



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning, Building and Property

Date of Report: June 13, 2022

Report Number: PBP-22-22

Attachments: Figure 1, Location, Figure 2, Proposed Lot Addition

Subject: B-08-22 File #4141

Application for Consent: B-08-22 File #4141

Application on Behalf of: Matt Evola

Location of Application: 2500 Todd Lane

Purpose & Effect of Application

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

The applicant wishes to sever a parcel of land with a frontage of approximately 17 metres and a depth of approximately 35 metres having an area of approximately 600 m².

The retained parcel of land will have a frontage of approximately 17 metres and a depth of approximately 70 metres, having an area of approximately 1200 m².

If the application is successful, the applicant wishes to create one lot addition to the abutting vacant property.

Report

Provincial Policy Statement:

The Provincial Policy Statement (PPS), provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed lot addition, the severed and retained lots are in keeping with the character and built form

in the surrounding neighbourhood and it is an efficient use of existing municipal services. It is my opinion that the lot addition is in keeping with the policies outlined below.

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 it 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, live able, 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 it states “within settlement areas, sufficient land shall be made available through intensification and redevelopment...”
- iii) In section 1.4.3 of the PPS it 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 severed and retained lots are in keeping with the policies and the goals of this upper tier plan.

The following are relevant sections of the County OP that were considered as they relate to the proposed development;

- 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 storm water 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.*

Town of LaSalle Official Plan

The Official Plan for the Town of LaSalle designates the lands subject to this application as a “Residential District”.

It is my opinion, based on the policies below, the severed and retained lots are in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

1. Section 4.7 of the Official Plan contains policies for the “Residential District Designation” as follows:

Intent

- a) An array of housing and building types, as well as uses that support neighbourhood living, are encouraged throughout the Residential District Designation.*

Permitted Uses

- b) Lands within the Residential District Designation may include a full range of residential dwelling types, as well as supporting land uses intended to serve local residents. The following uses may be permitted on lands within the Residential District Designation, as shown on Schedule B: Land Use Plan, subject to the policies of this Section:*
- i) Dwelling units in low-rise, mid-rise and high-rise built forms;*

2. Section 5.2 of the Official Plan contains “Urban Area Use Specific Policies” as follows:

Urban Area Use Specific Policies

- a) In addition to all the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Urban Area Land Use Designations, where the use is permitted:*

- ii) Policies for Low–Rise Residential Development – The following criteria apply to all low-rise residential development:
 - Built-forms that are considered low-rise residential include:
 - Detached, duplex, and semi-detached dwellings;
 - Second units; and,
 - Street and block townhouse dwellings;

It is my opinion that the proposed lot addition conforms to the applicable Provincially approved Official Plan policies of the County of Essex and the Town of LaSalle; the implementing Zoning By-Law and is deemed appropriate for these lands.

Consultations

The subject application was circulated to internal departments, the Essex Regional Conservation Authority (ERCA), the County of Essex, to the local school boards, and to several 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-08/22 File #4141 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 June 22, 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

Name	Address
Mary-Ann Keefner	2570 Ouellette Ave, Suite 301

Report Approval Details

Document Title:	B-08-22.docx
Attachments:	- Figure 1 Evola.pdf - Figure 2 Evola.pdf
Final Approval Date:	Jun 17, 2022

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



Director of Planning and Development

Gudrin Beggs