



## **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-36-22

**Attachments:** Figure 1, Location, Figure 2, Proposed lot

**Subject:** B-11-22 File 4147

**Application for Consent:** B-11-22 File 4147

**Application on Behalf of:** Leptis Magna Development Inc.

**Location of Application:** 7015 Disputed Road

### **Purpose & Effect of Application**

The subject lands are zoned a Mixed Use One Zone (MU1-h), according to Zoning By-Law No. 8600.

The applicant wishes to sever a parcel of land with a frontage of approximately 139 metres and varied depths having an area of approximately 1.6 hectares.

The retained parcel of land will have a varied frontage and a varied depth having an area of approximately 53 hectares.

If the application is successful, the applicant wishes to create one new lot with frontage on Leptis Magna Drive for future development.

### **Report**

The Provincial Policy Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed severance, the new lot and the retained lot are in keeping with the character and built

form in the surrounding neighbourhood and it is an efficient use of existing municipal services and the future development of lands within LaSalle.

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, liveable, 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*

In the County of Essex Official Plan, the subject lands are located within a “Settlement Area” designation. It is my opinion that the new lot and the retained lot are in keeping with the policies and the goals of this upper tier plan.

- i) 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.*

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

This lot creation application will facilitate the future development of the site and the efficient utilization of existing services.

As part of the site plan control approval process, Town administration will work with the applicant to finalize the development plans including site, landscape, engineering and elevation plans, all of which will be assessed for compliance with the Official Plan and Zoning By-law.

It is my opinion that the proposed severance is in keeping with the policies and the intent of the Provincial Policy Statement, County of Essex and the Town of LaSalle Official Plan.

## **Consultations**

The subject applicant was circulated to the Essex Regional Conversation Authority (ERCA), the County of Essex, 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-11-22 File #4147 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, is reviewed by the Secretary-Treasurer and once approved is signed, numbered, dated and registered, then submitted to the Secretary-Treasurer;
2. That the Applicant enters into a Severance/Site Plan 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 the dedication of the lands for drainage purposes, easements, land consolidation, financial contributions and other matters as they relate to the development of the lands;
3. That all of the above conditions be fulfilled on or before November 9, 2024

**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**

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

**Notifications**

Not Applicable.

**Report Approval Details**

Document Title:	B-11-22.docx
Attachments:	- Figure 1 Leptis.pdf - Figure 2 Leptis.pdf
Final Approval Date:	Oct 19, 2022

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



Director of Planning and Development

Gudrin Beggs