



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 10, 2022

Report Number: DS-01-21

Attachments: Figure 1- Aerial, Figure 2- Draft Survey

Subject: B-15-21 File 4127

Application for Consent: B-15-21

Application on Behalf of: Francois and Heather Gratton

Location of Application: 4772 Montgomery Drive

Purpose & Effect of Application

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

The applicant wishes to sever a parcel of land with a width of approximately 24 meters and an irregular depth, having an area of approximately 914 m².

The retained parcel of land will have a width of approximately 27 meters and an irregular depth, having an area of approximately 986 m².

If the application is successful, the applicant wishes to create one new building lot

Report

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 severance of this site, the proposed severance/intensification is in keeping with the character and built form of the surrounding neighbourhood and it is an efficient use of

existing municipal services. It is my opinion that the severance of this lot 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, live able, 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 1.4.3 of the PPS it states that “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
 - d) promoting 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; and
 - e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

In the County of Essex Official Plan, the subject lands are located within a “Settlement Area” designation. It is my opinion that the severance of this lot 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 3.2.2 of the County OP, goals for land designated as “Settlement Area” are set out and include the following:
 - a) Support and promote public and private re-investment in the Primary Settlement Areas.

- e) To require the efficient use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools as provided for in the growth management policies contained within this Plan.
- ii) In sections 3.2.4 of the County OP, goals for lands in the “Primary Settlement Areas” are as follows:
 - a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.
 - b) Primary Settlement Areas shall have full municipal sewage services and municipal water services and storm water management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).
 - h) All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.

Town of LaSalle Official Plan

The Official Plan for the Town of LaSalle designates the lands subject to this application as a “Residential District”.

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

1. Section 4.7 of the Official Plan contains policies for the “Residential District Designation” as follows:

Intent

- a) An array of housing and building types, as well as uses that support neighbourhood living, are encouraged throughout the Residential District Designation.

Permitted Uses

- 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;

- 2. Section 5.2 of the Official Plan contains “Urban Area Use Specific Policies” as follows:

Urban Area Use Specific Policies

- a) In addition to all the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Urban Area Land Use Designations, where the use is permitted:
 - ii) Policies for Low-Rise Residential Development – The following criteria apply to all low-rise residential development:
 - Built-forms that are considered low-rise residential include:
 - Detached, duplex, and semi-detached dwellings;
 - Second units; and,
 - Street and block townhouse dwellings;

The creation of one new infill lot will efficiently utilize existing services and meets the objectives of both the Upper and Lower Tier Official Plan documents. The proposed infill lot and the retained lot, exceeds the requirements of Zoning By-Law 8600.

It should be noted that this severance was heard and approved by the Committee in 2019, however, the applicants decided to close the file before completing the conditions.

It is my opinion that the proposed severance conforms to the applicable Provincially approved Official Plan policies of the County of Essex and the Town of LaSalle; the implementing Zoning By-Law 8600 and is deemed appropriate for these lands.

Consultations

The subject applicant was circulated to the Essex Regional Conversation Authority (ERCA), the County of Essex, to the local school boards, and to a number of utility companies.

Union Gas commented that should the proposed severance impact these services, it may be necessary to terminate the gas service and relocate the line according to the

new property boundaries. Any Service relocation required due to a severance would be at the cost of the property owner. Also, should future gas service be required to either the severed or retained parcel, a request for gas service needs to be submitted to the District Office.

Essex Power commented that if the existing overhead line crosses the new building lot, the applicant would have to pay to have it moved off the new lot.

Recommendation

That whereas the Consent is consistent with the general intent and purpose of the Official Plan and the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application B-15-21 File #4127 be approved subject to the following:

1. THAT one (1) paper copy and one (1) digital copy in .DWG format of a reference plan depicting the subject lands, which has been prepared by an Ontario Land Surveyor and which has been signed, numbered, dated and registered be submitted to the Secretary-Treasurer;
2. THAT the Applicant enter into a Severance Agreement with the Town, pertaining to the subject lands, to be registered on title at the entire cost of the Applicant, including, but not limited to such matters as servicing, drainage, fees and other matters as they relate to the development of the lands;
3. THAT the Applicant prepare lot grading and servicing plans prepared by a Professional Engineer for the severed and retained lands to the satisfaction of the Town Engineer;
4. THAT all of the above conditions be fulfilled on or before January 26th, 2023.

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:	B-15-21.docx
Attachments:	- Figure 1 Gratton.pdf - Figure 2 Gratton.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