



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 12, 2022

Report Number: PD-37-22

Attachments: Figure 1, Location

Subject: B-13-21 File 4124

Application for Consent: B-13-21 File 4124

Application on Behalf of: Carlo Casoni

Location of Application: 360 Bouffard

Purpose & Effect of Application

To determine that the proposed modifications to the conditions approved on November 17, 2021, associated with Consent application B-13-21 are minor in nature. If approved, Condition 3 will be changed to extend the date by which conditions must be fulfilled by November 17, 2023.

Report

The owner and his solicitor came forward on November 17, 2021, for a consent to sever the existing property into two parcels. The applicant is requesting the Committee of Adjustment alter its conditions.

Section 53(23) of the Planning Act allows the Committee of Adjustment to alter the conditions of a provisional consent at any time before a consent is given.

When applying Section 53(23) of the Planning Act, the Committee may upon review of the nature of the requested change deem the request major or minor. If the request is deemed major, the notification requirements under Section 24 of the Act must be completed. If the request is deemed minor, no notification is required.

In January 2022, the Planning Act was updated and provided a two-year period for conditions to be fulfilled.

Given that the Planning Act now allows a two-year period for conditions to be completed, we suggest that these changes are minor.

Upon review of the requested change, we suggest to the Committee that amending Condition 3 is minor in nature and if deemed so, the Committee may proceed to modify the conditions as per the request.

Consultations

Correspondence received from the Applicant's solicitor is attached for the Committee's consideration.

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-12-21 File #4124 be approved subject to the following:

1. That one (1) paper 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 and which has been signed, numbered, dated and registered by submitted to the Secretary-Treasurer;
2. That the applicant enters into a Severance 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 servicing, drainage, fees, dedications, easements and other matters as they relate to the development of the land;
3. That all of the above conditions be fulfilled on or before November 17th, 2023.

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

Not applicable.

Notifications

Not Applicable.

Report Approval Details

Document Title:	B-13-21-2.docx
Attachments:	- Figure 1 Casoni.pdf
Final Approval Date:	Oct 17, 2022

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



Director of Planning and Development

Gudrin Beggs