



The Corporation of the Town of LaSalle

Minutes of a Meeting of the Committee of Adjustment

May 25, 2022, 5:00 p.m.

Meeting Held Virtually

Present: John Lee, Chair
James Boscarior
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
A. Toole, Council Coordinator
G. Beggs, Director of Planning and Development
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.

3. Adoption of Minutes from Previous Meeting

Moved By: James Boscarior

Seconded By: Vince Marcotte

That the Minutes of the Committee of Adjustment Meeting dated April 20, 2022 be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

None received.

5. Current Applications

5.1 A-03-22 File 4139

Ryan Tufts, Secretary Treasurer presented the report.

David Maggio on behalf of LA Urban Living provided an overview of the request.

Mr. Maggio said he requires the variance as her was not able to acquire the entire alley.

Allen Burgess told the Committee that since the report was published, the Town received a letter in support. The Town also letter of concern for the side yard setback. The side yard setback is not an item that is being requested for a variance and meets the minimum requirements of the by-law. The neighbour also had concerns about drainage from the proposed homes. Mr. Burgess emailed the resident back.

Vince Marcotte wanted to confirm that the \$750 cash in lieu of parkland outlined in the report was for each unit.

Mr. Burgess confirmed.

Moved By: Theresa Nicodemo

Seconded By: Valentina Brunone

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-03-22 File # 4319 be approved subject to the following conditions:

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 and which has been signed, numbered, dated and registered be submitted to the Secretary-Treasurer.
2. THAT all property taxes be paid in full.
3. THAT a cash-in-lieu of parkland dedication fee in the amount of \$750 per unit be paid to the Corporation of the Town of LaSalle.
4. THAT the applicant shall purchase the closed alley from the municipality at an amount agreed upon between the applicant and the town.
5. THAT the Applicant submit a lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer.
6. THAT the Applicant apply for a Right-of-Way Permit with the municipality and the pay required application fee.
7. THAT the Applicant install separate water, sanitary sewer, and storm water sewer services to the satisfaction of the municipality in accordance with the approved lot grading and servicing plan. The contractor selected to complete the works must be selected from the Town's Approved Contractors List.
8. THAT the Applicant confirm adequate utility services are available for the proposed new lots.
9. THAT a concrete sidewalk, 1.5 meters in width, be installed to the satisfaction of the Town Engineer from the intersection of Malden Road to the westerly limit of lot 505 on Registered Plan 664, including all restoration.

10. THAT the Applicant submit an as-built drawing for the servicing work to the municipality for review and approval.
11. THAT the Applicant provide a financial security in an amount satisfactory to the municipality to ensure proper installation of services. A portion of this security will be held by the municipality until such time as all restoration works and deficiencies are deemed complete by the Town.
12. THAT all of the above conditions be fulfilled on or before May 25, 2024.

Carried.

5.2 B-07-22 File 4138

Ryan Tufts, Secretary Treasurer to the Committee of Adjustment presented the report.

Christian Paulton, 9170 Canard Drive, Applicant, provided an overview of the request.

Moved By: Vince Marcotte

Seconded By: James Boscarol

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-07-22 File #4138 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, numbered, dated and registered, then submitted to the Secretary-Treasurer;
2. THAT the Applicant submit a lot grading plan (that includes the private sanitary sewer system) prepared by a Professional Engineer for the severed lands to the satisfaction of the Town Engineer;
3. THAT all of the above conditions be fulfilled on or before May 25, 2024.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, June 22, 2022 at 5:00 p.m.

Mr. Burgess informed the Committee that the November meeting has been cancelled.

7. Adjournment

The meeting was adjourned at the call of the Chair at 5:12 p.m.

Chair: John Lee

Deputy Secretary Treasurer: Allen Burgess