



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, Supervisor Planning and Development Services

Department: Development & Strategic Initiatives

Date of Report: March 3, 2021

Report Number: DS-04-21

Attachments: Figures 1, 2, 3, 4 and 5

Subject: A site-specific rezoning and site plan control approval to permit construction of a new golf driving range and accessory building as part of the Essex Golf and Country Club.

Application: Rezoning & Site Plan Control Approval

Our File Number: Z-02-21 & SPC-01-21

Registered Owner: R.V. Investments

Applicant: Essex Golf and Country Club

Agent: Mark Skipper, Solicitor

Location: 7455 Matchette Road

Recommendation

That the report of the Supervisor of Planning and Development dated March 3, 2021 (DS-04-2021) regarding a request that has been submitted by Essex Golf & Country Club, for approximately 7.5 hectares of land located on the east side of Matchette Road, north of Golfview Drive, be RECEIVED; and that COUNCIL GRANT APPROVAL IN PRINCIPLE TO THE APPLICANT'S REZONING APPLICATION which rezones this site from an "A" zone to a "RE-3" zone, and to the APPLICANT'S PROPOSED SITE PLAN.

Report

This report is intended to provide members of Council with comments and recommendations regarding a rezoning application that has been submitted to the Town by Essex Golf & Country Club (the Applicant), requesting approval to rezone approximately 7.5 hectares of land located on the east side of Matchette Road, north of Golfview Drive, from an Agricultural Zone to a site-specific Recreational Zone that would permit a new golf driving range and accessory uses to be built at this location.

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.

Figures 4 and 5 are the Applicant's revised site plan, depicting the new golf driving facility that Essex Golf & Country Club is proposing to build. It should be noted that this new driving range and short-game practice facility will be for the exclusive use of the members of the Country Club and their guests. It will operate during daytime hours only. The range will remain unlit with only security lights attached to the proposed building and will be accessed by electric golf carts and pedestrians walking/riding along a new paved pathway to be built from the main golf course site. There will also be a new range operations centre that will consist of washrooms, an instruction area and indoor storage space.

Corresponding site plan control and consent applications have been submitted by the Applicant, to establish the site plan details that will be required to be implemented at this location, and to legally create this new 7.5 hectare parcel of land (as a lot addition).

The subject lands are designated "Rural/Agricultural District" in the Official Plan and are zoned accordingly (Agricultural) in the Town's existing comprehensive zoning by-law. The proposed change in zoning as requested will result in an appropriate and compatible land use at this location. If approved, it will enable Essex Golf & Country Club to successfully operate at this location for many decades to come, by meeting the needs of their membership in a safe and responsible manner, and by continuing to make a positive contribution to the surrounding community.

On February 11, 2021, a Planning Advisory Committee Information Meeting was held for the purpose of allowing interested residents and other stakeholders to learn more about this application, to ask questions, and to provide input with respect to the Applicant's development proposal for this site.

Several questions and concerns were raised with respect to what steps were being taken to ensure that neighbouring property owners would not be adversely affected by

stray golf balls and/or noise from this new facility. Representatives from the Applicant explained that the new facility was professionally designed to be of a size and shape that would ensure that golf balls would stay within the limits of this site. They also indicated that they were willing to work with the neighbours to incorporate additional features to mitigate noise.

Following this information meeting, the Applicant met with the concerned residents and has prepared a revised site plan that incorporates a new landscaped berm and additional on-site landscaping features to address these stated concerns. We have received written communication that indicates that the affected residents are now in agreement with the proposed new site plan. The changes made by the Applicant can be summarized as follows:

- A new landscape barrier (see Figures 4 and 5) has been added – and will consist of a berm (4 feet high and 8 feet wide) with a continuous row of black cedars planted every 4 feet along the top of the berm. At the time of planting the black cedars will be 4 feet in height;
- Essex Golf & Country Club has agreed to maintain the berm/black cedars in perpetuity (as part of their regular agronomy program) and will cover the cedars in the winter months for protection purposes. They expect that these trees will grow to a height of 7 to 10 feet during the first 5 years, depending on weather conditions;
- The Applicant will also be planting additional 4 foot high black cedars (spaced every 4 feet) along the boundary of their property (where the new paved pathway is being built), abutting the two nearest residential properties (see Figures 4 and 5);
- Additional tree planting is also proposed as a visual screen along the northerly and southerly lot lines of the new golf driving range (see Figures 4 and 5).

Questions were also raised at the public information meeting regarding what steps were being taken to ensure that there is a safe pedestrian crossing from the west to the east side of Matchette Road, for the electric carts and for the pedestrians that would be walking to/from the new driving range and the existing golf course. Town Engineering Staff will be working with the Applicant to finalize details regarding this new crossing, including signage and any other safety-related elements that will need to be installed at this location by the Applicant. Details related to this crossing will be set out in the Site Plan Control Agreement.

Should Council agree with the Staff recommendation and grant approval in principle to the subject rezoning and site plan control applications, it is recommended that:

- A Site Plan Control Agreement be prepared by Town Staff and brought back to Council for approval purposes. This agreement will incorporate detailed site plans, site servicing and landscaping plans, and will include provisions to ensure that the required landscaping, berms, fencing, paved pathway, pedestrian crossing, site services, etc. are built and maintained by the Applicant;
- A draft Zoning By-law Amendment be prepared by Town Staff and brought back to Council for adoption purposes.

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

Consultations

Agencies and residents were invited to participate via correspondence, by phone, or by attending the Virtual Planning Advisory meeting or this Virtual Council meeting, all in accordance with the Planning Act.

Financial Implications

n/a

Prepared By:



Supervisor, Planning and Development

Allen Burgess RPP, MCIP

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 - Yes
4. Build on our high-quality of life - Yes

Communications

Notifications pursuant to the Planning Act.

Notifications

Name	Address	Email
<i>Mark Skipper</i>	202-2510 Ouellette Ave	skipper@therightcall.ca
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Report Approval Details

Document Title:	Z-02-21 and SPC-01-21 - RV Investments Inc. - Essex Golf and County Club.docx
Attachments:	- FIG1.pdf - FIG2.pdf - FIG3.pdf - FIG4.pdf - FIG5.pdf
Final Approval Date:	Mar 3, 2021

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