



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

**To:** Mayor and Members of Council

**Prepared by:** A. Burgess, MCIP, RPP,  
Supervisor of Planning & Development Services

**Department:** Development & Strategic Initiatives

**Date of Report:** August 27, 2021

**Report Number:** DS-33-2021

**Attachments:** Figures - 1 to 4

**Subject:** Draft Plan of Subdivision & Rezoning Applications for Huron Acres  
Subdivision

**Application:** Draft Plan of Subdivision & Rezoning Applications

**Our File Number:** T-02-20 & Z-13-18

**County of Essex File:** 37T-21003

**Applicant & Registered Owner:** Vel Developments - Huron Acres Subdivision

**Agent/Planner:** Gudrin Beggs – Amico Properties Inc.

**Location:** The lands affected by these applications comprise 2 hectares (5 acres) of municipally known as 4455 & 4465 Huron Church Line (former Essex County Therapeutic Riding Facility)

### **Recommendation**

That the report of the Supervisor of Planning & Development Services of LaSalle dated August 27, 2021 (DS-33-2021) regarding Vel Developments - Huron Acres Subdivision be Approved and that Council recommend to the County of Essex's Manager of Planning Services, that they grant draft approval to a Draft plan of Subdivision (as per Figure 4) for the subject lands, and that the County of Essex be requested to attach the following conditions to the subject draft plan of subdivision approval:

- a) that the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;

- b) that all identified road allowances be conveyed to the Town;
- c) that a subdivision agreement be entered into with the Town to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town, and that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities and insurances;
- d) that Block 11 be dedicated for storm water management purposes;
- e) that Block 16 be conveyed to the Town for pedestrian access and the installation and maintenance of underground municipal services;
- f) that Block 17 & 18 be conveyed to the Town as one-foot reserves.

Once the County of Essex has granted draft approval to the Applicant's Draft Plan of Subdivision:

- a) that the required subdivision agreement be prepared and executed to Council's satisfaction;
- b) that the required zoning by-law amendment, rezoning the subject lands in accordance with the corresponding land uses recommended in this Staff Report, be prepared by Town Staff and brought to Council for adoption purposes.

## Report

### INTRODUCTION AND NATURE OF THE SUBJECT APPLICATIONS:

This report is intended to provide members of Council with comments and recommendations regarding applications that have been submitted to the Town requesting approval for a Draft Plan of Subdivision, and a corresponding rezoning for approximately 2 hectares (5 acres) of land municipally known as 4455 & 4465 Huron Church Line the former Essex County Therapeutic Riding Facility.

Figure 1 depicts the location of the subject lands, and Figures 2 and 3 identify the existing Official Plan designation and the Zoning By-law zone category that applies to the Applicant's land.

Figure 4 is the Applicant's Draft Plan of Subdivision.

If approved, this Draft Plan of Subdivision would allow the construction/development of:

- 6 new single detached building lots and 18 semi-detached dwelling units (9 lots);

The Applicant has requested that the Zoning By-law Amendment rezone the subject lands from a Residential One and a Agricultural (A-10) Zone to a Traditional Neighbourhood Design Residential 1-1 (TND– R1-1) Zone;

## PROVINCIAL POLICY STATEMENT AND OFFICIAL PLAN CONSIDERATIONS

The Planning Act requires that all decisions made by LaSalle Council and by the County of Essex 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:

- I. these decisions be made in a manner that are consistent with the policies that are contained within the Provincial Policy Statement; and
- II. all public works conform with the policies contained within the approved municipal Official Plan

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

- promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and creates an appropriate range and mix of housing units that are affordable and capable of meeting the evolving needs of all household types;
- promote land use patterns that support compact/walkable communities, the use of active transportation, and transit in areas where it exists or is to be developed;
- promote cost-effective development and standards to minimize land consumption and servicing costs and to sustain the financial well-being of the municipality over the long-term;
- plan for healthy and active communities by creating public streets, spaces and facilities to be safe, to meet the needs of pedestrians, and to foster social interaction and facilitate active transportation and community connectivity;

In Essex County, authority for land use planning matters is a shared responsibility, with:

- the Upper-Tier (the County of Essex) performing the delegated provincial authority of approving all local Official Plans and all Plans of Subdivision;
- the Lower-Tier (the Town of LaSalle, and all other six Lower-Tier municipalities) being responsible for adopting detailed land use plans (Official Plans), comprehensive zoning by-laws, community improvement plans, etc. --- and for delivering day-to-day land use planning and development control services to the ratepayers/landowners located within each of their local jurisdictions.

The County of Essex is also responsible for adopting a county-wide Official Plan that contains more general planning policies related to growth management, natural heritage, etc., and is responsible for preparing population, employment and housing projections for the county as a whole and for each of the seven local municipalities.

When dealing with draft plan of subdivision applications each local municipality holds the required statutory public meeting, and the local Council is responsible for making recommendations to the Manager of County Planning (the provincially delegated approval authority in Essex County that has been assigned by County Council to make decisions on their behalf).

LaSalle Council is also responsible for setting out the detailed development obligations for all plans of subdivision (to be included as part of the corresponding subdivision agreement), and for preparing and adopting the implementing zoning by-law amendment.

The subject lands are located within a “Prime Settlement Area” as identified on Schedules “A1” and “A2” in the **approved 2014 County of Essex Official Plan**. The Prime Settlement Area corresponds to the limits of Town of LaSalle’s urban area boundary.

Subsection 3.2.4.1 of the County Official Plan states that:

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

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).

Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan.

All types of land uses are permitted within the Settlement Areas designation subject to the specific land use policies of the local Official Plans.

Cost effective development patterns and those which minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.”

For the subject draft plan of subdivision and rezoning applications, the lands affected are designated "Residential District" in the **October 2018 Town of LaSalle approved Official Plan**.

These lands are also situated within the "Settlement Area" designation as shown on Schedule "A1" in the 2014 Approved Upper-Tier (County of Essex) Official Plan document.

Section 2.2 c) of the LaSalle Official Plan contains the Town's Growth Management Policies, including the following:

- Development phasing, and the corresponding approval of development applications will be considered on the basis of the ability of the Town, the County, land developers, and development charge related revenue to pay for infrastructure development costs, as required, and through the application of the following criteria:

Growth shall occur in a comprehensive, logical, efficient and fiscally responsible manner. Primary factors to consider through the review of applications for new development include:

- The integration of new development within the planned community structure, resulting in a highly inter-connected, compact and walkable/bikeable urban form;
- The provision of adequate municipal infrastructure, parks and other community facilities and services to accommodate the proposed growth in a cost efficient manner;
- The provision of appropriate transportation facilities (including active transportation infrastructure), and the availability of adequate capacity on the existing and planned road network; and,

Section 3.2.2 of the LaSalle Official Plan articulates applicable Urban Design Policies that are intended to provide direction with respect to how individual developments and redevelopments are to be designed and built, including the following:

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.
- The design of the street network, as well as the configuration of lots and the siting of buildings adjacent to streets, is an essential part of a community's character;
  - New development has been designed to facilitate connectivity within the community and with adjacent areas;
  - The layout of streets, configuration of lots and the siting of buildings and parking areas shall ensure that:
    - i) Buildings and structures are oriented to the street, and at intersections are massed toward the intersection;
    - ii) Reverse lotting is prohibited;
    - iv) In residential areas, garages are designed so that they are not the dominant feature;
    - v) Lighting provides suitable illumination for vehicles, pedestrians and cyclists;

- vii) Street trees are planted along all public roadways, which over time will result in a creation of tree-lined canopies along all public thoroughfares; and,
- All residents in the Town's Urban Area should be able to safely and conveniently walk/cycle to one or more component of the parks and open space system and/or the Natural Heritage System.

Subsection 4.7, "Residential District", contains the following OP policies that are applicable at this location:

- a) An array of housing and building types, as well as uses that support neighbourhood living, are encouraged throughout the Residential District Designation. Development in the Residential District Designation will contribute to the creation of compact, connected and walkable/bikeable neighbourhoods, where a wide range of community assets, such as schools, parks, mixed use corridors, the town centre and the waterfront, are within a five minute walk.
- b) Lands within the Residential District Designation may include a full range of residential dwelling types, as well as supporting land uses intended to serve local residents. The following uses may be permitted on lands within the Residential District Designation, as shown on Schedule B: Land Use Plan, subject to the policies of this Section:
  - i) Dwelling units in low-rise, mid-rise and high-rise built forms;
  - ii) Second units;
  - v) Home occupations;
- c) Generally, the range of permitted residential and non-residential supporting uses and building types shall be distributed throughout the Residential District Designation. The range of permitted land uses within the Residential District Designation shall be further refined through the implementing Zoning By-law.
- d) Reverse frontage (back-lotting) along public streets shall not be permitted.
- e) The character of the Town's established neighbourhoods within the Residential District Designation shall be maintained. 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.
- The section of Huron Church Line Road (County Road 7) located north of Laurier Parkway is located within the Town's urban area boundary, and is designated as an Arterial Road;

- All other streets depicted on the Applicant's Draft Plan of Subdivision are designated as Local Roads;
- All existing and planned roads situated within Applicant's Draft Plan of Subdivision are owned and under the jurisdiction of the Town of LaSalle.

#### AGENCY COMMENTS:

The County of Essex is the delegated approval authority (delegated by the Province of Ontario) for all Draft Plan of Subdivision applications for the seven (7) Lower-Tier municipalities that collectively comprise the Corporation of the County of Essex. As the approval authority, the County of Essex has circulated this draft plan of subdivision application to various agencies, utility companies, school boards, etc.

The Essex Regional Conservation Authority has reviewed the applications and is generally in support subject to the addition of conditions as part of the plan of approval process. The Manager of County Planning will be receiving these agency comments.

It should be noted that as part of the Applicant's submission to the County of Essex and to the Town of LaSalle, the Applicant's Consultant (Dillon Consulting) prepared and submitted a Planning Justification Report, a Functional Servicing Study, and correspondence/reports related to Archaeological, Natural Heritage and Storm Water Management matters.

#### PUBLIC COMMENTS RECEIVED TO DATE:

The Planning Committee held an Information Meeting on August 17, 2021, in the Council Chambers at the Town Hall:

- (i) to provide an opportunity for residents/landowners from the surrounding neighbourhood to obtain additional information;
- (ii) to provide a forum for questions to be asked of the Applicant; and
- (iii) to receive public comments at the "front-end" of the development review/approval process.

Representatives of the Applicant (Amico Properties Inc) were in attendance and provided a description of the subject Draft Plan of Subdivision and Rezoning applications.

One member of the public attended this information session and was concerned with drainage along the southerly boundary of the subject lands. Staff from Amico were able

to provide information indicating that provisions were being made as part of this draft plan of subdivision to ensure that storm drainage would be handled properly and that there would be no negative impacts on adjacent lands.

Correspondence was also received expressing concerns about construction traffic, as it relates to Forest Trail Crescent. Staff and the consultants are satisfied that this will be addressed by limiting all construction traffic during the installation of underground infrastructure to Huron Church Line Road --- and that Forest Trail Crescent would be cleaned as required and directed by Town Engineering staff.

### COMMENTS AND DISCUSSION

In assessing the merits of this Draft Plan of Subdivision and Rezoning application, the following comments are offered for Council's consideration:

- a) The Applicant's Draft Plan of Subdivision and Rezoning application represents a new greenfield development, which is intended to be serviced and fully built out over a one-year planning horizon. When fully built there will be 6 new single detached building lots and 18 semi-detached dwelling units (9 lots);

All local streets within this plan of subdivision will have sidewalks on both sides of the road and will have street trees in the landscaped boulevards to create safe, inviting and highly walkable streetscape for all users.

- b) Preliminary engineering plans have been prepared and submitted to the Town by the Applicant's Engineering Consultant for this Draft Plan of Subdivision.

This development is being engineered and constructed to convey storm water to a new stormwater management facility located south of the subject lands. This proposed facility is not available at this time. A new temporary storm water management pond will be built as part of this new development on Block 11, and it will be designed so that it outlets to the existing Forest Trail storm water management facility on a temporary basis. Once the facility to the south is constructed, this temporary facility will be abandoned at the developer's expense and two semi-detached dwelling units will be constructed on the proposed block.

Sanitary sewage infrastructure is available for these lands and will be extended by the developer to service all of the proposed new lots.

Existing trunk watermains are available for this development, and the developer will be designing and building the watermain distribution

system within this plan of subdivision in keeping with standards and design specifications to be approved by the Town Engineer.

It should be noted that there is sufficient sanitary sewerage and water treatment plant capacity available to service the subject lands.

- c) Prior to final approval being granted to this plan of subdivision, the Applicant's engineering plans will need to be finalized and approved to the satisfaction of Town Engineering Staff and ERCA (as it relates to storm water management). These final approved engineering plans will be incorporated as part of the corresponding subdivision agreement.
- d) The Applicant has also completed the necessary natural heritage and archaeological studies, and language will be included in the subdivision agreement to ensure any recommendations be implemented.
- e) Town Staff are satisfied that this Planning Act application is consistent with the applicable policies as set out in the Provincial Policy Statement and conforms to the applicable policies as articulated in the approved County of Essex and the approved Town of LaSalle Official Plans.
- f) In light of the passing of the New Comprehensive zoning By-law on August 24<sup>th</sup>, 2021, these lands are now zoned "Residential Two Holding Zone". The new R2 zone regulations were developed to replace the former TND-R1 zone regulations. The existing notice and requirement for circulation are far more restrictive than what is required for the removal of the holding symbol, therefore, it is the opinion of staff that a further circulation of the change in zoning is not warranted. Therefore, when this matter comes back before Council a by-law to remove the holding zone will be presented for Council adoption.

For all of the above noted reasons, Town Planning and Engineering Staff recommend that Council pass a resolution recommending to the County of Essex (Manager of Planning Services) that they grant draft approval to a Draft plan of Subdivision (as per Figure 4) for the subject lands, and that the County of Essex be requested to attach the following conditions to the subject draft plan of subdivision approval:

- a) that the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;
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We would be pleased to answer any questions with respect to the contents of this Staff Report.

## **Consultations**

In accordance with the Planning Act

## **Financial Implications**

None

**Prepared By:**



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

**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**

<b>Name</b>	<b>Address</b>	<b>Email</b>
Gudrin Beggs	Planner – Amico Properties Inc.	gbeggs@triamico.com

**Report Approval Details**

Document Title:	Z-13-18 and T-02-20 - Vel Development - Huron Acres Subdivision.docx
Attachments:	- Figure 1 VEL.pdf - Figure 2 VEL.pdf - Figure 3 VEL.pdf - Figure 4 VEL.pdf
Final Approval Date:	Sep 7, 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