



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: G. Beggs, Director of Planning & Development

Department: Planning & Development

Date of Report: July 4, 2022

Report Number: PD-24-22

Subject: Redline Revision for the Silver Leaf Draft Plan of Subdivision (formerly the Grillo Property) and Application to Remove the Holding Symbol

Recommendation

That the report of the Director of Planning & Development, dated July 4th, 2022, (PD-24-22) regarding the Redline Amendment Request and Removal of the Holding Provision for the Silver Leaf Development Project be received;

And that, Council concurs with the Applicant's request to grant approval to a redline revision to the existing Draft Approved Plan of Subdivision for the Silver Leaf Development, in accordance with the redline plan prepared by Dillon Consulting, certified by J.D. Barnes Surveying;

And that, Council grant the Applicant's request to remove the holding zone symbol from the Silver Leaf Development Lands, and adopt the requisite implementing by-law;

And that, Administration bring forward a corresponding by-law for the Development once:

- the County of Essex grants approval of the Applicant's redline plan revision (dated June 6, 2022) for the Silver Leaf Development; and
- the required subdivision agreement is prepared and executed to the satisfaction of the Town's Director of Planning and Development

Report

The original plan of subdivision received draft plan approval in 2015 by the County of Essex (37T-04004). Since that time, a number of extensions have been granted along with additional redline amendments being approved - with the most recent request approved in January 2016. The property is now under new ownership, and the new owner is looking to make some modifications to the previously approved draft plan

through a redline amendment request. The County of Essex has deemed this a major redline amendment request given the nature of the revised proposal. The following summarizes the proposed changes to the plan by way of a redline amendment:

- An increase in the size of the SWM pond (Block 44);
- The reconfiguration of Sandwich West Parkway to accommodate the SWM pond;
- The removal of the four (4) single detached dwelling lots on Huron Church Line Road to accommodate an enlarged pond;
- The extension of Street C to connect with Meo Boulevard to the south;
- The redistribution of lots/blocks to include more diversity of housing types in response to the changing market demands.

If approved, the redline amendment to the draft plan of subdivision would allow the construction/development of:

- 11 new single-detached units;
- 16 semi-detached dwelling units;
- 63 townhouse units (three-unit dwellings)
- for a total of **90** units on 26 acres of land.

Figure 1 depicts the location of the subject lands. Figures 2 provides the Applicant's current, approved Draft Plan of Subdivision dated January 25, 2019, and Figure 3 depicts the proposed redline amendment, prepared by Dillon Consulting, dated June 6, 2022.

To facilitate the development of these lands, the Applicant has also initiated the Drainage Act Process for the realignment of the Lepain Drain. This process is ongoing and the realignment of the drain as well as a revised stormwater management plan will be captured both as revised conditions of draft plan approval as well as recognized as a requirement within the subdivision agreement.

Currently, the property is zoned Residential Two Holding "R2(h)" with a portion of the property at the southern limit zoned Recreational "RE". The holding provision is in place pending registration of a subdivision agreement and confirmation of adequate municipal services necessary to facilitate the development. Staff have reviewed the supporting studies and revised plan and are in agreement with the request to remove the holding zone symbol from the subject lands, subject to registration of the subdivision agreement at a later Council meeting.

This approval would result in a draft plan of subdivision and removal of a holding zone provision that would be in conformity with both the County of Essex and the Town of LaSalle Official Plan documents and would be consistent with the applicable policies set out in the Provincial Policy Statement (2020). Both the rezoning amendment by-law as well as the formal registration of the subdivision agreement will come forward by way of a by-law to a subsequent meeting of Council.

With the information provided above, Administration recommends that Council pass a resolution in support of the proposed redline revision (dated June 6th, 2022), and that Council further direct Administration to forward the resolution to the County of Essex (Manager of Planning Services) as the approval authority.

Consultations

The proposed redline to the draft plan was received by the County of Essex as the approval authority and directed to the Town. Significant consultation has occurred with the County directing that the redline plan be brought forward to Council for a resolution of support. The revised plan was circulated to management staff with no technical objections to the proposed amendment.

Significant consultation and coordination have occurred between the Town, the County, the Owner and the Owner's consultation on this file.

Financial Implications

None.

Prepared By:



Director of Planning and Development

Gudrin Beggs

Link to Strategic Goals

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

Communications

Notifications pursuant to Holding Provision removal request.

Notifications

None.

Report Approval Details

Document Title:	PD-24-22 Silver Leaf Development Redline Amendment Request and Removal of Holding Provision .docx
Attachments:	- Silverleaf FIG1.pdf - Silverleaf FIG2.pdf - Silverleaf FIG3.pdf - Silverleaf FIG4.pdf
Final Approval Date:	Jul 6, 2022

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



Chief Administrative Officer

Joe Milicia