



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 17, 2022

Report Number: PD-38-22

Attachments: Figure 1, Location, Figure 2, Survey

Subject: B-13-22 File 4150

Application for Consent: B-13-22

Application on Behalf of: John Vott

Location of Application: 1430 Stuart Avenue

Purpose & Effect of Application

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

The applicant wishes to sever a parcel of land with a frontage of 21.34 metres and a depth of approximately 2.14 metres having an area of approximately 45.7m².

The retained parcel of land will have a frontage of approximately 21.32 metres and a depth of approximately 2.14 metres, having an area of approximately 45.6 m².

If the application is successful, the applicant wishes to sever an alley and create one lot addition.

Report

In the County of Essex Official Plan, the subject lands are located within a "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”.

The purpose of this lot addition application is to sever a merged alley.

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 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 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-13-22 File #4050 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, reviewed by the Secretary-Treasurer and once approved is signed, number, dated and registered, then submitted to the Secretary-Treasurer;
2. That all of the above conditions be fulfilled on or before November 9th, 2024.

Prepared By:
Planning Technician

Ryan Tufts

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:	B-13-22.docx
Attachments:	- Figure 1 Vott.pdf - Figure 2 Vott.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