



The Corporation of the Town of LaSalle

Minutes of a Meeting of the Committee of Adjustment

November 9, 2022, 5:00 p.m.

Meeting Held Virtually

Present: John Lee, Chair
James Boscarol
Valentina Brunone
Vince Marcotte
Theresa Nicodemo

Also Present: A. Burgess, Supervisor of Planning and Development
L. Jean, Deputy Clerk
R. Tufts, Planning Technician/Secretary Treasurer
G. Koval, IS Administrator

1. Call to Order

Chair John Lee called the meeting to order at 5:00 p.m.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None received.

3. Adoption of Minutes from Previous Meeting

Moved By: Vince Marcotte

Seconded By: Valentina Brunone

That the Minutes of the Committee of Adjustment Meeting dated September 21, 2022 be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

None received.

5. Current Applications

5.1 A-08-22 File 4148

Gerry and Tracey Goerzen appeared before the Committee and explained the application.

Valentina Brunone asked about the potential drainage from the addition.

Ryan Tufts explained that it would be part of the building permit process.

Moved By: Theresa Nicodemo

Seconded By: Valentina Brunone

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-08-22 File # 4148 be approved subject to the following conditions: None

Carried.

5.2 B-11-22 File 4147

Dr. Tabib appeared before the Committee and explained the application.

Vince Marcotte asked if the applicant would be able to complete the conditions in the 2-year timeline.

Dr. Tabib explained that he will engage with the Town for agreements and believes the 2-years is enough time.

Mr. Marcotte asked administration if 2-years was enough time.

Allen Burgess explained that the lot addition can happen in 2-years the buildings will take part after agreements are in place.

Moved By: James Boscarol

Seconded By: Vince Marcotte

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

Carried.

5.3 B-12-22 File 4149

Dr. Tabib appeared before the application and explained the application.

Vince Marcotte asked if he would try to get all properties on Bouffard and create a straight line.

Dr. Tabib said he is currently only getting one lot.

Allen Burgess explained in the long run there will be further acquisitions of additional properties along Bouffard.

Mr. Marcotte said if there is no concept by administration, there can be different property depths.

Mr. Burgess explained the Deferred Urban zone line will generally be followed for these applications and the Town will work with future owners/applicants to have a uniform line.

Moved By: Theresa Nicodemo

Seconded By: Valentina Brunone

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.

Carried.

5.4 B-13-22 File 4150

Stephen Chiefitz, solicitor, appeared before the Committee and explained the application.

Moved By: James Boscariol

Seconded By: Vince Marcotte

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.

Carried.

5.5 B-13-21 File 4124

Christopher Todorovski appeared before the Committee and explained the application.

Moved By: Vince Marcotte

Seconded By: Valentina Brunone

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.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, January 25, 2023, at 5:00 p.m.

7. Adjournment

The meeting was adjourned at the call of the Chair at 5:26 p.m.

Chair: John Lee

Secretary Treasurer: Ryan Tufts