



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

**Wednesday, January 22, 2025, 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](mailto: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.

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**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**

4

**Recommendation**

That the minutes of the meeting of the Committee of Adjustment dated November 20, 2024, be adopted as presented.

**D. Appointment of Deputy Secretary-Treasurer**

**Recommendation**

That the appointment of Kristina Brcic as Deputy Treasurer be approved.

**E. Requests for Withdrawal or Deferral**

**F. Current Applications**

1. Consent Application B-15-2024 File 4193 for an access easement 10

**Application to:** Grant an easement in perpetuity over a parcel of land located at 70 Old Front Road providing access to the property located at 77 Sunset Strip Street

**Application on Behalf of:** Robert and Christina Bouchard c/o Floro Culmone

**Location of Application:** 70 Old 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-15-2024 File #4193 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 be submitted to the Secretary-Treasurer;
2. That all of the above conditions be fulfilled on or before January 22<sup>nd</sup>, 2027.

2. Consent Application B-16-2024 File 4194 for lot creation 15

**Application to:** Sever a parcel of land to create two lots fronting on Old Front Road for the construction of a semi-detached dwelling

**Application on Behalf of:** NC Capital Inc.

**Location of Application:** 150 Old 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-15-2024 File #4193 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, daylight 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 January 22, 2027.

### **G. Next Meeting**

The next meeting of the Committee of Adjustment will take place on Wednesday, February 19, 2025, at 5:00 p.m.

### **H. Adjournment**



## **The Corporation of the Town of LaSalle**

### **Minutes of the Meeting of the Committee of Adjustment**

November 20, 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-24-24

Moved By: Vince Marcotte

Seconded By: Maria Ferraro

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

**Carried.**

### **4. Requests for Withdrawal or Deferral**

None received.

### **5. Current Applications**

#### **5.1 Consent Application B-11-2024 File 4189 for lot creation**

Ryan Tufts presented the application.

Mike Quoaggiotto, owner, appeared before the Committee and confirmed he read and accepted the recommendations in the staff report.

COA-25-24

Moved By: James Boscarol

Seconded By: Valentina Brunone

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.

**Carried.**

## **5.2 Consent Application B-12-2024 File 4190 for lot creation**

Ryan Tufts presented the application.

Paul Crema, owner, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Diane Westenberg, 1231 Surrey Drive, asked if 5 lots were being created.

Mr. Tufts advised that only 4 lots were being created.

COA-26-24

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-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.

**Carried.**

### **5.3 Consent Application B-13-2024 File 4191 for lot creation**

Ryan Tufts presented the application.

Mamun Chowdury, owner, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Chris Kelly, 1063 Croydon Road, was concerned about a semi being constructed and cars being parked on the road. Wanted to know if additional dwelling units were being constructed.

Mr. Tufts advised that on-street parking is permitted throughout the municipality and there are minimum setbacks that must be maintained

from an intersection. Mr. Tufts also said that additional residential units are a permitted use and not the subject of this application.

Ms. Brcic some streets have no parking signs, if there are issues with parking they would need to contact our by-law officer. Ms. Brcic reiterated that ARU are a permitted use in the zone and not the subject of the application.

Jennifer Lavery, 1145 Croydon Road, concerned about the redevelopment of the neighbourhood. Does not want any severances or semi's being constructed.

Jeff Renaud, 4857 Chelsea Drive, agreed with what Ms. Lavery said.

Diane Westenberg, 1231 Surrey Drive, notice was for a semi on Montgomery. They were never told about ADU's.

Tanya Marriott, 4925 Chlesea Drive, asked owner if he's renting to students, families?

Theresa Nicodemo thanked Ms. Marriott for her comments however that is not a question that will be answered. LaSalle is growing and that has to be accepted.

Norman Renaud, 1100 Croydon thought building lot was 6,000 square feet.

Mr. Tufts advised that is the requirement for a single-detached dwelling. These lots meet or exceed the minimum requirement for a semi-detached lot. Singles and semi's are a permitted use in the R1 zone.

Mr. Renaud wanted to know when the zoning changed to allow semi's.

Mr. Tufts advised the zoning changed in 2021.

Valentina Brunone, what was the previous zoning, were semi's permitted?

Mr. Tufts advised semi's were not previously permitted.

Mrs. Brunone asked if there was notification when the by-law was changed.

Mr. Tufts confirmed.

Mr. Renaud asked if tiny homes can be built.

Mr. Tufts confirmed.

Mrs. Nicodemo added that this is becoming common across LaSalle.

James Boscariol asked administration if an ARU would be subject to zoning requirements.

Mr. Tufts confirmed there are provisions in the zoning by-law that must be met.

Mrs. Brunone if they build an ARU that does not meet the zoning, they would need to come to the Committee.

Mr. Tufts confirmed if a variance was required, the item would need to be brought to the Committee for approval.

COA-27-24

Moved By: Vince Marcotte

Seconded By: Maria Ferraro

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.

**Carried.**

#### **5.4 Consent Application B-14-2024 File 4192 for lot addition**

Ryan Tufts presented the application.

Caroline Mitias, owner, appeared before the Committee and confirmed she read and accepted the recommendations in the staff report.

Vince Marcotte asked administration where the driveway for 2990 Front Road is.

Ms. Mitias advised they use Vista Avenue.

Mr. Tufts confirmed the driveway is on Vista Avenue and runs behind the homes on Front Road. This application has no impact on the home at 2990 Front Road.

Valentina Brunone wanted to confirm that 2990 Front Road is completely separate from this application.



Mr. Tufts confirmed.

COA-28-24

Moved By: Valentina Brunone

Seconded By: James Boscarol

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.

**Carried.**

**6. Next Meeting**

The next meeting of the Committee of Adjustment will take place on Wednesday, January 22, 2025, at 5:00 p.m.

**7. Adjournment**

The meeting is adjourned at 5:48 p.m.

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Theresa Nicodemo, Chair

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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:** December 11, 2024

**Report Number:** PD-48-2024

**Attachments:** Figure 1- Location, Figure 2- Draft Survey

**Subject:** Consent Application B-15-2024 File 4193 for an access easement

**Application for Consent:** B-15-2024

**Application on Behalf of:** Robert and Christina Bouchard c/o Floro Culmone

**Location of Application:** 70 Old Front Road

### **Purpose & Effect of Application**

The purpose of this application is to grant an easement in perpetuity over a parcel of land located at 70 Old Front Road providing access to the property located at 77 Sunset Strip Street.

The easement will have a width of approximately 8 metres and a depth of approximately 75 metres, containing an area of approximately 574 m<sup>2</sup>. The easements will be in favour of the property municipally known as 77 Sunset Strip Street.

### **Report**

The effect of this application is to grant permanent easements for an existing driveway that provides access to 77 Sunset Strip Street across the property located at 70 Old Front Road.

The proposed permanent easement provides driveway access to the existing home on the property in perpetuity.

The subject lands are zoned Business Park (BP), according to the Town's Comprehensive Zoning By-law, 8600, as amended. These easements do not allow for any new development of the subject lands.

## Consultations

The notice was placed on the Town's website and on the subject property. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and to 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-15-2024 File #4193 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 be submitted to the Secretary-Treasurer;
2. That all of the above conditions be fulfilled on or before January 22<sup>nd</sup>, 2027.

## 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 was placed on the Town's website and the subject property, pursuant to the Planning Act.

**Notifications**

Not Applicable.

**Report Approval Details**

Document Title:	B-15-2024.docx
Attachments:	- B-15-2024 Bouchard FIG 1.pdf - B-15-2024 Bouchard FIG 2.pdf
Final Approval Date:	Dec 19, 2024

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

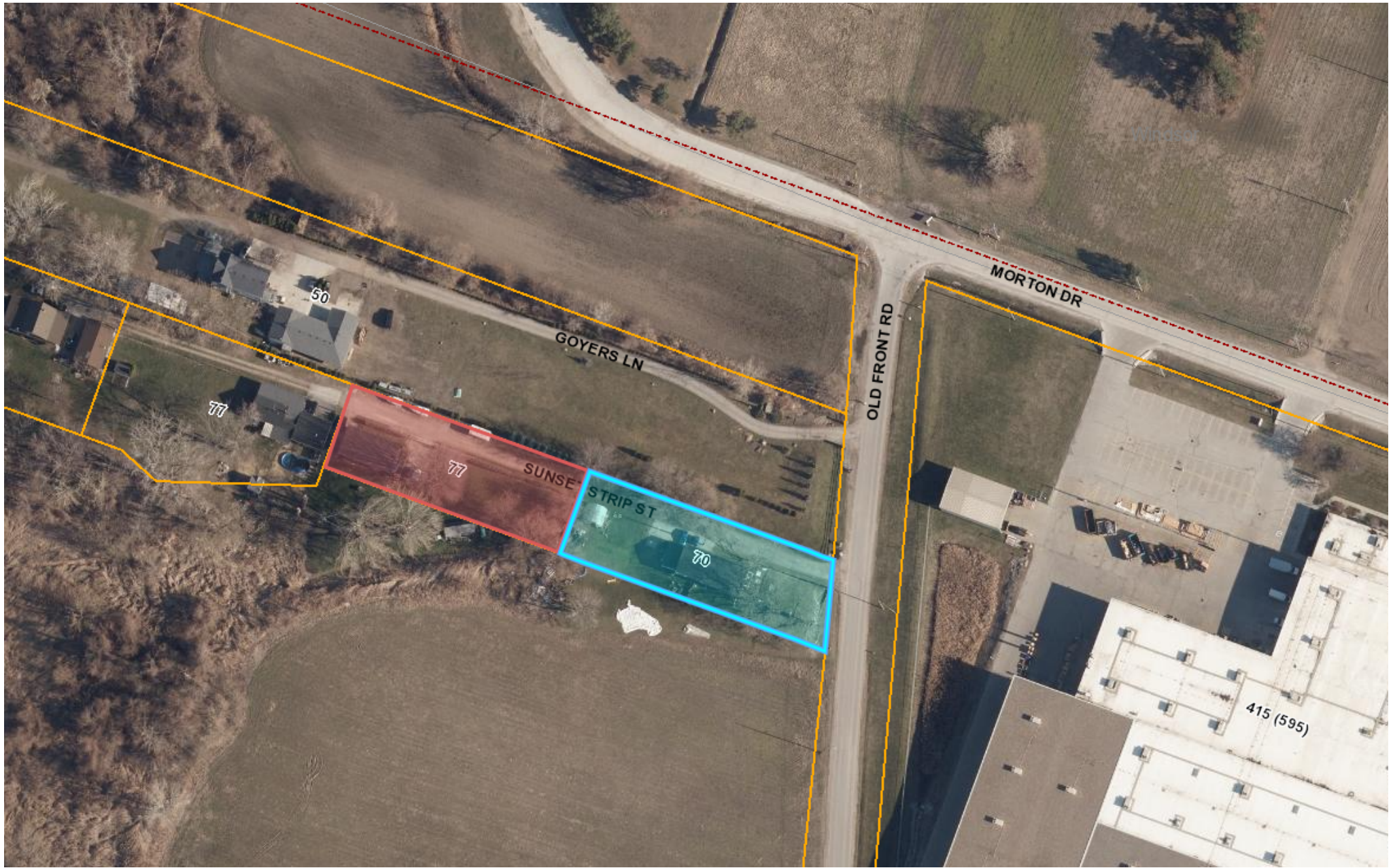
**No Signature - Task assigned to Allen Burgess was completed by delegate Kristina Brcic**

Allen Burgess



Manager, Planning and Development

Kristina Brcic



Legend:

LaSalle File No: **B-15-2024**

Applicant: **R & C Bouchard**

Date: **December 11, 2024**

Title: **FIGURE 1 -SUBJECT LANDS**

Notes: **13**

This document is not a Legal Plan of Survey.



DETROIT RIVER  
FLOW

Dominant Lands  
(77 sunset strip)

PLAN OF SURVEY OF  
PART OF LOT 39  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF SANDWICH WEST  
TOWN OF LASALLE  
COUNTY OF ESSEX

SCALE 1 : 300 METRES

SURVEYORS ON SITE INC.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

LEGEND

■	MONUMENT FOUND
□	MONUMENT PLANTED
S-B	STANDARD IRON BAR
IB	IRON BAR
M	MEASURED
S	SET
O1	INSTRUMENT R1316161
O2	INSTRUMENT R183681
O3	INSTRUMENT S555202
P1	PLAN 12R-7236
P2	PLAN 12R-10097
1201	CLARKE SURVEYORS LTD., O.L.S.
A	C.G.R. ARMSTRONG O.L.S.
OU	ORIGIN UNKNOWN
WT	WITNESS

Easement Lands  
(Private road - sunset strip)

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999944490.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SWARTNET) ON MONUMENTS (S) AND (S) AS SHOWN HEREON, HAVING A GRID BEARING OF 185°50'00" N, NAD83 CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1 - 1°02'30" CLOCKWISE  
P2 - 0°35'10" CLOCKWISE  
O1 - 1°19'40" CLOCKWISE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 3th DAY OF JANUARY, 2024.

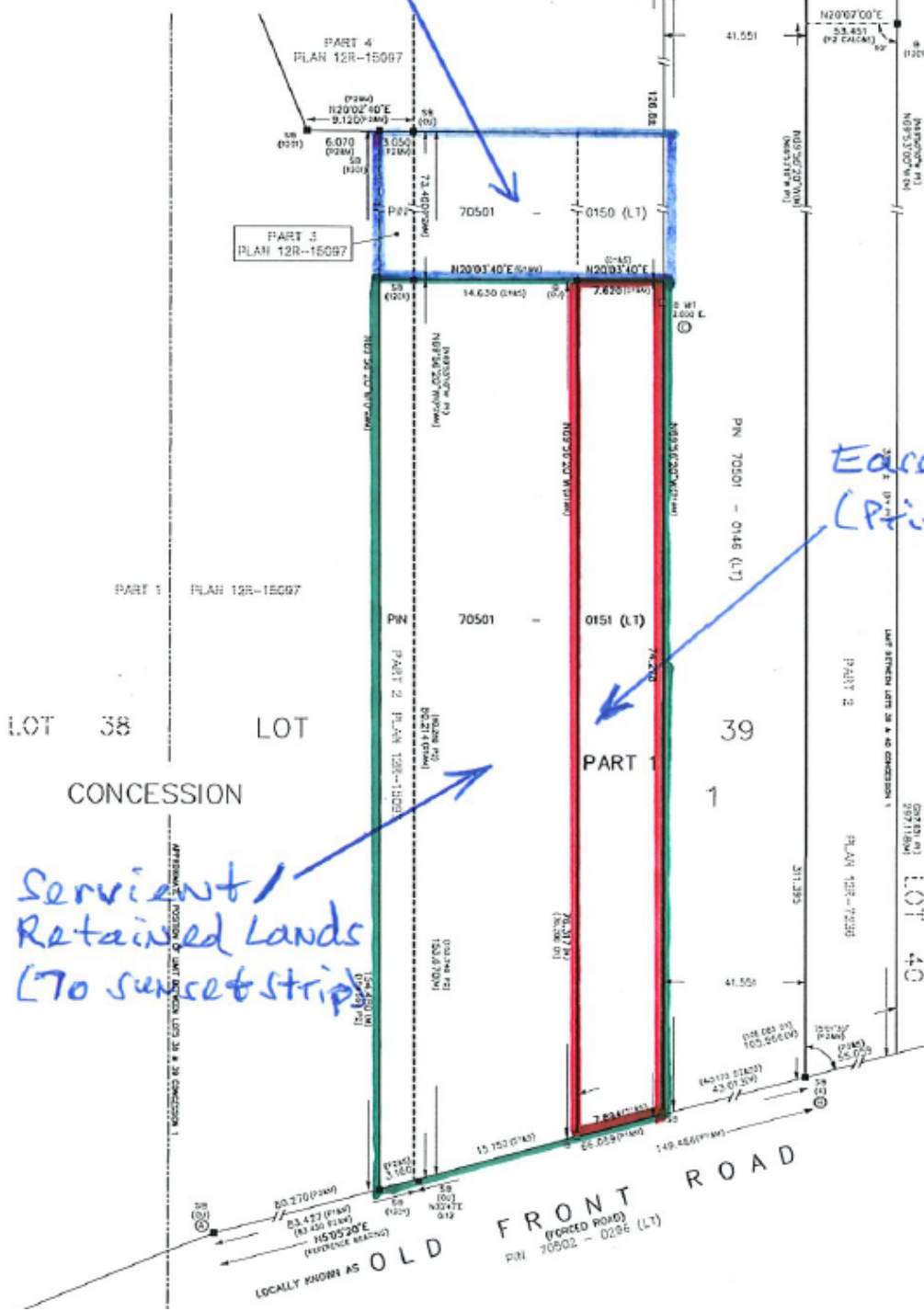
JUNE 11, 2024

*R. Wainwright*  
ROBERT WAINWRIGHT  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-72605.

**SOS**

3560 WALKER ROAD  
WINDSOR, ONTARIO  
N9W 3S4  
519-818-0767



Servient Retained Lands  
(70 sunset strip)



LaSalle File No: B-15-2024  
Applicant: R & C Bouchard  
Date: December 11, 2024

Title: **FIGURE 2 - SURVEY**

14Notes: 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:** December 11, 2024

**Report Number:** PD-47-2024

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

**Subject:** Consent Application B-16-2024 File 4194 for lot creation

**Application for Consent:** B-16-2024 File 4194

**Application on Behalf of:** NC Capital Inc.

**Location of Application:** 150 Old Front Road

### **Purpose & Effect of Application**

The subject land is located at 150 Old Front 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 parcel of land with a frontage of approximately 10 metres and a depth of approximately 45 metres, having an area of approximately 395 m<sup>2</sup>. The retained parcel of land will have a frontage of approximately 10 metres and a depth of approximately 56 metres, having an area of approximately 440 m<sup>2</sup>.

Should this application be approved, the applicant wishes to create two lots fronting on Old Front Road for the construction of a semi-detached dwelling.

### **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 severance is 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 was posted on the Town's website and on the subject property. 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-15-2024 File #4193 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, daylight 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 January 22, 2027.

**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 on the Town’s website and subject property, pursuant to the *Planning Act*.

### Notifications

Not Applicable.

### Report Approval Details

Document Title:	B-16-2024.docx
Attachments:	- B-16-2024 Gallie FIG 1.pdf - B-16-2024 Gallie FIG 2.pdf
Final Approval Date:	Dec 19, 2024

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

**No Signature - Task assigned to Allen Burgess was completed by delegate Kristina Brcic**

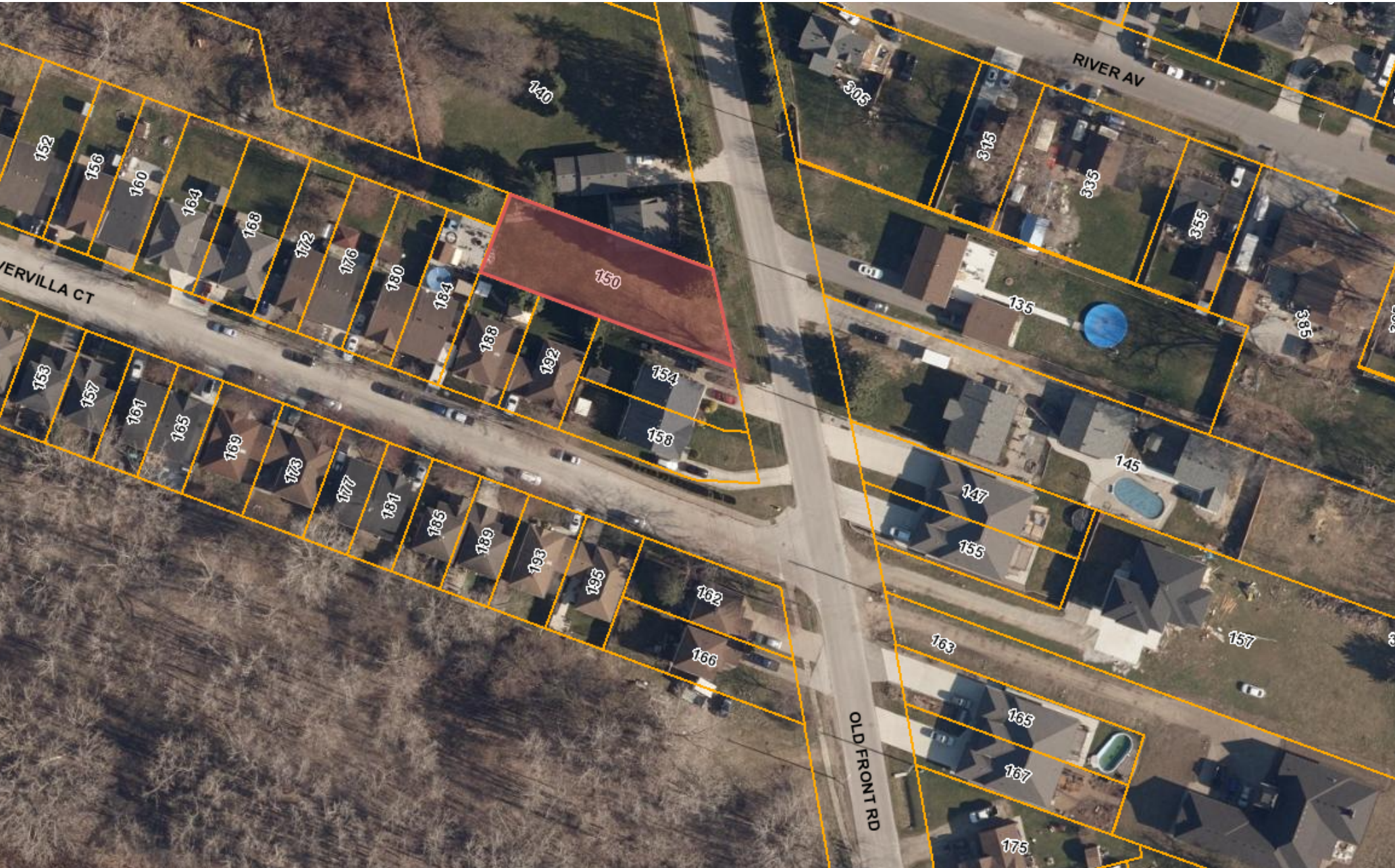
Allen Burgess



Manager, Planning and Development

Kristina Brcic





Legend:

LaSalle File No: **B-16-2024**  
 Applicant: NC Capital Inc.  
 Date: **December 19, 2024**

Title: **FIGURE 1 -SUBJECT LANDS**

Notes: **21**  
 This document is not a Legal Plan of Survey.



