



**THE CORPORATION OF THE TOWN OF LASALLE
SPECIAL MEETING OF COUNCIL FOR PLANNING ACT MATTERS
AGENDA**

Tuesday, July 28, 2020, 4:30 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Clerk's Note: Members of Council will be participating electronically and will be counted towards quorum. The Minutes will reflect this accordingly. The Electronic Meeting can be viewed at the following link: <https://www.youtube.com/channel/UC6x5UyIhV1zSHkDTV6TCI5g/videos>
Accessible formats or communication supports are available upon request. Contact the Clerk's Office, evallee@lasalle.ca, 519-969-7770 extension 1234.

	Pages
A. CALL TO ORDER	
B. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF	
C. ADOPTION OF MINUTES	
None.	
D. PUBLIC MEETINGS AND/OR HEARINGS	
1. SD Development Corp, Wyoming and Ellis Rezoning Application	3
RECOMMENDATION	
That the report of the Director of Development & Strategic Initiatives, dated July 20, 2020 (DS-26-2020) regarding a request that has been submitted by SD Developments Corp, for the lands located on the southwest corner of Wyoming and Ellis Streets BE RECEIVED; and that COUNCIL APPROVE THE APPLICANT'S REZONING APPLICATION AND ADOPT the draft zoning by-law amendment which rezones this one (1) hectare site from a "C4(h)" to a "R5-10" zone.	
2. Z-08-19 & SPC-04-19	23
Shereen Worrell, Brisebois Law Professional Corporation, appears before Council on behalf of Dr. Colin Belanger, applicant.	

RECOMMENDATION

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 regarding Zoning By-law Amendment & Site Plan Control Application Z-08-19 & SPC-04-19 be approved in principle subject to the following conditions:

1. i) that the Applicant's rezoning be based on the Applicant's proposed site plan;
 2. ii) that Council authorize Staff to prepare the required site plan control agreement for execution purposes;
 - iii) that Council adopt the zoning by-law for the subject lands once the required site plan control agreement has been fully executed to Council's satisfaction.
3. Part Lot Control By-law Application – T-04-2019, and the closing of a portion of Mia Anne Street

37

RECOMMENDATION

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 (DS-27-2020) regarding Part Lot Control Application T-04-2019 and the closing and sale of a portion of Mia Anne Street be approved.

E. WRITTEN SUBMISSIONS

F. DELEGATIONS

G. NEXT MEETING

The next scheduled Meeting will be held on August 25, 2020 at 5:15 p.m.

H. ADJOURNMENT



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: L. Silani, M.Pl., MCIP, RPP, Director of Development & Strategic Initiatives

Department: Development & Strategic Initiatives

Date of Report: July 28, 2020

Report Number: DS-26-2020

Attachments: Figures 1 to 5

Subject: Application: Rezoning Application

Our File Nos: Z-07-2019

Applicant & Registered Owner: SD Development Corp (Wyoming Residences)

Agent/Planner: Tracey Pillon-Abbs

Location: The lands affected by this application comprise approximately 1 hectare of land located along the south side of Wyoming Street, at the southwest corner of Wyoming and Ellis Streets

Recommendation

That the report of the Director of Development & Strategic Initiatives, dated July 20, 2020 (DS-26-2020) regarding a request that has been submitted by SD Developments Corp, for the lands located on the southwest corner of Wyoming and Ellis Streets BE RECEIVED; and that COUNCIL APPROVE THE APPLICANT'S REZONING APPLICATION AND ADOPT the draft zoning by-law amendment which rezones this one (1) hectare site from a "C4(h)" to a "R5-10" zone.

Report

INTRODUCTION AND NATURE OF THE SUBJECT APPLICATION:

This report is intended to provide members of Council with comments and recommendations regarding a rezoning application that has been submitted to the Town, requesting approval to rezone approximately 1 hectare of land located along the south side of Wyoming Street, at the southwest corner of Wyoming and Ellis Streets, from a Town Centre Commercial Holding Zone – “C4(h)” to a Residential Five (R5-10) Zone – “R5-10”.

Figure 1 depicts the location of the subject lands.

Figures 2 and 3 identify the existing Official Plan designations and Zoning By-law zone categories that apply to the subject lands and to lands in the surrounding area.

Figure 4 is the Applicant’s conceptual site plan, depicting two 3 storey apartment style residential buildings, with a total of 80 dwelling units. As part of this multi-unit residential development, new parking garages would be built for 40 units, and an additional 80 at-grade surface parking spaces are being provided. A conceptual elevation drawing for the proposed new 3 storey buildings has also been provided by the Applicant, and is included as Figure 5.

It should be noted that a broad range of commercial land uses and higher density apartment style residential dwelling units are currently permitted on the subject property --- with the following “C4” uses being permitted as-of-right at this location:

- Retail stores, Shopping Centres, Supermarkets;
- Restaurants;
- Financial Institutions, Professional and General offices;
- Health Studios, Pharmacies, Clinics;
- Theatres, Gas Bars;
- Apartment Dwelling Units.

Within the “C4” zone, the following additional regulations apply to Apartment Dwelling Units:

- Apartment Dwelling Units must be located within a mixed-use building, where the ground floor area shall only be used for a permitted commercial use;
- On the east side of Malden Road the maximum building height is 18.3 metres, and a maximum residential density is seventy-five units per net hectare.

The Applicant does not wish to build any commercial buildings on this site.

Instead, they are requesting approval to rezone this property from the Town Centre (C4) Holding zone to a site-specific Residential Five zone, in order to restrict the uses on this site to a maximum of 80 new apartment dwelling units located in 2 new residential buildings with a height that would not exceed 3 storeys.

A consent application will be submitted to the Town to legally separate this site from the remainder of the Applicant's landholdings, which have already been developed and are being used for retail commercial purposes.

Prior to the issuance of any building permit at this location, the Applicant will also be submitting a site plan control application to the Town for review and approval purposes.

A copy of the draft zoning by-law amendment for the subject lands are included as part of this Council agenda.

OFFICIAL PLAN AND PROVINCIAL POLICY STATEMENT CONSIDERATIONS

The Planning Act requires that all decisions made by LaSalle Council conform with the land use designations and policies contained within the municipal approved Official Plans (both the lower-tier and upper-tier plans) that are in effect at the time that an application is received. The Planning Act also requires that these decisions be made in a manner that are consistent with the policies that are contained within the 2020 Provincial Policy Statement.

In this particular instance, the subject property is designated "LaSalle Town Centre District" in the Town of LaSalle's approved Official Plan. Section 4.2 of the LaSalle Official Plan contains the Town's land use policies for properties located within the "LaSalle Town Centre District Designation", and read as follows:

"4.2 LaSalle Town Centre District Designation

Intent

- a) The lands within the LaSalle Town Centre District Designation are intended to represent a key component of the Town's Urban Structure, and will be designed as a focal point for major retail and other associated institutional and commercial development. It is the intent of this Plan to allow the ongoing evolution of the retail sector within this Centre in LaSalle's "Downtown" to occur with a minimum of policy interventions with respect to the amount and type of space/facilities. This Plan focuses on broadening the mixture of land uses within the LaSalle Town Centre District Designation, and promoting good urban design and high quality architecture and landscapes. Lands within the LaSalle Town Centre District Designation are considered to

be key destinations for the evolving transit system. It is also the intent of this Plan to create a compact, walkable and mixed use town centre that promotes street-edge buildings with parking to the side and rear of buildings.

Permitted Uses

- b) Buildings and sites throughout the LaSalle Town Centre District Designation may develop or redevelop as a comprehensively planned commercial centre, consisting of individual buildings or multi-unit buildings. New development is encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Development within stand-alone buildings is also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning By-law. Permitted uses on lands designated as LaSalle Town Centre District Designation may include:
 - i) Retail, service commercial uses and restaurants, excluding auto-focused uses such as auto dealerships, service centres and repair shops;
 - ii) Hotels, including convention/conference facilities and other ancillary uses;
 - iii) Commercial, medical, social service, civic/administrative and institutional office uses;
 - iv) Mid-Rise and High-Rise residential uses, including live-work units and communal housing, which may include special needs housing and housing for seniors;
 - v) Institutional uses, including elementary schools, secondary schools, hospitals, health clinics, medical laboratories;
 - vi) Cultural, recreational and entertainment facilities;
 - vii) Community facilities, parks and open spaces;
 - viii) Parking facilities at-grade and/or in structure; and,
 - ix) Public uses and public and private utilities.
- c) The range of permitted land uses within the LaSalle Town Centre District Designation shall be further refined through

the implementing Zoning By-law. The Zoning By-law may, for specific sites within the LaSalle Town Centre District Designation, not permit all of the uses listed herein.

Development Policies

- d) Retail and service commercial development in the LaSalle Town Centre District Designation shall generally be part of a retail commercial centre, where a group of retail, service commercial or other shopping facilities function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader LaSalle Town Centre District Designation.
- e) Office and residential uses shall be permitted in stand-alone buildings, or in upper storeys of a mixed-use building/development. Office and residential uses may be located on individual sites, or form part of a larger, comprehensively planned retail commercial centre.
- f) Hotels, institutional uses, community, cultural, recreational and entertainment facilities shall be permitted in stand-alone buildings, or in mixed-use buildings/developments. Hotels, institutional uses, community, cultural, recreational and entertainment facilities may be located on individual sites, or form part of a larger, comprehensively planned retail commercial centre.
- g) Within the LaSalle Town Centre District Designation, the maximum building height shall be 12 storeys, or 48 metres, whichever is less.
- h) Notwithstanding the identified maximum height limit, additional building height may be considered by the Town on a site by site basis, subject to the height bonus provisions of this Plan and where community benefits have been secured in exchange for additional height.
- i) At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should generally be sufficient to adapt to a range of permitted uses.
- j) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. To promote a high quality appearance and pedestrian activity at street level, these facilities, generally shall not be

located between the building(s) and adjacent streets. Shared access and parking among various properties is encouraged.

- k) All lands within the LaSalle Town Centre District Designation are identified as within a Community Improvement Area. The Town may consider the preparation of a Community Improvement Plan to establish more specific improvement objectives for LaSalle's "downtown", identify public realm improvement priorities and establish incentive programs to assist the private sector in improving their properties. The provision of municipal incentives should be linked to the establishment of a LaSalle Town Centre Business Improvement Area.
- l) When considering an application for a development within the LaSalle Town Centre District Designation, the policies in Chapter 3 of this Plan shall be applied. In addition, land use specific policies that are applicable within this Designation are included in Chapter 5 of this Plan.
- m) All development within the LaSalle Town Centre District Designation shall be subject to Site Plan Approval."

Ellis Street is designated as a "Collector Road" in the Town's Official Plan. Subsection 6.5.3(iii) sets out the planned function for collector roads, and reads as follows:

- "iii) Collector Roads are intended to provide for the movement of moderate volumes of traffic between local roads and the arterial roads at low to moderate speeds, while at the same time providing access to individual properties."

Section 3.2.2 of the LaSalle Official Plan articulates a broad range of urban design policies, including the following:

"Compatible Development

- a) The principle of compatible development will be applied to all applications for development to ensure the appropriate integration of new development with existing built forms and landscapes in a way that enhances the image and character of the Town.
- b) To ensure development is compatible, when considering any application for development within

the Town of LaSalle, particular attention shall be paid to the following:

- i) Adverse impacts are to be minimized on adjacent properties in the vicinity;
 - ii) Significant natural heritage features and their associated ecological and hydrological functions are appropriately protected;
 - iii) The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - iv) On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
 - v) Streetscape patterns, including block lengths, setbacks and building separations; and,
 - vi) Utility, infrastructure and transportation system capacity exists and/or will be made available to serve the proposed development and there are no undue adverse impacts on the Town's sewer, water, storm water management and transportation systems.
- c) It is important to note that there are areas of the Town where the prevailing quality of existing development detracts from the unique character and attractiveness of the Town. In these circumstances, new development may deviate (is not compatible development) from the prevailing quality/character of design, where doing so will make a positive contribution to the unique quality of place and character of the Town."

Mix of Uses

- a) A mixed-use community that is walkable/bikeable, with connected trail/greenway facilities and public gathering places, where opportunities for social and recreational interaction are increased and where commercial and community services can be provided within easy walking and cycling distances, is a requirement of this Plan.

- e) This Plan will accommodate a range and mix of housing types to allow for a range of choice and opportunity for residents to remain in the community for their entire lifecycle.
- f) Higher density house forms will provide opportunities for housing that is more affordable, will contribute to the affordable housing requirements of the Town and will be incorporated into the housing stock. In addition, senior's housing, long term care facilities, affordable supportive and affordable accessible housing, and assisted living units will be incorporated into the Town's housing stock.
- g) Community infrastructure and institutional uses, recreational facilities, public buildings, and arts and cultural facilities shall be in locations that are accessible by the active transportation network and by public transit to meet the needs of people of all ages, backgrounds, and capabilities throughout the various stages of their lives.

Section 3.2.4 of the LaSalle Official Plan contains housing policies, including the following

"Housing Mix

- a) Housing is vital to the creation of healthy, sustainable, and complete communities. Residents of all ages, income levels and abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities.

Accessible Housing Forms

- b) The Town shall work with appropriate agencies to encourage the creation and maintenance of an adequate supply of appropriately scaled, accessible housing forms, including: assisted living; special needs housing; nursing homes and other forms of housing for seniors; and innovative housing models such as co-housing.
- c) Appropriately scaled, accessible housing forms shall be integrated within the LaSalle Town Centre, the Waterfront District and the Residential Neighbourhoods

where community services and amenities are easily accessible to ensure people with special needs have the best opportunity to care for themselves as much as possible in a non-institutional setting. Special needs and emergency housing shall be permitted in any designation that permits residential uses.

Social and Affordable Housing

- d) This Plan establishes a Town -wide target for the provision of affordable housing at 20 percent of all new housing units. Further, this Plan anticipates that the target for affordable housing will be met primarily within the Urban Area.
- e) The Town supports the provision of affordable housing for low and moderate income households through the following policies:
 - i) The Town will achieve a minimum affordable housing target of 20 percent of all new residential development on a Town-wide basis;
 - ii) Affordable housing should be focused within the Urban Area, which offers residents easy access to existing services, facilities and infrastructure; and,
 - iii) The Town discourages the demolition or conversion of affordable rental housing into condominium tenure in order to maintain the rental housing stock.
- f) The Town shall utilize the implementation tools provided in this Plan and/or in the Planning Act to ensure a diversity of housing options are available to residents of all ages, abilities and incomes, including but not limited to:
 - i) Zoning By-Law regulations;
 - ii) Land Division processes (conditions of approval);
 - iii) Development Agreements; and,
 - iv) Community Improvement provisions.”

The “Settlement Area” policies of the County of Essex Official Plan include goals which:

“promote development that is compact, mixed use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds”

“promote residential intensification within Settlement Area boundaries”.

Policies have also been adopted by County Council that support “a range of land uses and densities, a healthy mix of housing types, and walkable communities with public transit” as integral components of all “Settlement Areas”.

The County of Essex also:

“specifically encourages residential intensification and redevelopment within settlement areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities”.

The 2020 Provincial Policy Statement includes a number of inter-related policies that provide direction to all Planning Authorities, including policies which:

- require municipalities to provide for an appropriate mix of housing options and densities to meet the projected requirements of current and future residents for both market-based and affordable housing units;
- promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- promote cost-effective development patterns and standards to minimize land consumption and servicing costs.

AGENCY COMMENTS:

Notice of this rezoning application has been circulated to various agencies, utility companies, school boards, etc. To date, no correspondence has been received with respect to this Planning Act application.

COMMENTS AND DISCUSSION

In assessing the merits of this rezoning application the following comments are offered for Council's consideration:

- a) The Applicant's rezoning application conforms to the policies contained in the Town of LaSalle's and the County of Essex's approved Official Plans, and is consistent with the applicable policies as set out in the Provincial Policy Statement;
- b) It will result in a new multi-unit residential development that will broaden the range of housing choices available, in a location that has the necessary services and amenities nearby, and is located within walking distance of two existing transit routes that enables residents to also easily travel to locations outside of the Town Centre and to nearby communities;
- c) The proposed new 3 storey apartment buildings will add 80 new rental units to the Town's existing rental housing supply – a very positive addition to the Town of LaSalle;
- d) All required services exist at this location, including the required municipal sanitary, storm and water services to accommodate the two new multi-storey buildings. The Applicant will be required to implement on-site storm water management at this location, to be designed and constructed by the Applicant to the satisfaction of the Town Engineer;
- e) LaSalle Transit services this site, with transit stops conveniently located at the corner of Ellis and Delmar. In addition, the South Windsor 7 route is also within walking distance of this site, with stops located along Malden Road and also along Todd Lane;
- f) Ellis Street is a designated collector road, and is intended to carry larger volumes of traffic -- including traffic from intersecting local streets such Wyoming – to/from Todd Lane, to Malden Road and to Normandy Street. A traffic engineering analysis was recently completed by Dillon Consulting confirming that the additional traffic that will be generated by this new residential development can be safely accommodated while maintaining an overall high level of service. This report recommends that the signal timing at the Todd Lane/Elmdale intersection be adjusted during the PM peak hour to accommodate westbound vehicle queuing at this intersection. This change will be made at this intersection location, as recommended;
- g) A daylight corner easement will be required, as shown on the Applicant's conceptual site plan to ensure proper sight lines are maintained along both Ellis and Wyoming Streets;
- h) Sidewalks exists along both Ellis Street and Wyoming Street. An in-boulevard asphalt trail is also located along the north side of Wyoming – providing for safe and convenient pedestrian movements to/from nearby stores, restaurants, services, the Town Library and Seniors Centre, and the neighbourhood school;
- i) An Endangered Species assessment was completed for this site in 2019. It concluded that the development of this property as proposed will not contravene the provisions of the Endangered Species Act, and can proceed. During construction, the Applicant will be required to follow the prescribed MNRF approved protocols for species at risk – and these

requirements will be incorporated as part of the site plan control agreement for this new development;

- j) A Noise Study was undertaken by a qualified acoustical engineering firm retained by the Applicant. This study concluded that the noise impacts from nearby commercial buildings can be mitigated to meet applicable MOECP Guidelines, through the use of appropriate building materials, the installation of central air conditioning within all new apartment units, and with the inclusion of warning clauses;
- k) The Applicant's conceptual site plan (Figure 4) and conceptual elevation drawings (Figure 5) have incorporated design features to maximize land use compatibility:
 - by orienting the buildings to the street edge, and limiting the height of the new buildings to a maximum of 3 storeys;
 - by placing one storey accessory garage structures along the southerly lot line -- additional landscaping and fencing will also be installed along the westerly lot line;
- l) It should be noted that the Applicant will be required to submit a consent application and a site plan control application before any development is allowed to proceed on this site.

Detailed site plans, site servicing, landscaping, and elevation drawings will need to be submitted to and approved by the Town as part of these additional Planning Act applications. A site plan control agreement will be prepared, executed and registered on title before any construction can begin. Details regarding site servicing, construction traffic, fencing, lighting, internal and external pedestrian access/walkways, on-site refuse disposal, etc., will be part of those detailed drawings and will be reviewed and approved by the Town as part of the site plan control application.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,

Consultations

Town Engineering and Public Works

Financial Implications

None

Prepared By:



Director, Development and
Strategic Initiatives

L. Silani

Link to Strategic Goals

	Enhancing organizational excellence
	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
Yes	Grow and diversify the local economy
	Build on our high-quality of life

Communications

	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
Yes	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

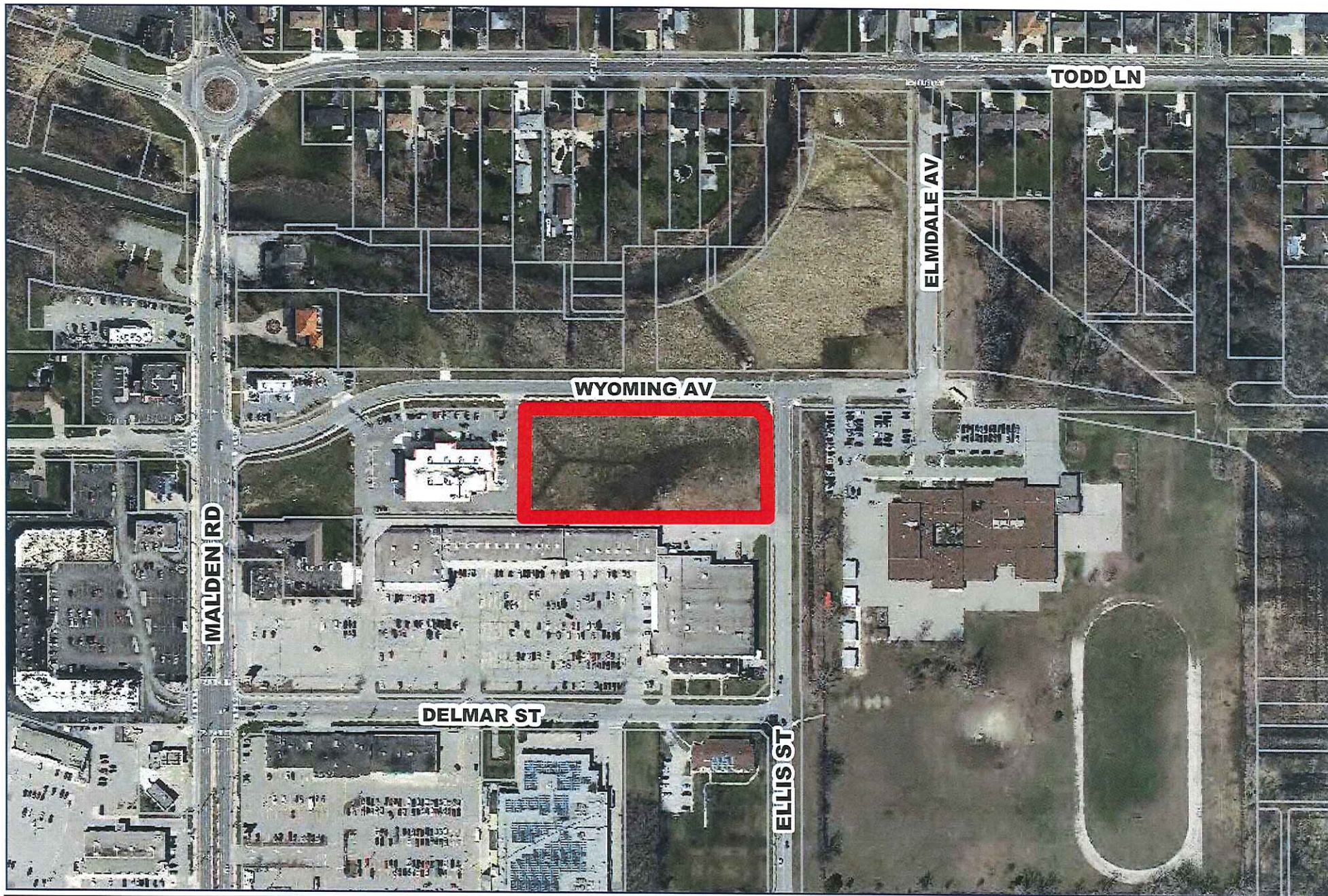
Document Title:	SD Development Corp, Wyoming and Ellis Rezoning Application.docx
Attachments:	- Attachments for SD Development Staff Report, July 2020.pdf
Final Approval Date:	Jul 21, 2020

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



Chief Administrative Officer

Joe Milicia



Legend:



Location of
Subject Lands



LaSalle File No: Z-07-19

Applicant: SD Development Corp.
(Wyoming Residences)

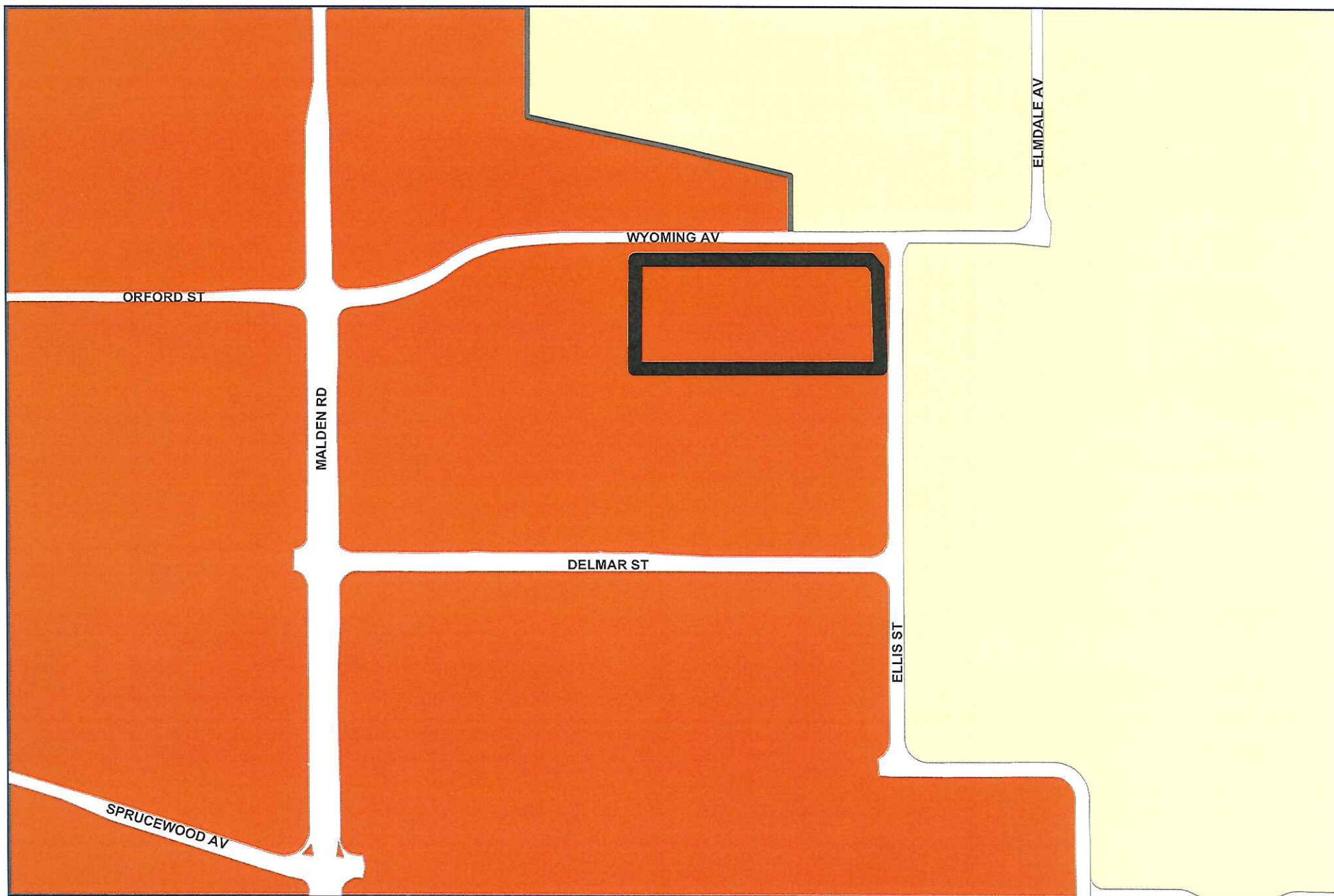
Date: July 16, 2020

Title:

FIGURE 1 - SUBJECT LANDS

Notes:

This document is not a Legal Plan of Survey.



Legend:

- LASALLE TOWN CENTRE DISTRICT
- RESIDENTIAL DISTRICT
- SUBJECT LANDS

LaSalle File No:	Z-07-19
Applicant:	SD Development Corp. (Wyoming Residences)
Date:	JULY 16, 2020

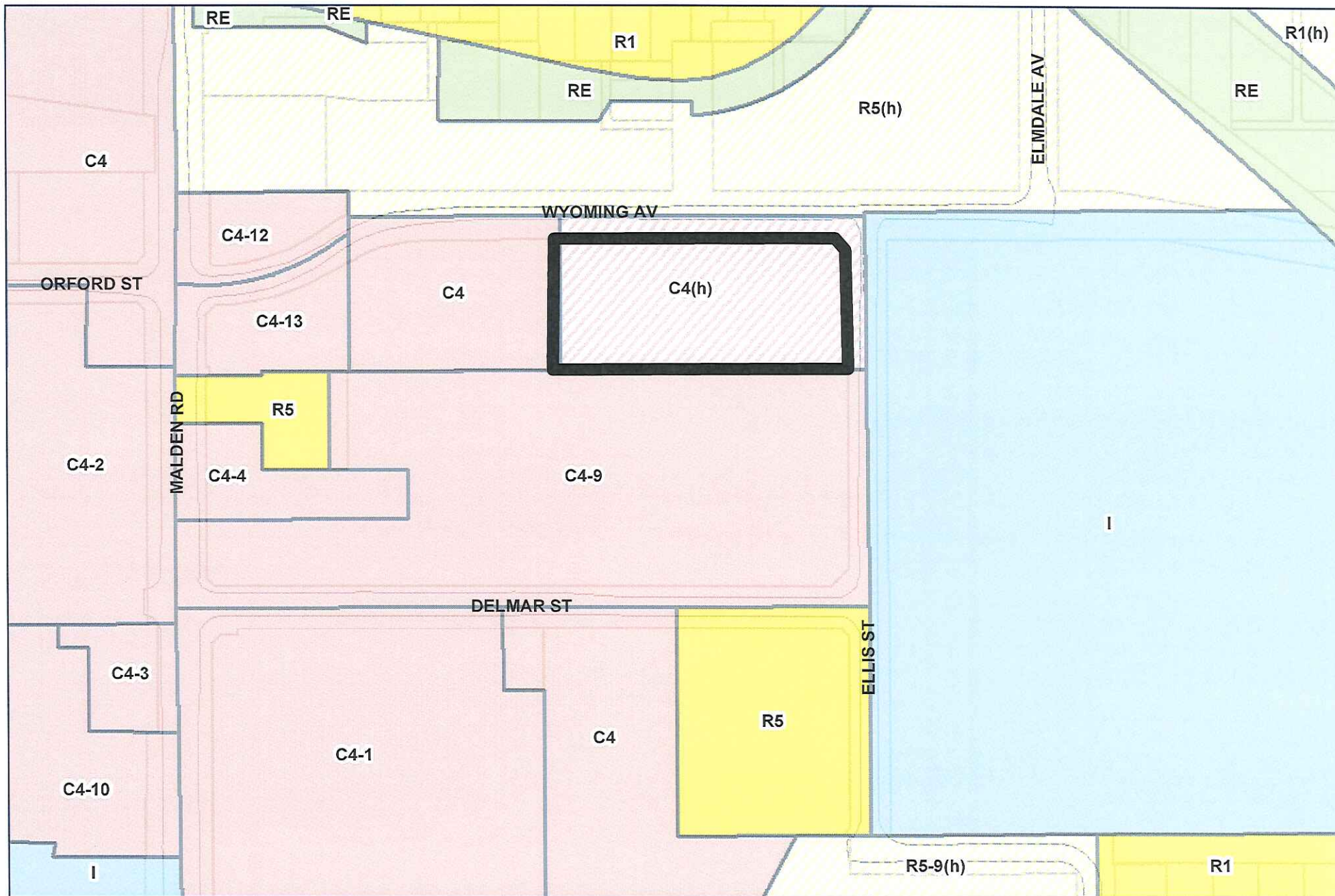
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FIGURE 2 - EXISTING OFFICIAL PLAN DESIGNATIONS

Notes:

This document is not a Legal Plan of Survey.





Legend:



Subject Lands



LaSalle File No: Z-07-19

Applicant: SD Development Corp.
(Wyoming Residences)

Date: July 16, 2020

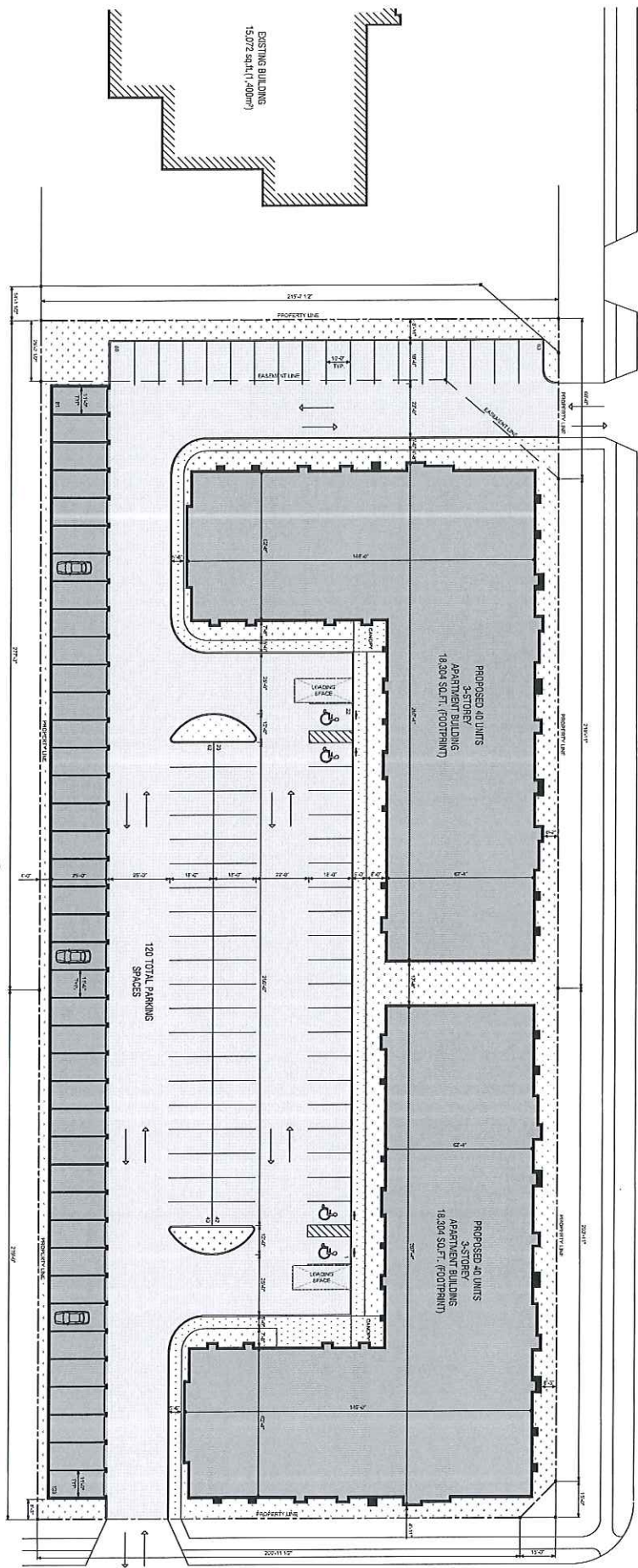
Title:

FIGURE 3 - EXISTING ZONING

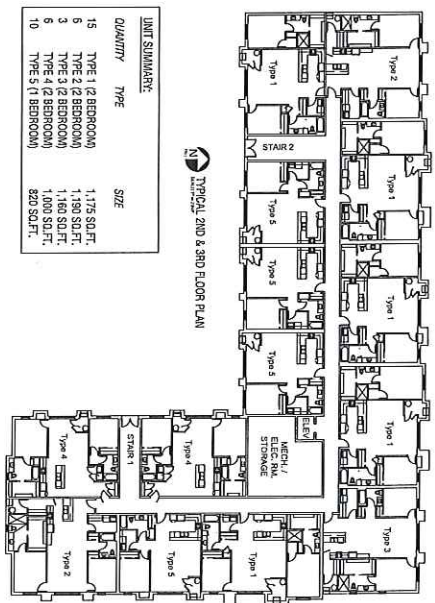
Notes:

This document is not a Legal Plan of Survey.

Figure 4



PROPOSED APARTMENT BUILDING	
SITE ZONING:	USALLE TOWN CENTRE ZONE (T5)
TOTAL LOT AREA =	105,880 SQ. FT. (2.45 ACRES)
TOTAL APARTMENT BUILDING AREA =	109,824 SQ. FT.
MAX LOT COVERAGE =	60.00%
BUILDING FOOTPRINT (LOT COVERAGE) =	48,139 SQ. FT. (44,597)
MAX BUILDING HEIGHT =	80'-0" FT.
ASSUMED BUILDING HEIGHT =	55'-0" FT.
LOT FINISHLINE =	215.83' (67.78 METERS)
MAX. REAR YARD DEPTH =	NIL
EXT. SIDE YARD WIDTH =	48.30' (15.27 METERS)
MAX. LANDSCAPE AREA PROVIDED =	13,100 SQ. FT. (14,117)
LANDSCAPE AREA REQUIRED =	10,000
TOTAL CURBING LENGTH	1,110 LIN. FT.
PARKING REQUIRED RESIDENTIAL, 1.5 PER UNIT X 80 =	120 SPACES
TOTAL PARKING PROVIDED =	120 SPACES INCLUDING 4 ACCESSIBLE
BI-CYCLE PARKING PROVIDED =	__ SPACES
LOADING BAY PROVIDED =	2



Project / Client
WYOMING STREET RESIDENTIAL DEVELOPMENT
USALLE, ONTARIO

Drawn By
PAC

Checked By
PAC

Date
2024.05.20

Sheet No.
7100

Drawing No.
A0

Sheet Title
PROPOSED SITE PLAN

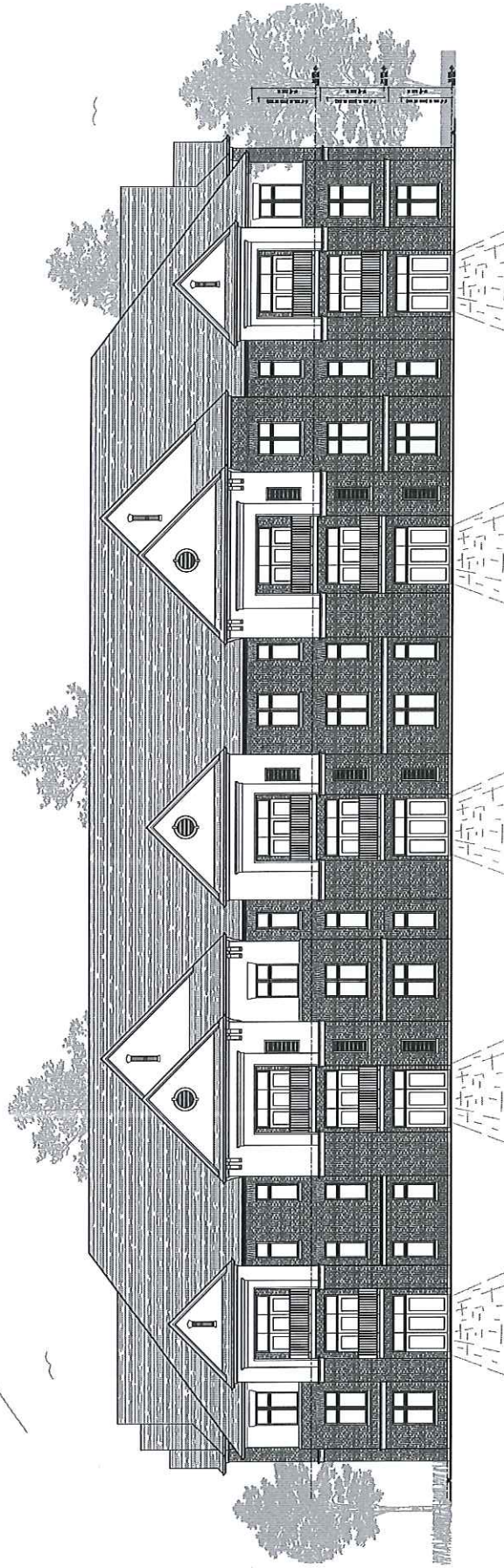


FIGURE 5

NORTH ELEVATION

WYOMING APARTMENTS

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 JUNE 30, 2020



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, Supervisor of Planning & Development Services

Department: Development & Strategic Initiatives

Date of Report: July 20, 2020

Report Number: DS-28-2020

Attachments: Figure 1, 2, and 3

Subject: Application: Rezoning and Site Plan Control

Our File Nos: Z-08-19 & SPC-04-19

Applicant & Registered Owner: 1722877 Ontario Ltd. (Colin Belanger)

Agent/Planner: Jim Duri (Duri Construction) Tracey Pillon-Abbs, RPP (Planner)

Location: approximately 600 square metres of land located on the west side of Front Road, north of Senator Street,

Recommendation

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 regarding Zoning By-law Amendment & Site Plan Control Application Z-08-19 & SPC-04-19 be approved in principle subject to the following conditions:

- i) that the Applicant's rezoning be based on the Applicant's proposed site plan;
- ii) that Council authorize Staff to prepare the required site plan control agreement for execution purposes;
- iii) that Council adopt the zoning by-law for the subject lands once the required site plan control agreement has been fully executed to Council's satisfaction.

Report

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application that has been submitted to the Town requesting Council approval for the rezoning of approximately 600 square metres of land located on the west side of Front Road, north of Senator Street (as depicted on Figure 1). The rezoning from Residential One (R1) zone to a General Commercial (C2) zone at this location, combined with the vacant lands on Front Road will allow 1722877 Ontario Ltd. (Colin Belanger) to construct one new two storey professional dental office building at this location.

The proposed new dental office at this location will continue to advance the revitalization of Front Road. The Province of Ontario is encouraging the development and redevelopment of lands within the urban settlement boundary that are on full municipal services and add to the economic vitality of the community. The County of Essex approved Official Plan encourages the development/redevelopment of lands of this nature in urban settlement areas.

Provincial Policy Statement:

The Provincial Policy Statement (PPS), provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed development of this site, the proposed development is in keeping with the character and built form in the surrounding neighbourhood and it is an efficient use of existing municipal services. It is my opinion that the construction of this building is in keeping with the policies outlined below.

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

- i) In section 1.0 of the PPS it states that “Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.”
- ii) In section 1.1.2 of the PPS it states “within settlement areas, sufficient land shall be made available through intensification and redevelopment...”

- iii) In section 1.1.3.3 of the PPS it states “Planning Authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated ...”

COUNTY OF ESSEX OFFICIAL PLAN:

In the County of Essex Official Plan, the subject lands are located within a “Primary Settlement Area”. The development and intensification of this site with a new professional dental office building is in keeping with the policies and the goals of this upper tier plan.

The following are relevant sections of the County OP that were considered as they relate to the proposed development;

- i) In sections 1.5 of the County OP, goals for health County” are set out and include the following:
 - c) *To direct the majority of growth and investment (infrastructure and community services and facilities) to the County’s Primary Settlement Areas.*
- ii) In sections 3.2.2 of the County OP, goals for land designated as “Settlement Areas” are set out and include the following:
 - a) *Support and promote public and private re-investment in the Primary Settlement Areas.*
 - f) *To increase the opportunity for job creation within each local municipality by attracting and maintaining industries and business closer to where people live.*
- iii) 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.*
 - 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.*

TOWN OF LASALLE OFFICIAL PLAN:

The Official Plan for the Town of LaSalle designates the lands subject to this application “Waterfront District”. The proposed rezoning to General Commercial Zone permitting the construction of one new two storey professional dental office building is in conformity with this Official Plan designation.

It is my opinion, based on the policies below, that the proposed rezoning is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

The following are relevant sections of the Town of LaSalle OP that were considered as they relate to the proposed development;

1. Section 3.1 of the Official Plan contains goals for a “A Complete Community” as follows:
 - b) *A complete community meets people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, including affordable housing, public services and community infrastructure, including educational and recreational facilities, and a robust open space system. Convenient access to public transportation and a linked network of active transportation facilities are crucial elements of a complete community. Objectives are:*
 - i) *To support the creation of a complete community with easy access for all residents to a wide range of uses including shopping and restaurants, parks and open spaces, employment opportunities, educational and cultural opportunities, live-work options, mobility options, a mix and diversity of housing types, and a range of community facilities, services and amenities; and,*

2. Section 3.2.2 of the Official Plan contains Policies regarding “Urban Design -” as follows:

Compatible Development

- a) The principle of compatible development will be applied to all applications for development to ensure the appropriate integration of new development with existing built forms and landscapes in a way that enhances the image and character of the Town.

- b) To ensure development is compatible, when considering any application for development within the Town of LaSalle, particular attention shall be paid to the following:
 - iii) The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - iv) On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
 - vi) Utility, infrastructure and transportation system capacity exists and/or will be made available to serve the proposed development and there are no undue adverse impacts on the Town's sewer, water, storm water management and transportation systems.
 - c) It is important to note that there are areas of the Town where the prevailing quality of existing development detracts from the unique character and attractiveness of the Town. In these circumstances, new development may deviate (is not compatible development) from the prevailing quality/character of design, where doing so will make a positive contribution to the unique quality of place and character of the Town.
3. Section 4.6 of the Official Plan contains policies for "Waterfront District Designation" as following:

Intent

- a) The land designated Waterfront District Designation is recognized in this Plan as an area that requires revitalization. It is the intent of this Plan to promote the re-creation of a vibrant, pedestrian and transit oriented place through targeted investments and strategic investment in infrastructure, with particular attention to urban design, parking and waterfront access along the identified stretch of Front Road.
- b) It is expected that land within the Waterfront District Designation will be redeveloped with an array of compatible land uses including marine and marina-related uses, retail and service commercial uses, mid-rise and high-rise residential uses, public open spaces, as well as institutional and community uses.

The Waterfront District Designation is expected to accommodate higher density/intensity development, while including a broad mix of land uses that support investment in transit and the achievement of complete communities.

Permitted Uses

- d) Buildings and sites throughout the Waterfront District Designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Uses in stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning By-law. Permitted uses on lands designated as Waterfront District Designation may include:
 - i) Retail, service commercial uses and restaurants of all types and scales, including auto focused and/or marine-related uses such as auto/boat dealerships, service centres and repair shops;
- e) The range of permitted land uses within the Waterfront District Designation shall be further refined through the implementing Zoning By-law. The Zoning By-law may, for specific sites within the Waterfront District Designation, not permit all of the uses listed herein.

Development Policies

- f) Development in the Waterfront District Designation shall generally be part of a comprehensively planned site, where a grouping of permitted uses function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Waterfront District Designation.
- g) Permitted office and residential uses shall be in stand-alone buildings, or in upper storeys of a mixed-use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned site.

- i) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. Front yard parking shall generally not be permitted. Parking and servicing areas should be located at the rear or side of the building.
 - j) New development and other public or private investments shall be required to consider opportunities for improving the public realm and access to the waterfront including: cycling facilities, sidewalks, traffic calming, road narrowing, on-street parking and traffic lights.
 - l) When considering an application for a development within this Designation, the policies in Chapter 3 of this Plan shall be applied. In addition, land use specific policies that are applicable within this Designation are included in Chapter 5 of this Plan.
 - m) All development within the Waterfront District Designation shall be subject to Site Plan Approval, with the exception of new low-rise single or semi-detached development on existing lots of record at locations already pre-zoned for those low-rise residential uses.
4. Section 6.5.3 of the Official Plan contains “Policies for Roads” as following:
- d (i) Arterial Roads provide for high volumes of both passenger and commercial traffic for inter-urban travel at moderate speeds, while at the same time providing access to individual properties. The right-of-way width for all Arterial Roads shall be within 26.2 to 30.5 metres;
5. Section 6.5.4 of the Official Plan contains “Policies for Public Transit” as following:
- b) Development within the Urban Area of the Town must contribute to the creation of sufficient densities to make transit feasible and efficient in the long-term. As such, this Plan promotes higher densities and compact development along both Arterial and Collector Roads to support transit service, reducing the need for automobile use and greenhouse gas emissions.

ZONING:

The subject lands are zoned Residential One “R1” and General Commercial”C2” in the Town’s Comprehensive Zoning By-law. The proposed rezoning to a General Commercial Zone will facilitate the construction of one new two storey professional dental office building at this combined site.

The proposed two storey professional dental office meets all of the requirements of the General commercial zone. The proposed parking lot exceeds the minimum parking requirements for the proposed commercial building.

It should be noted that the total site has a combined area of 2034 sq metres, but the lands being rezoned as part of this application are 600 sq metres in size.

This rezoning is part of a concurrent site plan control approval application; the site plan is depicted on Figure 2.

COMMENTS:

To-date only one resident has been in contact with town staff regarding this development, and their concerns were regarding drainage negatively affecting their existing dwelling. In discussions, town staff re-assured the resident that the proposed site plan, engineering details would address these concerns.

In assessing the merits of the Applicant’s development plan, the following summary comments are offered for Council’s consideration:

- i) Front Road (County Rd. #20 is capable of carrying high volumes of traffic at moderate speeds. The applicant’s engineer has reviewed the proposed site plan and has concluded that “site distances exceed the Minimum TAC sight distance requirements and with the low volume of vehicles entering and existing the driveway this development will not have any adverse effect on the traffic along Front Road;
- ii) The two-storey office is of a size and style of construction that is in keeping with the applicable Waterfront District Official Plan policies;(see figure 3 depicting the front elevation);
- iii) To increase privacy and increase buffering the applicant will be required to install a 6’-0” privacy fence along the westerly boundary. In addition, a four foot high privacy fence and landscaping will further enhance buffering and screening of the parking area. Full cut-off lighting is being used to prevent light from effecting the neighbouring properties;

- iv) The proposed site has no vehicular access to Senator Street, in an additional effort to reduce the effects of this development on to the neighbouring residential properties located along Senator Street;
- v) As part of the site plan control agreement rights of way will be established to permit traffic to cross from this commercial site to neighbouring commercial sites in the future;
- vi) A commercial refuse bin will be located at the rear of the building, away from the existing dwellings located on Senator Street. The office use will generate a relatively small amount of waste and should not create an issue with regards to rodents or odours;
- vii) Engineering staff have reviewed the site plan and site servicing plan and are in agreement that adequate capacity exists for the proposed development. Further, the proposed plans meet all applicable town standards, and the proposed storm drainage system will not adversely affect abutting neighbours;
- viii) As part of the subject application package, the agent submitted a Revised Planning Justification Report (PJR). Upon a review of this report, we agree with and support the findings of the PJR and its conclusions.

Consultations

Notice were sent out to all agencies and residents per Planning Act

Financial Implications

Increased Assessment

Prepared By:



Supervisor, Planning and Development

Allen Burgess, RPP, MCIP

Link to Strategic Goals

	Enhancing organizational excellence
	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
Yes	Grow and diversify the local economy
Yes	Build on our high-quality of life

Communications

	Not applicable
Yes	Website
	Social Media
	News Release
Yes	Local Newspaper
	Bids & Tenders
Yes	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

Document Title:	Front Road Dental Office DS-28-2019.docx
Attachments:	- Z-08-19 FIG 1.pdf - Z-08-19 FIG 2.pdf - Z-08-19 FIG 3.pdf
Final Approval Date:	Jul 22, 2020

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



Director, Development and
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia



Legend:



Subject Lands



Land to be Rezoned

Title:

FIGURE 1 - SUBJECT LANDS



Scale: 1:600

File No: T-04/19

Prepared For: Planning Dept.

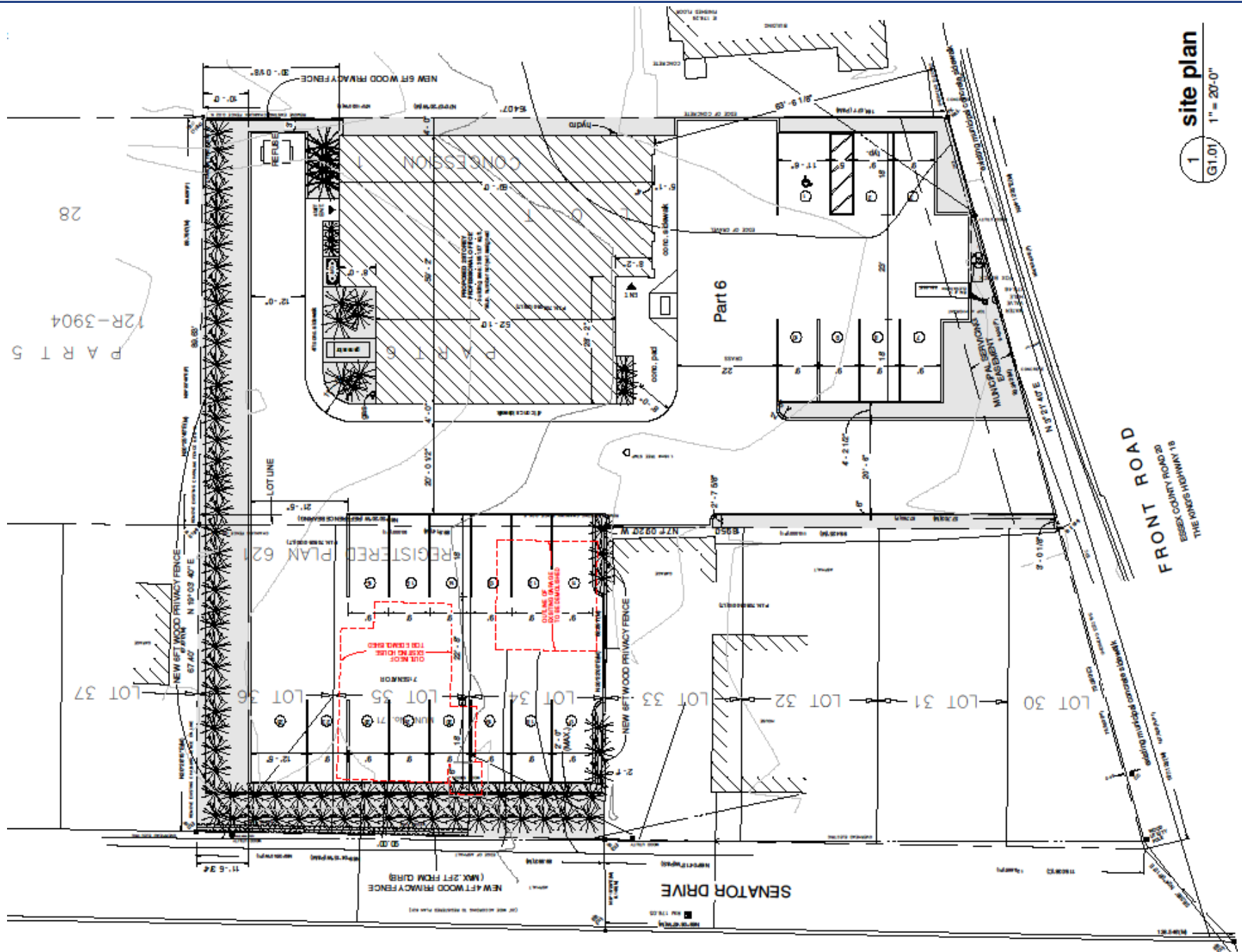
Applicant/Owner: Scott D'Amore

Prepared By: DSI

Date: July 20, 2020

Notes:

This document is not a Legal Plan of Survey.



1 site plan
G1.01 1" = 20'-0"



LaSalle File No:
Z-08/2019 & SPC-04/19
Applicant:
1722877 Ontario Ltd.
Date:
July 20, 2020

Title:

Notes:
35

FIGURE 2 - SITE PLAN

This document is not a Legal Plan of Survey.



LaSalle File No:
Z-08/2019 & SPC-04/19
Applicant:
1722877 Ontario Ltd.
Date:
July 20, 2020

Title:

Notes:
36

FIGURE 3 -ELEVATION

This document is not a Legal Plan of Survey.



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, Supervisor of Planning & Development Services

Department: Development & Strategic Initiatives

Date of Report: July 20, 2020

Report Number: DS-27-2020

Subject: Part Lot Control By-law Application – T-04-2019, and the closing of a portion of Mia Anne Street

Recommendation

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 (DS-27-2020) regarding Part Lot Control Application T-04-2019 and the closing and sale of a portion of Mia Anne Street be approved.

Report

Background:

This report is intended to provide members of Council with land use planning comments and recommendations regarding a Part-Lot Control By-law application that was submitted for approximately 3.9 hectares of land located west of D'Amore Drive and north of Gabrielle Street, as depicted on Figure 1.

The applicant (Head/D'Amore Developments) has requested a Part Lot Control By-Law exemption for Blocks 1 to 7 on Registered Plan 12M-662. The affected lands are depicted on Figure 2, and are locally known as Phase 8 of the Heritage Estates Subdivision.

If approved, these Part-Lot Control By-law exemptions will further divide the 7 blocks into 35 single detached building lots.

Attached, is a copy of the reference plan 12R-28042 depicting the individual lots that were originally proposed, based on Mia Anne Street being completed to D'Amore Drive. (see Figure 3).

Unfortunately the developer was unable to negotiate an acceptable solution to complete the crossing of the Plains Midstream pipeline. As a result, the Applicant is now requesting to remove the services from this portion of the street and allow the development of one single detached dwelling. Attached is the Applicant's request to close a portion of Mia Anne Street. The developer previously dedicated this portion of road allowance as part of the approval of Plan 12M-662.

Attached, is a copy of the draft reference plan 12R- depicting the reconfigured lots that the Applicant is now applying to create at this location. (see Figure 4).

The Planning Act includes provisions that allow municipalities to pass Part-Lot Control By-laws to re-subdivide existing legally conveyable blocks that have already been created on recently approved and registered Plans of Subdivision. With Council's approval, Part-Lot Control exemption by-laws can be prepared and adopted by Council, and submitted to the County of Essex for approval.

The County of Essex has been delegated the Ministry of Municipal Affairs subdivision approval authority. Subsection 50(7) of the Planning Act also allows Council to attach an expiration date to a Part-Lot Control By-law, and further provides for extensions to be granted to such expiration dates should it be necessary to grant an extension.

Comments and Discussion

The subject lands are designated "Residential" in the Town's Official Plan, and are zoned Residential Three Zone - "R3" in the Town's implementing zoning by-law.

On October 02, 2019 the County of Essex granted final approval to this residential plan of subdivision, known locally as Phase 8 of Heritage Estates Subdivision. In assessing the merits of the Applicant's re-subdivision request, we are pleased to report that:

- i) All of the proposed lots meet and/or exceed the requirements as set out in the corresponding zone regulations;
- ii) The proposed re-subdivision of the subject lots conforms to the applicable Official Plan policies and is in keeping with the Council approved zoning by-law regulation that is already in effect;

- iii) The Part-Lot Control By-law exemption will include a 5-year expiration date, to allow sufficient time for the new dwelling units to be built and sold on the subject lands. At the end of the 5-year expiration period the Part-Lot Control By-law would cease to be in effect, and the new lot lines would become permanent based on the “property lines” that correspond to the re-subdivided lot lines.
- iv) The closure of the portion of Mia Anne Street is acceptable based on the conclusions contained in a recent traffic impact memo submitted by Dillon Consulting;
- v) In order to advance the approval of majority of lots, staff are recommending the approval of two part lot control by-laws. The first appearing on your agenda, is a by-law to exempt parts 1 to 6, 11 to 38 and part 40 on 12R-28042 from part lot control. This by-law, if approved, will be sent for County approval and registration. Upon registration, 32 lots will be available for building permits.
- vi) The Second part lot control by-law will create the remaining three lots. This by-law will come before Council once the road closure is complete, the draft 12R plan is registered and the applicant enters into an amending subdivision agreement to ensure that the:
 - 1. Installation of a 3m asphalt trail within the proposed part 4 on the draft 12R plan, has been completed;
 - 2. Installation of a 1.2m heavy duty chain link between parts 3 and 4 on the draft 12R plan, and along D’Amore Drive, has been completed;
 - 3. Installation of all required service connections for the proposed lots, has taken place.
- vii) The passing of both by-law and the subsequent County approval will result in the creation of 35 new building lots in total.

Recommendations

Based on the comments that are contained within this staff report, and subject to further input from Council, it is recommended that:

- i) Council adopt the Part-Lot Control By-law for Parts 1 to 6, 11 to 38 and Part 40 on 12R-28042, and include a 5-year expiration date;
- ii) Council forward a copy of the adopted By-law, together with a copy of the reference plan and a copy of this staff report to the County of Essex for approval, in accordance with subsection 50(7) of the Planning Act;
- iii) Council approved the closure of a portion of Mia Anne Street and the sale to the applicant for relotting purposes.
- iv) Once all of the items as set out in the staff report are complete, that Council adopt the Part Lot Control By-law for the remaining lots.

Consultations

None

Financial Implications

Increased assessment

Prepared By:



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP

Link to Strategic Priorities

Yes	Expanding and diversifying our assessment base
	Effectively communicating the activities and interests of the Town
	Managing our human and financial resources in a responsible manner
	Promoting and marketing LaSalle
	Promote a healthy and environmentally conscious community

Communications

Yes	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

Document Title:	T-04-2019.docx
Attachments:	<ul style="list-style-type: none">- Road Closure App.pdf- T-04-19 FIG 1.pdf- T-04-19 FIG 2.pdf- T-04-19 FIG 3.pdf- T-04-19 FIG 4.pdf
Final Approval Date:	Jul 22, 2020

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



Director, Development and
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia

Our File: 17-6058 (Corr)

July 14, 2020

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

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

**Head D'Amore Subdivision Phase 8
Request to Close a Portion of Mia Anne Street
Town of LaSalle**

On behalf of our client, Head Construction and Supply Co. Ltd., please find enclosed the application and associated concept plan and engineering drawings for the proposed closure of a portion of Mia Anne Street and relotting of the parcel as well as Parts 7, 8, 9 and 10 on 12M-662, and the modification to the Part Lot Control approval for Phase 8 of the Head D'Amore Subdivision for your review.

Our client is requesting the closure and purchase of a portion of the Mia Anne Street right-of-way in order to facilitate the removal of the Mia Anne Street and D'Amore Drive intersection and the realignment of Lark Street. Mia Anne Street was originally approved to extend to D'Amore Drive, however due to the inability to enter into an agreement with Plains Midstream, Mia Anne Street has been reconfigured to end at Lark Street. The reconfiguration removes the need for a road crossing over the existing pipeline.

The reconfiguration of Mia Anne Street results in the removal of the four (4) single detached dwelling lots on Mia Anne Street between Lark Street and D'Amore Drive and the relotting of the former right-of-way to accommodate three (3) single detached lots. It is our opinion that the closure of the small portion of Mia Anne Street and the revision to the Part Lot Control approval will not negatively affect access to and from Phase 8 of the subdivision as Lark Street and Kassas Street still exit onto Gabrielle Street, which has access out to D'Amore Drive. The proposed reconfiguration of Mia Anne Street will also not cause any issues with fire or emergency access as there are multiple access points for emergency vehicles to enter and exit the subdivision.

The proposed road closure will not change traffic patterns in the subdivision. The revision proposes the removal of four (4) single detached units from Mia Anne Street



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

Dillon Consulting
Limited

*Town of LaSalle
Page 2
July 14, 2020*

and the addition of three (3) single detached units on Lark Street. The addition of the traffic from three (3) single detached units will not cause undo hardship on Lark Street.

Additionally, the proposed active transportation path has been relocated so that it is not within land utilized by Plains Midstream for the pipeline.

We request that the proposed road closure and amendment to the Part Lot Control By-law approval be brought forward at your earliest convenience.

We enclose for your approval the following documents:

- Application to Purchase the Municipal Right-of-Way;
- Conceptual Development Plan;
- The proposed revised draft 12M; and
- The revised site servicing drawings.

Should you have any questions or concerns please contact the undersigned.

Yours sincerely,

DILLON CONSULTING LIMITED



Melanie Muir, MCIP RPP
Planner
MAM:dt

Encl.

cc: Mr. Scott D'Amore - D'Amore Construction
Mr. Allen Burgess – Corporation of the Town of LaSalle
Ms. Rebecca Belanger – County of Essex

OFFER TO PURCHASE MUNICIPAL ROAD ALLOWANCE

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

I/We, Scott D'Amore, hereby offer to purchase a
portion of the road allowance known as Mia Anne Street
abutting lots Former Parts 7-10 (incl) according to Registered Plan 12M-662

It is understood and agreed that if the price set by Council is not acceptable to me/us then I/We are in no
way bound by the signing of this offer.

The intended use of the property being acquired is for the reconfiguration of the right-of-way
and the creation of new lots in order to avoid the Plains Midstream Pipeline crossing

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

DATED July 13, 2020
at 3:27 A.M. (P.M.)


Signature
2501 Ouellette Avenue, Windsor ON

Address
N8X 1L5

Postal Code
[REDACTED]

Phone #

ARE YOU COVERED UNDER THE CAW LEGAL SERVICES PLAN?

YES _____ NO X

PLEASE NOTE – If an appraisal is requested by the applicant or required by Council, the cost for preparing
this appraisal will be assumed by the applicant, and prior to proceeding with ordering this appraisal, the
applicant must deposit \$500.00 with the Town.



Legend:



Subject Lands

Title:

FIGURE 1 - SUBJECT LANDS



Scale: 1:3000

File No: T-04/19

Prepared For: Planning Dept.

Applicant/Owner: Scott D'Amore

Prepared By: DSI

Date: July 20, 2020

Notes:

This document is not a Legal Plan of Survey.



PLAN OF SURVEY
OF
BLOCKS 1 to 7 (incl.),
PLAN 12M-662
IN THE
TOWN OF LASALLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARIE INC.
SCALE = 1:500

"METRIC" DISTANCES AND COORDINATE VALUES ON THIS PLAN
AND ITS REFERENCE DATA CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

LEGEND AND NOTES

BEARINGS AND DISTANCES DERIVED FROM OBSERVED REFERENCE POINTS "X" AND "Y" BY
MEANS OF THE CONVENTIONAL SURVEYING METHOD OF TRIANGULATION

DISTANCES ON THIS PLAN ARE GIVEN IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING
BY THE CONVENTIONAL SURVEYING METHOD OF TRIANGULATION

ALL MONUMENTS SHOWN HEREON ARE AS SHOWN AND ARE NOT TO BE CONSIDERED AS EVIDENCE

1. DISTANCE FROM X TO Y 12.00M (39.37 FT) 2. DISTANCE FROM X TO Z 12.00M (39.37 FT) 3. DISTANCE FROM Y TO Z 12.00M (39.37 FT)

4. DISTANCE FROM X TO W 12.00M (39.37 FT) 5. DISTANCE FROM Y TO W 12.00M (39.37 FT) 6. DISTANCE FROM Z TO W 12.00M (39.37 FT)

7. DISTANCE FROM X TO V 12.00M (39.37 FT) 8. DISTANCE FROM Y TO V 12.00M (39.37 FT) 9. DISTANCE FROM Z TO V 12.00M (39.37 FT)

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148. DISTANCE FROM X TO 12.00M (39.37 FT) 149. DISTANCE FROM Y TO 12.00M (39.37 FT) 150. DISTANCE FROM Z TO 12.00M (39.37 FT)

151. DISTANCE FROM X TO 12.00M (39.37 FT) 152. DISTANCE FROM Y TO 12.00M (39.37 FT) 153. DISTANCE FROM Z TO 12.00M (39.37 FT)

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157. DISTANCE FROM X TO 12.00M (39.37 FT) 158. DISTANCE FROM Y TO 12.00M (39.37 FT) 159. DISTANCE FROM Z TO 12.00M (39.37 FT)

160. DISTANCE FROM X TO 12.00M (39.37 FT) 161. DISTANCE FROM Y TO 12.00M (39.37 FT) 162. DISTANCE FROM Z TO 12.00M (39.37 FT)

 **VERHAEGEN** SURVEYING
A DIVISION OF J. D. BARNES LTD
1100 KENNEDY STREET, WILLOWDALE, ONTARIO M2H 1A7
TEL: (416) 491-1770 FAX: (416) 491-1771 www.verhaegen.com

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, 1997, AND THE REGULATIONS MADE THEREUNDER.
THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, 1997, AND THE REGULATIONS MADE THEREUNDER.
THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEY ACT, 1997, AND THE REGULATIONS MADE THEREUNDER.
DATE: DECEMBER 15, 2019
BY: [Signature]
FOR: VERHAEGEN SURVEYING INC.

CURVE SCHEDULE					
1	21.47	9.07	6.80	107°14'07"	
2	21.47	12.42	11.45	107°14'07"	
3	21.47	12.42	12.23	107°14'07"	
4	21.47	12.42	12.23	107°14'07"	
5	21.47	12.42	12.23	107°14'07"	
6	21.47	12.42	12.23	107°14'07"	
7	21.47	12.42	12.23	107°14'07"	
8	21.47	12.42	12.23	107°14'07"	

INTEGRATION DATA					
1	21.47	9.07	6.80	107°14'07"	
2	21.47	12.42	11.45	107°14'07"	
3	21.47	12.42	12.23	107°14'07"	
4	21.47	12.42	12.23	107°14'07"	
5	21.47	12.42	12.23	107°14'07"	
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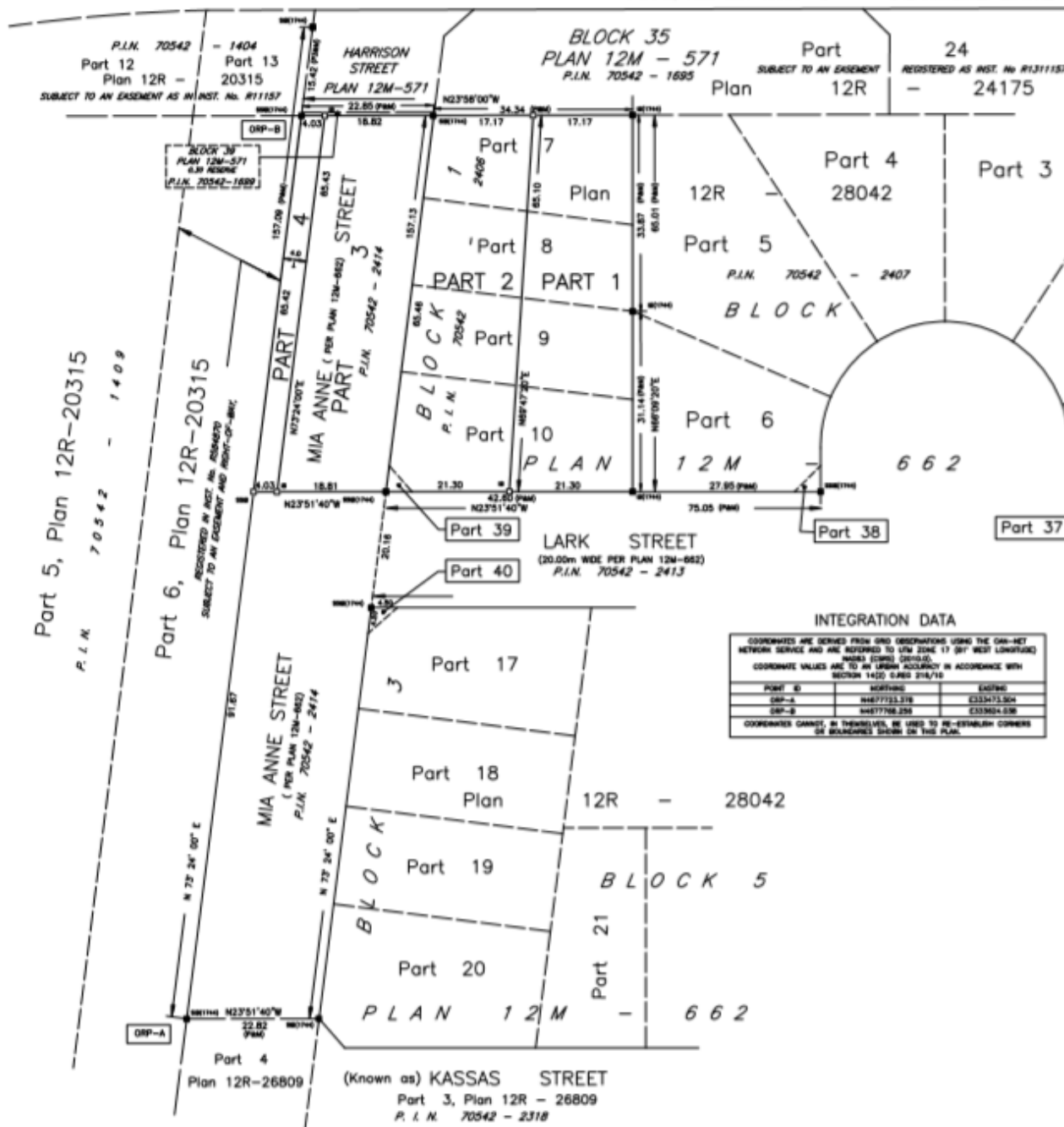
CURVE SCHEDULE					
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8	21.47	12.42	12.23	107°14'07"	

CURVE SCHEDULE			
COORDINATES ARE DERIVED FROM GRID COORDINATES USING THE GRID-MET MEASURE SERVICE AND ARE SUBJECT TO A VERTICAL CURVE 17 (BY AREA) CORRECTION. NORTH COORDINATE (2013.0)			
COORDINATE VALUES ARE TO AN UTM GRID ACCORDANCE WITH SECTION 14(2) OF THE SURVEY ACT, 1912			
POINT #	BEARING	EASING	
DBP-6	044°7'08.27"	E351576.214	
DBT-8	044°7'53.00"	E314444.547	
COORDINATES SHOWN, IF THEREFORE, BE USED TO RE-ESTABLISH CORNERS OF REMAINING STAKES ON THIS PLAN.			



LaSalle File No: T-04/19

Applicant: Scott D'Amore

Date: July 20, 2020

Title:

FIGURE 4 - DRAFT 12R

Notes:

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This document is not a Legal Plan of Survey.