



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Development & Strategic Initiatives

Date of Report: January 12, 2022

Report Number: DS-03-22

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

Subject: A-13-21 File 4126

Application for Minor Variance: A-13-21

Application on Behalf of: Jake and Laura Morris

Location of Application: 815 Maple Avenue

Purpose & Effect of Application

The subject lands are zoned a Residential One (R1), according to Zoning By-Law No. 8600.

The Applicant is seeking relief from the provisions of Subsection 4.1 k) of By-Law No. 8600, to allow a reduced garage setback from 7.5 metres to 6 metres.

Report

When evaluating the merits of individual Minor Variance applications, the Committee of Adjustment should apply each of the following four (4) tests:

1. Does the application conform to the general intent and purpose of the applicable Official Plan policies?
2. Does the application maintain the general intent and purpose of the applicable Zoning By-law? (This test requires an understanding as to the nature and purpose of the regulations in effect as adopted by Council).
3. Will the relief that is being applied for result in an appropriate development of the subject property?

4. Is this application minor in nature? (Minor does not mean a mathematical calculation- ex. A 10% variance, but rather should be assessed on the basis of the impact that the requested change would have on abutting lands. Will an adverse impact be created as a result of this application being approved? If it will have an adverse impact, it should not be viewed as being minor in nature).

As the Committee is aware, before granting approval to a minor variance application, the Committee must be satisfied that all four of these tests have been met.

The following comments are offered with respect to this application:

- The proposed addition's garage doors face the side street, Marquette Street, that has lower volumes of traffic when compared to Maple Avenue;
- The application has provided a drawing that shows there is sufficient room for a car on the 6-metre driveway;
- The applicant's designer also indicated that if the garage were moved to the 7.5-metre minimum setback, it would partially obstruct the existing dining room windows;
- Public works has raised no concerns about the proposed location of the driveway and the reduced exterior side yard.

Consultations

The subject application was circulated to the Essex Regional Conservation Authority (ERCA), the County of Essex, to the local school boards, and to several utility companies.

Recommendation

That whereas the Minor Variance, is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application A-13-21 File # 4126 be approved subject to the following conditions: None

Prepared By:



Planning Technician

Ryan Tufts, Planning Technician

Reviewed By



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

I have reviewed and support the recommended decision.

Link to Strategic Goals

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

Communications

Notices given by local newspaper and notifications pursuant to the Planning Act.

Notifications

** Not Applicable.*

Report Approval Details

Document Title:	A-13-21.docx
Attachments:	- Figure 1 Morris.pdf - Figure 2 Morris.pdf
Final Approval Date:	Jan 20, 2022

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



Supervisor, Planning and Development

Allen Burgess