



The Corporation of the Town of LaSalle

Minutes of the Meeting of the Committee of Adjustment

September 18, 2024

5:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members Present:

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

Administration Present:

K. Brcic, Manager of Planning & Development, A. Burgess, Supervisor of Planning and Development, R. Tufts, Planning Technician/Secretary Treasurer, R. Tufts, Council Coordinator, G. Koval, 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-22-24

Moved By: Valentina Brunone

Seconded By: James Boscariol

That the minutes of the meeting of the Committee of Adjustment dated August 21, 2024 be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

None received.

5. Current Applications

5.1 B-10-2024 File 4188

Ryan Tufts presented the application.

Richard Benneian, agent, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Jim Boscariol asked what the new overall depth of the lots would be.

Mr. Benneian responded that they would be around 200 feet deep.

Maria Ferraro asked administration what the 6-metre gap between 2552 and 2556 Mayfair was for.

Mr. Tufts explained this is for a future trail.

COA-23-24

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-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.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, October 16, 2024 at 5:00 p.m.

7. Adjournment

The meeting is adjourned at 5:08 p.m.

Theresa Nicodemo, Chair

Ryan Tufts, Secretary-Treasurer