



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning & Development

Date of Report: October 11, 2022

Report Number: PD-34-2022

Attachments: Figure 1, Location

Subject: A-08-22 File 4148

Application for Minor Variance: A-08-22

Application on Behalf of: Gerry & Tracey Goerzen

Location of Application: 7460 Broderick Road

Purpose & Effect of Application

The subject lands are zoned Rural Residential (RR), according to Zoning By-law No. 8600.

The applicant is seeking relief from the provisions of Subsection 4.21 h) of By-Law No. 8600, to allow a reduced interior side yard setback from 3 metres to 1.5 metres for a proposed addition.

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 of the nature and purpose of the regulations in effect as adopted by Council).
3. Will the relief that is being applied result in the 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:

- According to the applicant's measurements, they have 4.6m on the north interior side yard, providing sufficient room to allow for any future access to the rear yard.
- The applicant has recently moved the septic system to the front yard to reduce the need to access the rear yard
- The adjacent property to the south is vacant and is unaffected by the requested relief.
- At the time of writing this report, no comments or concerns have been raised by the abutting property owners that were circulated or by any of the agencies.

Consultations

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and to several utility companies. No comments or concerns have been raised at the time this report was written.

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-08-22 File # 4148 be approved subject to the following conditions: None

Prepared By:



Planning Technician

Ryan Tufts, Planning Technician

I Concur:



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 - Not Applicable
4. Build on our high-quality of life - Not Applicable
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notice is placed in the local newspaper, pursuant to the Planning Act.

Notifications

Not Applicable.

Report Approval Details

Document Title:	A-08-22.docx
Attachments:	- Figure 1 Goerzen.pdf - Figure 2 Goerzen.pdf
Final Approval Date:	Oct 18, 2022

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



Director of Planning and Development

Gudrin Beggs