



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: January 5, 2023

Report Number: PD-10-2023

Attachments: Figure 1- Location, Figure 2- Site Plan, Figure 3- Neighbours Letters of Support

Subject: A-10-2022 File 4154

Application for Minor Variance: A-10-2022

Application on Behalf of: Luigi Conte and Jolayne Baldwin

Location of Application: 2930 Normandy Street

Purpose & Effect of Application

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

The Applicant is seeking relief from the provisions of Subsection 3.1 c) of By-Law No. 8600, to allow a reduced interior side yard setback from 1.2 metres to 0.6 metres and a reduced rear yard from 1m to 0.6m for an already constructed pool house.

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? Yes
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). Yes

3. Will the relief that is being applied result in the appropriate development of the subject property? Yes
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). Yes

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:

- The contractor unknowingly constructed the pool house at the 0.6m setback to the rear and side lot lines. This is the minimum setback for structures under 100 m².
- The applicant submitted letters from the abutting neighbours advising they have no concerns about the reduced setback and location of the pool house.

I would offer that this is minor in nature and appropriate in that neighbours are generally in support of the application, it's in keeping with regulations for smaller buildings, and has resulted in a reasonable form of development that meets the general intent of the by-law.

Consultations

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been received or 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-10-2022 File # 4154 be approved subject to the following conditions:

1. THAT the applicant obtain a Building Permit from the Town of LaSalle;
2. THAT the above be fulfilled by January 25, 2025

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 - No
2. Strengthen the community's engagement with the Town - No
3. Grow and diversify the local economy - No
4. Build on our high-quality of life - No
5. Sustaining strong public services and infrastructure - No

Communications

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

Notifications

Jessica O'Neil, Agent for Luigi Conte and Jolayne Baldwin.

Report Approval Details

Document Title:	A-10-2022.docx
Attachments:	<ul style="list-style-type: none">- Figure 1 Conte.pdf- Figure 2 Conte.pdf- Letters_Redacted.pdf
Final Approval Date:	Jan 16, 2023

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



Director of Planning and Development

Gudrin Beggs