



## **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-35-22

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

**Subject:** B-12-22 File 4149

**Application for Consent:** B-12-22 File 4149

**Application on Behalf of:** Mohamed Tabib

**Location of Application:** 2645 Bouffard Road

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

The subject lands are zoned a Residential Two (R1) and Deferred Urban (DU), according to Zoning By-Law No. 8600.

The applicant wishes to sever a parcel of land with a frontage of approximately 30 metres and a depth of approximately 109 metres having an area of approximately 0.33 hectares.

The retained parcel of land will have a frontage of approximately 30 metres and a depth of approximately 53 metres having an area of approximately 1,590 m<sup>2</sup>.

If the application is successful, the applicant wishes to create one lot addition to the abutting land 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 severances, the lot addition 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 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 states “within settlement areas, sufficient land shall be made available through intensification and redevelopment...”
- iii) In section 1.4.3 of the PPS 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 lot addition 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 stormwater 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 District”.

This lot addition application will facilitate the future development of the land to the south.

No new lots are being created as a result of this application.

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, 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-12-22 File #4149 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 Secretary-Treasurer be provided with an undertaking from the Applicant’s solicitor confirming the severed portion of the land shall be consolidated with the abutting property;
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-12-22.docx
Attachments:	- Figure 1 Tabib.pdf - Figure 2 Tabib.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