



The Corporation of the Town of LaSalle

Minutes of the Meeting of the Committee of Adjustment

April 17, 2024

5:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members Present:

Theresa Nicodemo, James Boscariol, Valentina Brunone, Vince Marcotte, Maria Ferraro

Administration Present:

R. Tufts, Planning Technician/Secretary Treasurer, A. Burgess, Supervisor of Planning and Development, K. Brcic, Manager of Planning & Development, R. Tufts, Council Coordinator, S. Smith, IS Administrator

1. Opening Business

1.1 Call to Order

Theresa Nicodemo, Chair, called the meeting to order at 5:00 p.m.

1.2 Land Acknowledgement Statement

Theresa Nicodemo read the land acknowledgement statement.

1.3 Appeal Notice

Theresa Nicodemo read the appeal notice.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None disclosed.

3. Adoption of Minutes from Previous Meeting

COA-07-24

Moved By: Maria Ferraro

Seconded By: Vince Marcotte

That the minutes of the meeting of the Committee of Adjustment dated March 20, 2024, be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

None received.

5. Current Applications

5.1 Consent Application B-01-2024 File 4174 for V/L Lorne Avenue and, Minor Variance Application A-02-2024 File 4176 for 1725 Sprucewood Avenue

Kristina Brcic presented the application.

Mohamed Tabib, owner, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Christine Perry, representing the owners at 1620 Normandy Street, had questions regarding the Town Centre design if this design meets all the criteria and parking.

Mrs. Brcic explained that the application meets the zoning requirements, the design meets the Official Plan, and the parking requirements are regulated in the Zoning By-law.

Dr. Tabib explained that the commercial component will be business uses and that the design of the building only allows office uses.

Mrs. Perry asked about potential grading issues.

Mrs. Brcic explained grades are determined at the building permit stage.

Danny Curtis, 1735 Sprucewood Avenue, wants a privacy fence along the entire length of the property and a chain link from the front of the new building to the front property line.

Mrs. Brcic explained that this meeting is handling Consents and Minor Variances and that Mr. Curtis's comments do not pertain to these applications.

Franco Enea, 5930 Newman Boulevard, asked about the gap between his property and the development.

Mrs. Brcic explained there is an open alley.

Vince Marcotte asked when the Official Plan was adopted.

Mrs. Brcic confirmed it was adopted in 2018.

Mr. Marcotte asked when the Zoning By-law was adopted.

Mrs. Brcic confirmed it was adopted in 2021.

Mr. Marcotte explained to the Committee that the overall design for this area was established well in advance of this meeting.

COA-08-24

Moved By: Valentina Brunone

Seconded By: James Boscariol

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-01-2024 File #4174 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 and which has been signed,

numbered, dated, and registered to be 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 and that the solicitor provide confirmation of completion;
3. That all of the above conditions be fulfilled on or before April 17, 2026.

Carried.

COA-09-24

Moved By: Maria Ferraro

Seconded By: Vince Marcotte

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-02-2024 File # 4176 be approved subject to the following conditions:

1. That File B-01-2024 be approved;
2. That a Site Plan Control Agreement is registered on the property;
3. That all the above conditions be fulfilled on or before April 17, 2026.

Carried.

5.2 Consent Application B-04-2024 File 4179 for lot creation

Ryan Tufts presented the application.

Paul Crema, owner, appeared before the Committee and confirmed that he accepted the recommendations in the staff report.

Cheryl Doyle, 351 Superior Street, wanted to know what the setbacks are and what will be happening with the trees.

Mr. Crema explained that they had already trimmed the tree.

Theresa Nicodemo reminded Mrs. Doyle that the condition of trees is not the subject of the application and that we will only be discussing the severance.

Mr. Crema confirmed that these lots are bigger than the lots they built on Huron Street.

Vince Marcotte asked administration what the setbacks are.

Mr. Tufts explained the front and rear yard setbacks.

Jim Boscariol asked what the side yard setbacks are.

Mr. Tufts explained the side yard setbacks.

COA-10-24

Moved By: James Boscarol

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-04-2024 File #4179 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 and which has been signed, numbered, dated, and registered to 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 lot be paid to the Corporation of the Town of LaSalle;
4. That the Applicant submits an updated lot grading and servicing plan prepared by a Professional Engineer for the subject lands to the satisfaction of the Town Engineer;
5. That the Applicant submits an as-built drawing for the servicing work to the municipality for review and approval;
6. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters as servicing easements and road widening dedications as they relate to the development of the subject lands;
7. That the Applicant provides 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;
8. That all of the above conditions be fulfilled on or before April 17, 2026.

Carried.

5.3 Consent Application B-05-2024 File 4180 for lot creation

Ryan Tufts presented the application.

Kevin Miller, agent, appeared on Zoom and confirmed that he read and accepted the recommendations in the staff report.

COA-11-24

Moved By: Maria Ferraro

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-05-2024 File #4180 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 and which has been signed, numbered, dated, and registered to be submitted to the Secretary-Treasurer;
2. That all of the above conditions be fulfilled on or before April 17, 2026.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, May 22, 2024 at 5:00 p.m.

7. Adjournment

The meeting is adjourned at 6:00 p.m.

Theresa Nicodemo, Chair

Ryan Tufts, Secretary-Treasurer