



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning & Development

Date of Report: August 28, 2024

Report Number: PD-31-2024

Attachments: Figure 1- Location, Figure 2- Site Plan

Subject: B-10-2024 File 4188

Application for Consent: B-10-2024

Application on Behalf of: Dallas and Meghan Urwin c/o Robert and Richard Benneian

Location of Application: 469 Martin Lane

Purpose & Effect of Application

The Town of LaSalle has received the above-noted application for the lot located at 469 Martin Lane, located west of Mayfair Avenue South (see Figure 1 for the subject land location). The subject property is designated “Residential District” by the Official Plan and zoned “Residential Zone One (R1)” under the LaSalle Comprehensive Zoning By-law 8600, as amended. The subject site has a total area of approximately 1.6 acres with approximately 27 metres (88 feet) of frontage. Currently, there is a single-detached dwelling located at 469 Martin Lane. The applicant is proposing to divide their large rear yard to be added as additional rear yard areas to the existing 9 subdivision lots along Mayfair South Avenue. The 9 lot additions will have a width of approximately 16 metres (52 feet), a depth of approximately 27 metres (88 feet), and an area of approximately 430 m² (4,600 ft²), (see applicant’s site plan attached as Figure 2).

Report

The Provincial Policy Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed severances, the new lot is in keeping with the character and built form in the surrounding neighbourhood.

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, liveable, 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 that 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 new lot is in keeping with the policies and the goals of this upper-tier plan.

- 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 stormwater 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.*

The Official Plan for the Town of LaSalle designates the lands subject to this application as a “Residential District” and are located within the Urban Area.

Section 3.3.1 of the LaSalle Official Plan contains a set of goals for lands designated residential, including the following:

“To promote and encourage private landowners, developers, and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, conversions, and

redevelopment, and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing.

A broad range of residential dwelling unit types are permitted within Section 4.7 of the LaSalle Official Plan, the “Residential District” land use designation, including single detached, semi-detached, townhouse, and apartment-type dwelling units.

In sections 7.8.3 of the Town of LaSalle OP, goals for lands in the “Severances” include:

- a) The creation of lots may be permitted by severance if it has been established that the development would not more appropriately proceed by way of Plan of Subdivision or Plan of Condominium.
- b) New residential development created by severance is encouraged to be located in areas designated for growth by this Plan.
- c) Severances that would contribute to ribbon or strip residential development shall not be approved unless it is a severance that represents the “infill” of an area that has already experienced ribbon development and is located within the urban area boundary. Further, the development should represent the limit of development on the property and any remaining lands should not be suitable for further division.
- d) Applications for severances that would result in a parcel being landlocked shall not be approved.
- e) The creation of lots may be permitted by severance if the proposed and retained lot(s):
 - i) Front onto an existing public road that is maintained on a year-round basis by the Town;
 - ii) Can be accessed by a driveway that does not create a traffic hazard;
 - iii) Satisfy any separation distances required between the proposed land uses for the severed lot(s) and the neighbouring land uses;
 - iv) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan and of the implementing Zoning By-law;
 - v) Achieve an appropriate lot configuration that is compatible with the surrounding community character;
 - vi) Can be serviced by the Town’s water supply and sewage system without adversely affecting the Town’s finances, or by private well and wastewater disposal system where municipal services are not planned or existing;

- vii) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Town's finances; and,
- viii) Generally, result in no more than 5 lots in total.

This lot addition will be added to the properties located at 2544, 2548, 2552, 2556, 2560, 2564, 2568, 2572, and 2576 Mayfair Avenue South and will give the properties a larger rear yard.

The retained lots once severed are of a size and shape that meets the intent of the by-law, no minor variances will be required if this application is approved.

It is my opinion that the proposed severances are in keeping with the policies and the intent of the Provincial Policy Statement, County of Essex, and the Town of LaSalle Official Plan.

Consultations

The notice has been circulated to property owners within a 60-metre radius and in the Windsor Star. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been raised at the time this report was written

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-10-2024 File #4188 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 portions of the land shall be consolidated with the abutting properties.
3. Amended lot grading plans shall be reviewed and approved by the Town Engineer for lots 8 to 16 and Plan 12M-697, municipally known as 2544, 2448, 2552, 2556, 2560, 2564, 2568, 2572 and 2576 Mayfair Avenue South.

4. That the applicant dedicates (free and clear) an extension of the 6.0-metre pedestrian walkway to the municipality, to the west of Block 41, on 12M697, and extend the heavy-duty chain-link fence to match the existing municipal fencing.

5. That all of the above conditions be fulfilled on or before September 18, 2026.

Prepared By:



Planning Technician

Ryan Tufts, Planning Technician

Communications

Notice is placed in the local newspaper, pursuant to the *Planning Act* Notifications

Report Approval Details

Document Title:	B-10-2024 File 4188 469 Martin Lane.docx
Attachments:	- B-09-2024 Urwin FIG 1.pdf - B-09-2024 Urwin FIG 2.pdf
Final Approval Date:	Sep 5, 2024

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



Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Allen Burgess



Manager, Planning and Development

Kristina Brcic