



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-02-2022

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

Subject: B-01-2022 File 4130

Application for Consent: B-01-2022

Application on Behalf of: Giuseppe Giglio and Suzana Buac

Location of Application: 4097 St Francis Crescent

Purpose & Effect of Application

The subject lands are zoned a Residential Two zone (R2) according to Zoning By-Law No. 8600, as amended.

The applicant wishes to sever a parcel of land with a frontage of 7.5 metres and an irregular depth having an area of approximately 146 m².

The retained parcel of land will have a frontage of approximately 21 metres and a depth of approximately 39 metres, having an area of approximately 0.48 hectares.

If the application is successful, the applicant wishes to create one lot addition to the property at 4099 St Francis Crescent.

Report

COUNTY OF ESSEX OFFICIAL PLAN:

In the County of Essex Official Plan, the subject lands are located within an "Settlement Area". It is my opinion that the severance of this lot is in keeping with the policies and the goals of this upper tier plan.

TOWN OF LASALLE OFFICIAL PLAN:

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

This lot addition application is to correct a conveyancing error that was created when the developer sold the land to the builder. The portion of land that will be transferred has a portion of the neighbour’s garage constructed on it.

No new lots are being created as a result of this application, nor will this result in any further development of the subject land.

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

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.

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-01-22 File #4130 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 all of the above conditions be fulfilled on or before January 26th, 2022

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-01-22.docx
Attachments:	- Figure 1 Buac.pdf - Figure 2 Buac.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