



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: December 11, 2024

Report Number: PD-48-2024

Attachments: Figure 1- Location, Figure 2- Draft Survey

Subject: Consent Application B-15-2024 File 4193 for an access easement

Application for Consent: B-15-2024

Application on Behalf of: Robert and Christina Bouchard c/o Floro Culmone

Location of Application: 70 Old Front Road

Purpose & Effect of Application

The purpose of this application is to grant an easement in perpetuity over a parcel of land located at 70 Old Front Road providing access to the property located at 77 Sunset Strip Street.

The easement will have a width of approximately 8 metres and a depth of approximately 75 metres, containing an area of approximately 574 m². The easements will be in favour of the property municipally known as 77 Sunset Strip Street.

Report

The effect of this application is to grant permanent easements for an existing driveway that provides access to 77 Sunset Strip Street across the property located at 70 Old Front Road.

The proposed permanent easement provides driveway access to the existing home on the property in perpetuity.

The subject lands are zoned Business Park (BP), according to the Town's Comprehensive Zoning By-law, 8600, as amended. These easements do not allow for any new development of the subject lands.

Consultations

The notice was placed on the Town's website and on the subject property. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and to 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-15-2024 File #4193 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 be submitted to the Secretary-Treasurer;
2. That all of the above conditions be fulfilled on or before January 22nd, 2027.

Prepared By:



Planning Technician

Ryan Tufts

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

Notice was placed on the Town's website and the subject property, pursuant to the Planning Act.

Notifications

Not Applicable.

Report Approval Details

Document Title:	B-15-2024.docx
Attachments:	- B-15-2024 Bouchard FIG 1.pdf - B-15-2024 Bouchard FIG 2.pdf
Final Approval Date:	Dec 19, 2024

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

No Signature - Task assigned to Allen Burgess was completed by delegate Kristina Brcic

Allen Burgess



Manager, Planning and Development

Kristina Brcic