic hazard;
- iii) Satisfy any separation distances required between the proposed land uses for the severed lot(s) and the neighbouring land uses;
- iv) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan and of the implementing Zoning By-law;
- v) Achieve an appropriate lot configuration that is compatible with the surrounding community character;
- vi) Can be serviced by the Town's water supply and sewage system without adversely affecting the Town's finances, or by private well and wastewater disposal system where municipal services are not planned or existing;
- vii) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Town's finances; and,
- viii) Generally, result in no more than 5 lots in total.

This lot addition will be added to the property located at 2982 Front Road and will give the property a larger rear yard.

The retained lot once severed will require a rezoning to a site-specific "Rural Residential Zone (RR)" to recognize the undersized lot area. A condition of consent will be that the applicant apply and satisfactorily receive a rezoning from Council for the severed land.

It is my opinion that the proposed severances are in keeping with the policies and the intent of the Provincial Policy Statement, County of Essex, and the Town of LaSalle Official Plan.

Consultations

The notice has been circulated to property owners within a 60-metre radius and in the Windsor Star. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been raised at the time this report was written.

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-14-2024 File #4192 be approved subject to the following:

1. That one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That the retained lands obtain a rezoning to recognize the undersized lot area;
3. That the applicant provide to the satisfaction of the Chief Building Official the location of the septic system on the retained property;
4. That the applicant confirms to the satisfaction of the Town that utility or service lines are not crossing the newly created lot line;

5. That all property taxes be paid in full;
6. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
7. That all of the above conditions be fulfilled on or before November 20, 2026.

Prepared By:



Planning Technician

Ryan Tufts

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Not Applicable
4. Build on our high-quality of life - Not Applicable
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notice is placed in the local newspaper, pursuant to the *Planning Act*.

Notifications

Not Applicable.

Report Approval Details

Document Title:	B-14-2024.docx
Attachments:	- B-14-2024 Mitias FIG 1 RT.pdf - B-14-2024 Mitias FIG 2 RT.pdf
Final Approval Date:	Nov 7, 2024

This report and all of its attachments were approved and signed as outlined below:



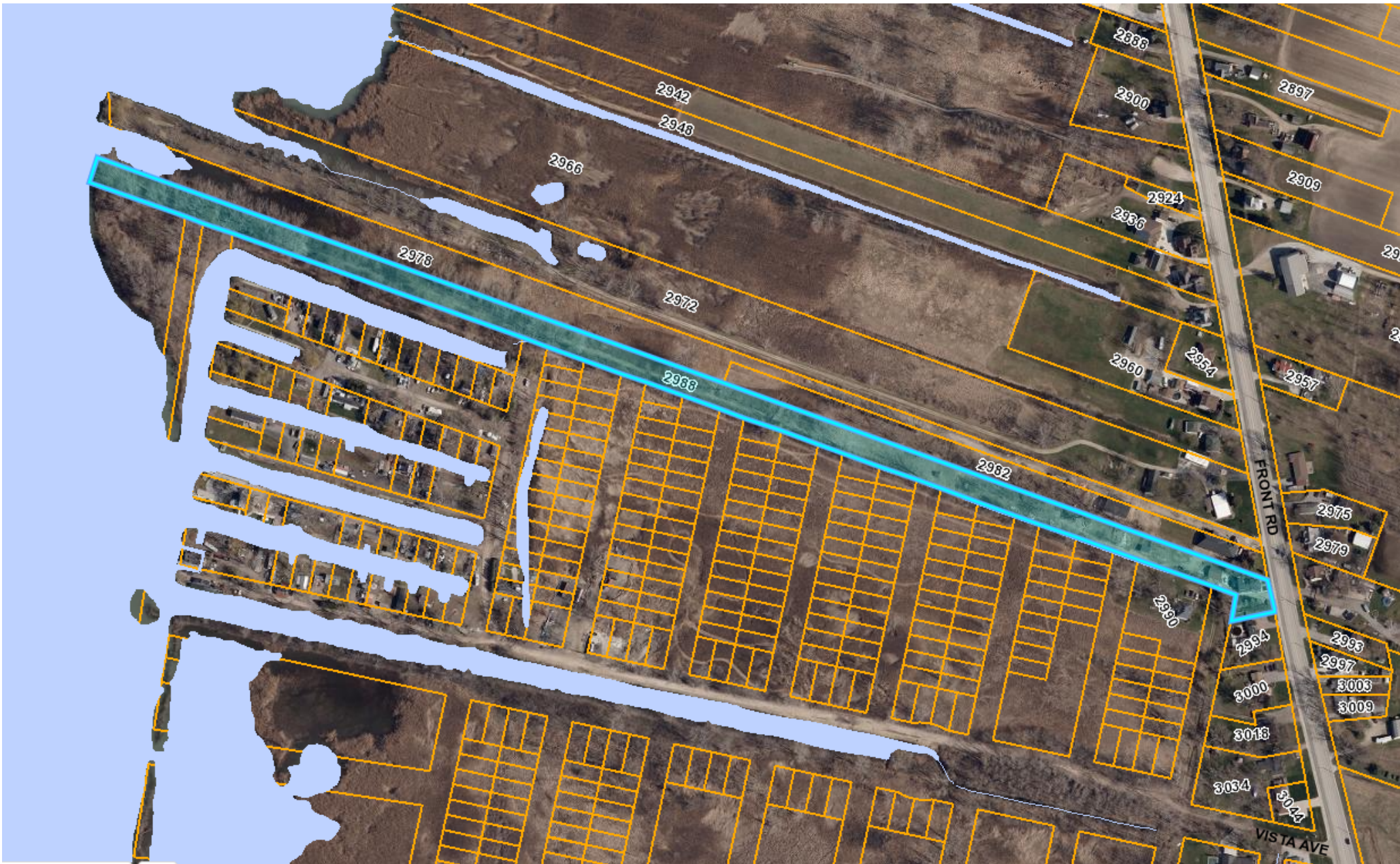
Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Allen Burgess



Manager, Planning and Development

Kristina Brcic



Legend:



LaSalle File No: **B-14-2024**

Applicant: **Pedro**

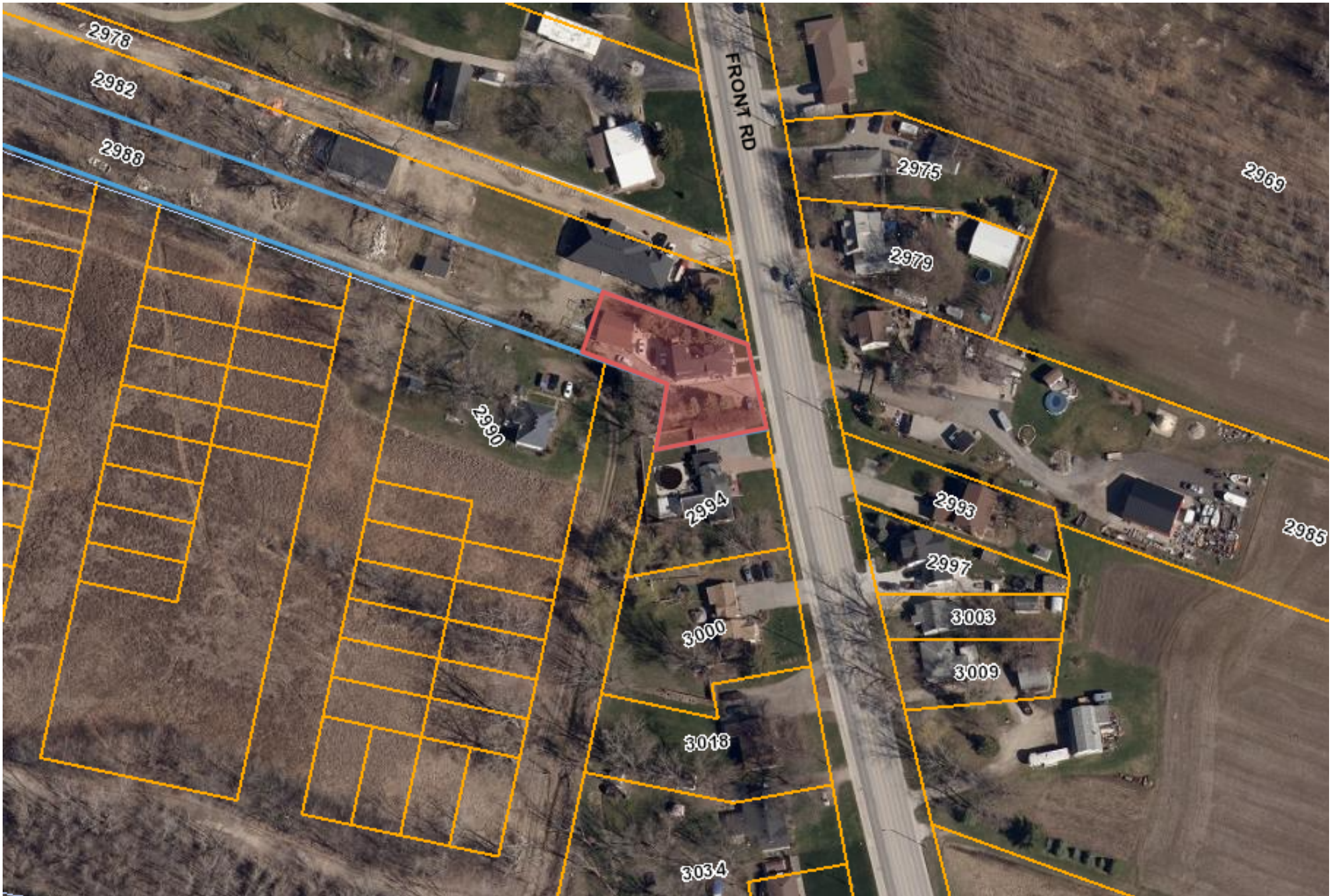
Date: **October 31, 2024**

Title:

FIGURE 1 -SUBJECT LANDS

Notes:
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Legend:



LaSalle File No: **B-14-2024**

Applicant: **Pedro**

Date: **October 31, 2024**

Title:

FIGURE 2 -PROPOSED SEVERANCE

Notes:
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