



The Corporation of the Town of LaSalle

Date: July 18, 2017

Report No: DS-42-2017

Directed To: Mayor and Members of Council

Attachments: Figures 1 to 3

Department: Development & Strategic Initiatives

Prepared By: L. Silani, M. Pl., MCIP, RPP,
Director of Development & Strategic
Initiatives

**Policy
References:**

P. Marra, P. Eng.
Director of Public Works

Subject: Request to Grant Approval to: (i) a Redline Revision for Phase 3c of the Seven Lakes Homes Ltd. Subdivision, located in the Bouffard Planning District – Block 213 in the Draft Approved Plan of Subdivision (File No. 37-T-04001); (ii) an application to remove the holding zone symbol for Phase 3c (Our File No. Z-13-2017 and T-02-2017)

RECOMMENDATION:

That Council pass a resolution concurring with the Applicant's request to grant approval to a redline revision to the existing Draft Approved Plan of Subdivision for Phase 3c of the Seven Lakes Homes Ltd Subdivision, in accordance with the revised plan prepared by Verhagen, Stubberfield, Hartley, Brewer, Bezaire Inc., Ontario Land Surveyors, dated June 1st, 2017; and

A copy of this Council Resolution should be forwarded to the Manager of Planning Services for the County of Essex, Mr. Bill King, together with a copy of this Staff Report and a copy of the June 1st, 2017 redline revision plan of subdivision.

That Council pass a resolution concurring with the Applicant's request to remove the holding zone symbol from the Phase 3c lands, and that Town Staff be authorized to prepare a by-law to remove the holding symbol from the Phase 3c lands, once:

- the County of Essex grants approval to the Applicant's redline revision for Phase 3c;
- the Applicant's Engineering Consultant has provided the necessary Stormwater Management and Floodplain Management documentation to the satisfaction of ERCA and to the Town Engineer; and
- engineering drawings are submitted and approved by the Town Engineer, and the corresponding subdivision agreement is prepared and executed for the Phase 3c lands.

REPORT:

Draft Plan Approval was originally granted to this residential plan of subdivision by the County of Essex on January 25, 2007. Since that time, extensions have been granted and draft approval has now been extended by the County of Essex until January 25, 2019.

The last remaining Phase within the Seven Lakes residential subdivision is Phase 3c. It affects Block 213 in the existing Draft Approved Plan of Subdivision (approx.. 3.3 ha of land – see Figure 1). The Applicant is proposing to create a new internal public road within this phase, and to create and develop 24 new single detached residential building lots (see Figure 2).

In response to changing market conditions the developer has requested a relotting of this draft approved plan of subdivision as depicted on the attached redline revised plan, dated June 1, 2017 (Figure 3).

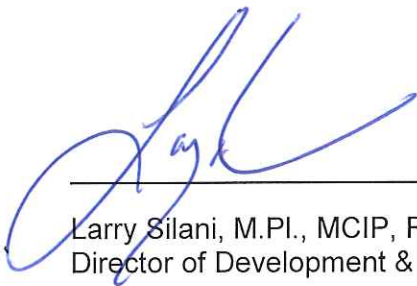
All new lots proposed are designed with a proper size and shape that will allow builders to fully comply with the Town's TND-R1 zone category.

Town Staff have reviewed this revised plan and we support the changes being requested, with the County of Essex being formally requested to amend their existing conditions of draft plan approval to correspond to this redline revision.

ERCA Staff have advised Town Staff that the Applicant will need to provide further documentation to demonstrate that all required Stormwater Management and Floodplain Management requirements for the Phase 3c lands are being met. In addition, the Applicant's Engineering Consultant will need to submit servicing drawings for the Phase 3c lands, to be approved by the Town Engineer. A corresponding subdivision agreement will be required to be prepared and entered into before the holding zone by-law can be adopted. Any additional conditions that may be imposed by ERCA with

respect to Stormwater Management and/or Floodplain Management will be included as part of this subdivision agreement.

Yours truly,



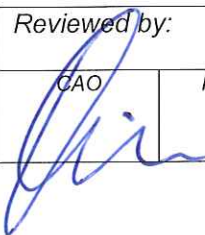
Larry Silani, M.Pl., MCIP, RPP
Director of Development & Strategic Initiatives

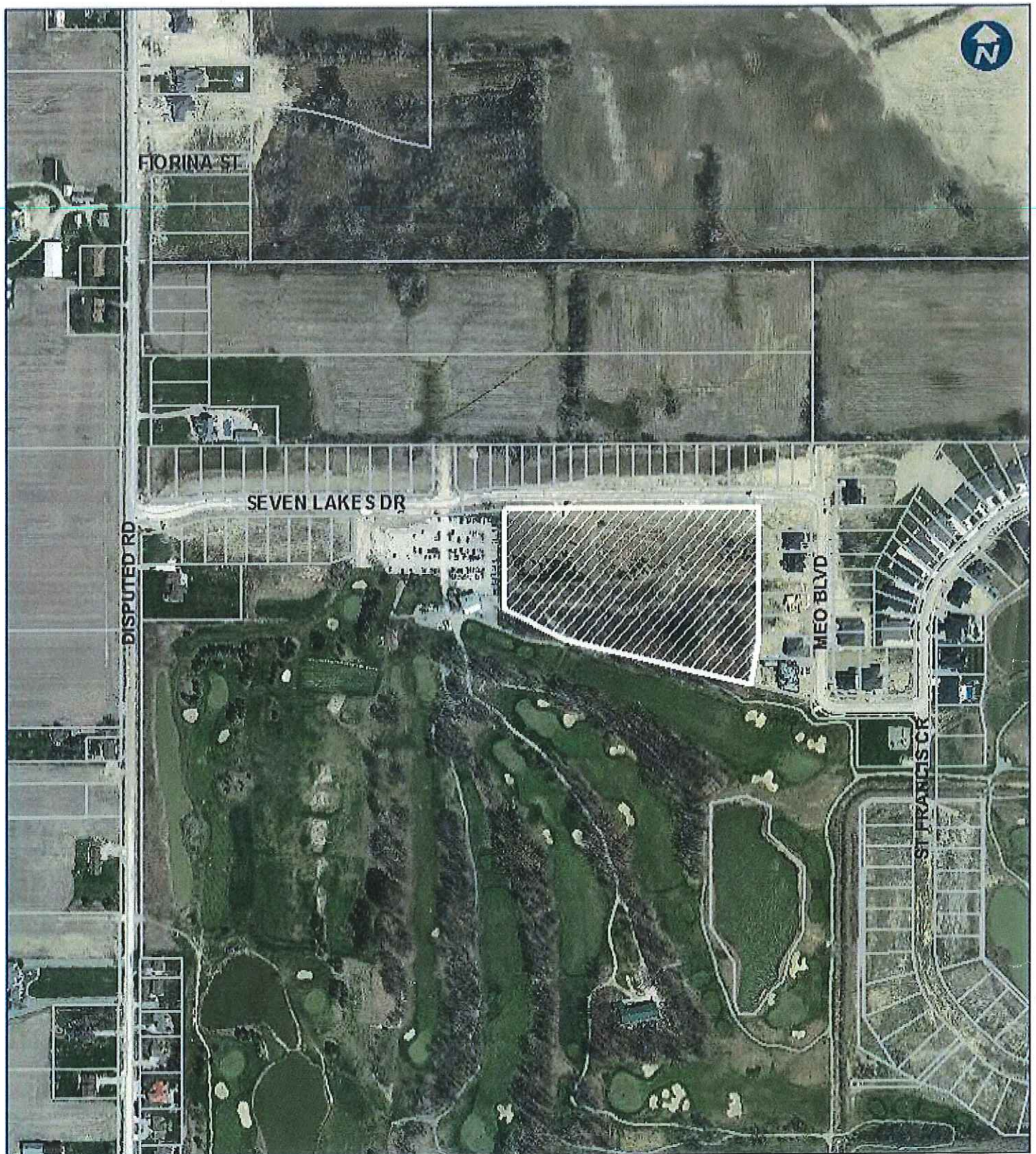
Attachments



P. Marra, P. Eng.
Director of Public Works

Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire





Legend:



Subject Lands

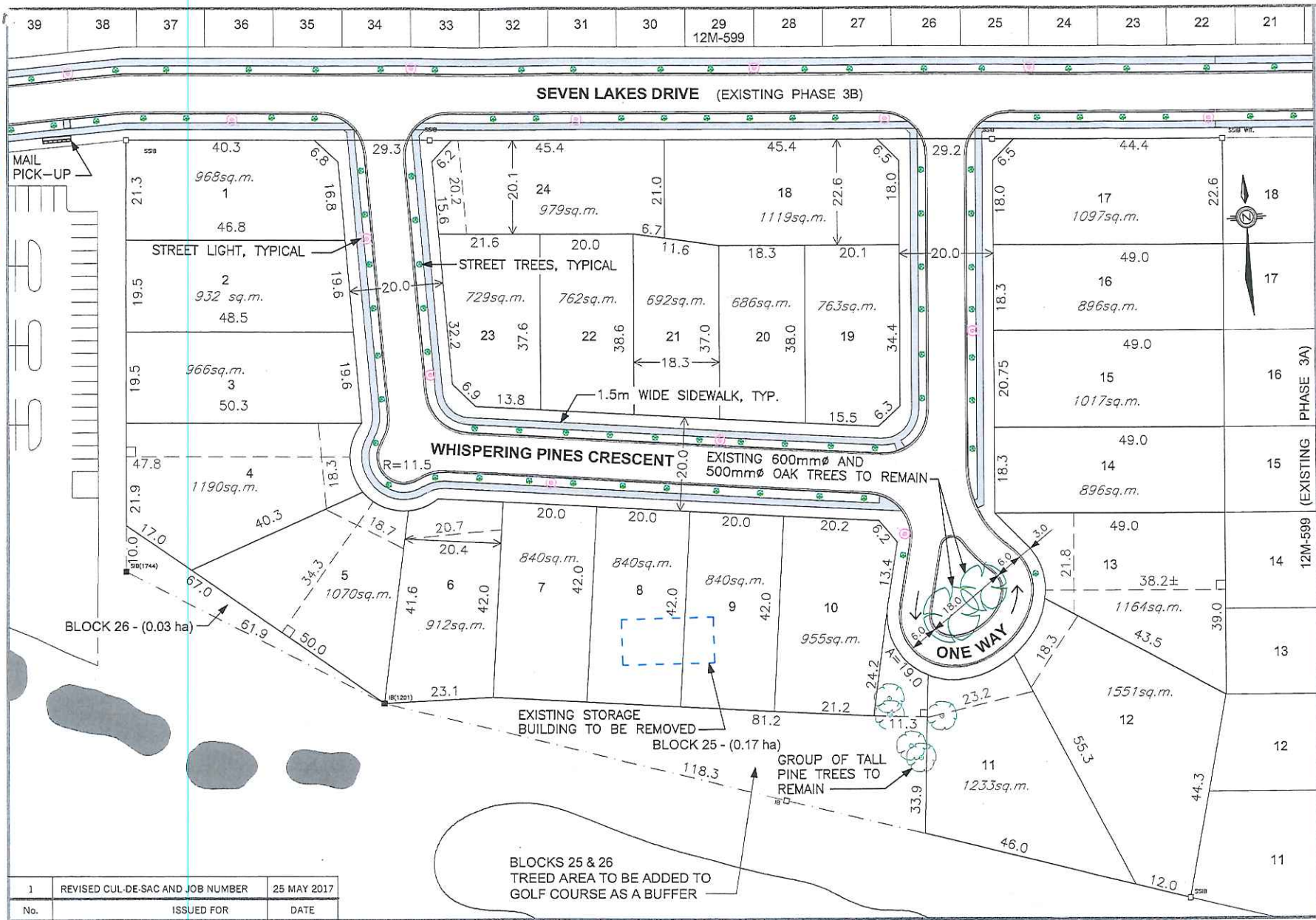
Title:

FIGURE 1 - KEY PLAN



Scale:	1:2500	File No:	Z-13/17 & T-02/17
Prepared For:	Planning Dept.	Applicant:	Seven Lakes Homes
Prepared By:	Finance Department GIS Services	Date:	January 7, 2015
Notes:	This document is not a Legal Plan of Survey.		

FIGURE 2



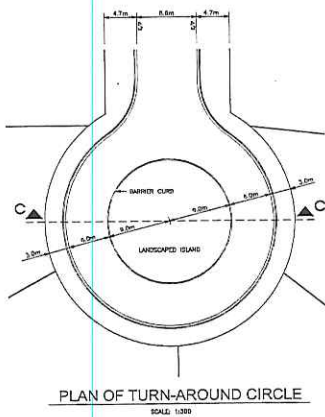
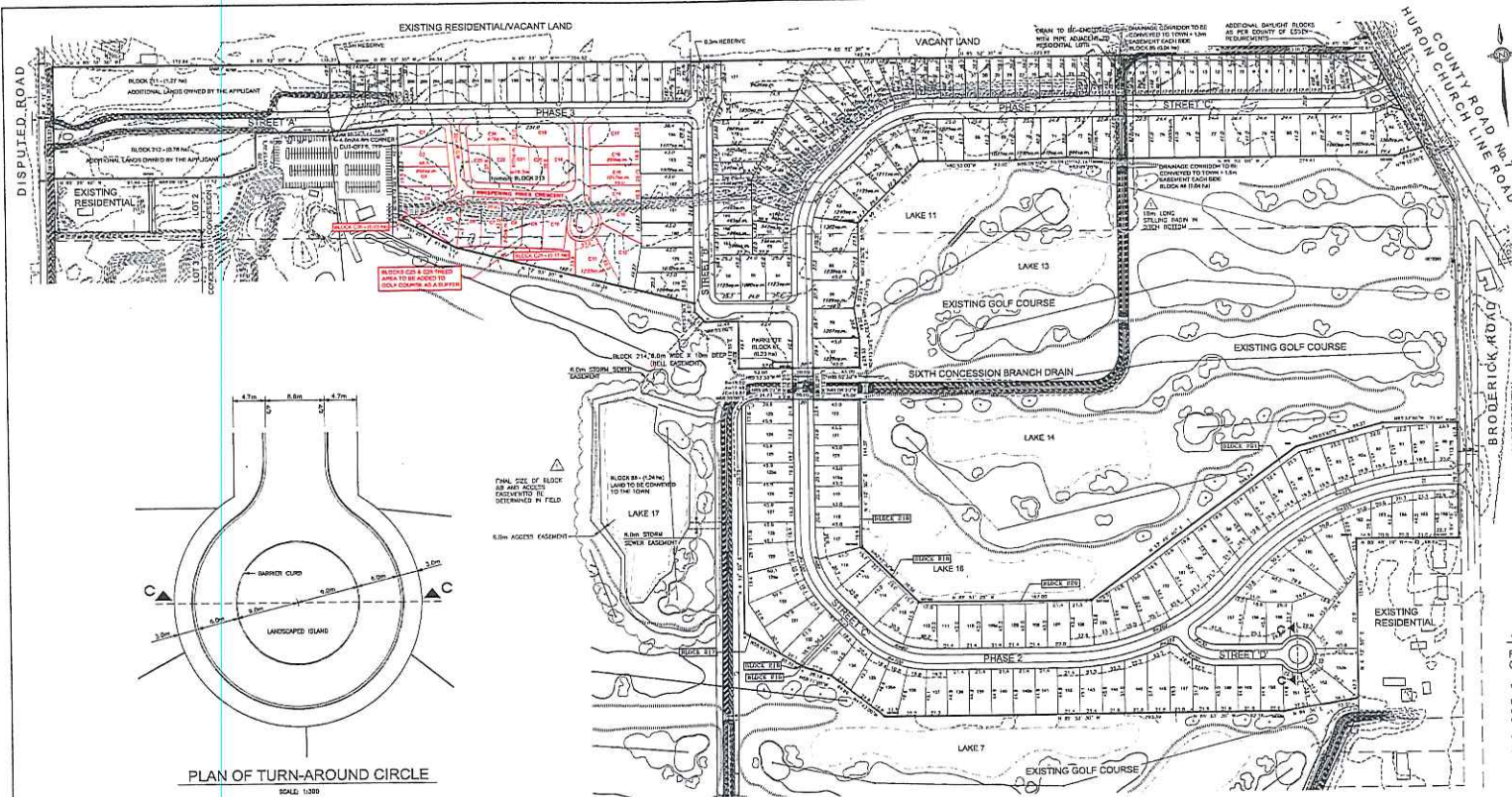
1	REVISED CUL-DE-SAC AND JOB NUMBER	25 MAY 2017
No.	ISSUED FOR	DATE

MEO & ASSOCIATES INC.
Architectural & Engineering Consultants
7200 Disputed Road, Suite 203, Windsor, Ontario, N9A 6Z6, Canada
TEL: (519) 250-8088 FAX: (519) 250-8070
WEB SITE: www.mengroup.net
EMAIL: mmeo@meoassociates.com

SEVEN LAKES ESTATES - PHASE 3C
12M-599 (EXISTING PHASE 3A)
PROJECT: WHISPERING PINES CRESCENT, LASALLE, ONTARIO
SHEET TITLE: DEVELOPMENT PLAN

SCALE: 1:750
AUTOCAD REF.: 4720 - Ph 3C - Opt 4-7 Rev1
DATE: MARCH 30, 2015
PROJECT No.: 4720

Figure 3



BLOCKS 215 AND 216 ARE FOR A DRAINAGE EASEMENT TO THE MUNICIPALITY

BLOCKS 217 TO 221 INCLUSIVE ARE FOR CONVEYANCE TO THE ADJACENT GOLF COURSE FOR INCREASED BUFFER

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
DATED June 25, 2015
SIGNED [Signature]
NOTED [Signature]
ONTARIO LAND SURVEYOR
FOR VERMAZEN, STUBBS/PEPPEL, HARTLEY, BREWER, BEAUCHE INC.

TABLE 'A' - DWELLING UNIT COUNT - 2015	Rev'd 2017				
REGISTERED PLAN	LOT OR BLOCK	AREA	SPRINKL. REQUIRED	TOTAL DETACHED	TOTAL SEMI-DETACHED
Phase 1					
12M-507	1-3	2	0	42	
	4-53	0	31	0	
	54-56	31	0		
	Total Phase 1		33	42	75
Phase 2					
	2A: 1-64	44	0		
	2B: 45-68	44	0		
	Total Phase 2		88	0	88
Phase 3					
12M-599	3A: 1-20	12	8		
	3B: 21-40	0	20		
12M-604 (12R-26161)	3D: Block 1	1.27	13	0	
	3D: Block 2	0.78	9	0	
	3D: C1-C24	24	0		
	Total Phase 3		68	28	86
	TOTAL ALL PHASES		179	70	249

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM.
SEVEN LAKES HOMES LTD.
SIGNED [Signature]
DATED JAN. 13-06

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM.
SEVEN LAKES HOMES LTD.
SIGNED [Signature]
DATED DEC. 15, 2005

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
DATED Feb. 26, 07
SIGNED [Signature]
NOTED [Signature]
ONTARIO LAND SURVEYOR
FOR VERMAZEN, STUBBS/PEPPEL, HARTLEY, BREWER, BEAUCHE INC.

RELEVANT INFORMATION

- I. Total No. Of Lots: 249
- II. Lot & Block Area: 24.9 ha
- III. Total Lot & Block Area: 24.9 ha
- IV. Road R.O.W.: 6.3 ha
- V. Block/Cell/2nd Area: 1.0 ha
- VI. Total Land Area: 30.9 ha
- VII. Phase Block(80) Area: 1.24 ha

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- a) BOUNDARIES AND SURVEYOR'S CERTIFICATE AS SHOWN ON THE PLAN
- b) HIGHWAY WIDTHS AS SHOWN ON THE PLAN
- c) SEE KEY PLAN
- d) SINGLE FAMILY OR SEMI-DETACHED RESIDENTIAL LOTS
- e) SEE PLAN FOR EXISTING USE OF ADJOINING LANDS
- f) SEE PLAN FOR APPROXIMATE DIVISIONS AND LAYOUT OF PROPOSED LOTS
- g) NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE PLAN
- h) PIPED MUNICIPAL WATER AVAILABLE
- i) BROADBAND CABLE AVAILABLE
- j) PAVED ROADWAY, PIPED MUNICIPAL WATER, HYDRO, SANITARY SEWER TO BE INSTALLED BY DEVELOPER, GAS MAIN AND TELEPHONE CABLE TO BE INSTALLED BY OTHERS
- k) NO RESTRICTIONS

DRAFT PLAN
OF THE SUBDIVISION
OF PART OF

PART OF LOTS 2 AND 3
CONCESSION 3
IN THE GEOGRAPHIC TOWNSHIP OF CANTONWICK WEST
NOW IN THE TOWN OF LASALLE
DETERMINED AS PARTS
1, 2, 4, 7, 8, 9, 13, 14, 15, 24, 25, 26, 27
PLAN 12R-20002
COUNTY OF ESECK, ONTARIO
SCALE = 1:25000

KEY PLAN
SCALE 1:100000



MEO & ASSOCIATES INC.
Architectural & Engineering Consultants
2495 McDougall Street, Suite 203, Windsor, Ontario N9A 6K9
TEL: 519-253-0200 FAX: 519-253-0201
WWW.MEOWINDSOR.COM EMAIL: info@meowind.com

SEVEN LAKES ESTATES
DISPUTED ROAD, LASALLE, ONTARIO

DRAFT PLAN OF SUBDIVISION

PROJECT No. **4588**

1
OF 1