



The Corporation of the Town of LaSalle

Minutes of the Meeting of the Committee of Adjustment

November 20, 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-24-24

Moved By: Vince Marcotte

Seconded By: Maria Ferraro

That the minutes of the meeting of the Committee of Adjustment dated September 18, 2024, be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

None received.

5. Current Applications

5.1 Consent Application B-11-2024 File 4189 for lot creation

Ryan Tufts presented the application.

Mike Quoagiotto, owner, appeared before the Committee and confirmed he read and accepted the recommendations in the staff report.

COA-25-24

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-11-2024 File #4189 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 as set in the Parkland Dedication By-law;
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 November 20, 2026.

Carried.

5.2 Consent Application B-12-2024 File 4190 for lot creation

Ryan Tufts presented the application.

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

Diane Westenberg, 1231 Surrey Drive, asked if 5 lots were being created.

Mr. Tufts advised that only 4 lots were being created.

COA-26-24

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-12-2024 File #4190 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 November 20, 2026.

Carried.

5.3 Consent Application B-13-2024 File 4191 for lot creation

Ryan Tufts presented the application.

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

Chris Kelly, 1063 Croydon Road, was concerned about a semi being constructed and cars being parked on the road. Wanted to know if additional dwelling units were being constructed.

Mr. Tufts advised that on-street parking is permitted throughout the municipality and there are minimum setbacks that must be maintained

from an intersection. Mr. Tufts also said that additional residential units are a permitted use and not the subject of this application.

Ms. Brcic some streets have no parking signs, if there are issues with parking they would need to contact our by-law officer. Ms. Brcic reiterated that ARU are a permitted use in the zone and not the subject of the application.

Jennifer Lavery, 1145 Croydon Road, concerned about the redevelopment of the neighbourhood. Does not want any severances or semi's being constructed.

Jeff Renaud, 4857 Chelsea Drive, agreed with what Ms. Lavery said.

Diane Westenberg, 1231 Surrey Drive, notice was for a semi on Montgomery. They were never told about ADU's.

Tanya Marriott, 4925 Chlesea Drive, asked owner if he's renting to students, families?

Theresa Nicodemo thanked Ms. Marriott for her comments however that is not a question that will be answered. LaSalle is growing and that has to be accepted.

Norman Renaud, 1100 Croydon thought building lot was 6,000 square feet.

Mr. Tufts advised that is the requirement for a single-detached dwelling. These lots meet or exceed the minimum requirement for a semi-detached lot. Singles and semi's are a permitted use in the R1 zone.

Mr. Renaud wanted to know when the zoning changed to allow semi's.

Mr. Tufts advised the zoning changed in 2021.

Valentina Brunone, what was the previous zoning, were semi's permitted?

Mr. Tufts advised semi's were not previously permitted.

Mrs. Brunone asked if there was notification when the by-law was changed.

Mr. Tufts confirmed.

Mr. Renaud asked if tiny homes can be built.

Mr. Tufts confirmed.

Mrs. Nicodemo added that this is becoming common across LaSalle.

James Boscariol asked administration if an ARU would be subject to zoning requirements.

Mr. Tufts confirmed there are provisions in the zoning by-law that must be met.

Mrs. Brunone if they build an ARU that does not meet the zoning, they would need to come to the Committee.

Mr. Tufts confirmed if a variance was required, the item would need to be brought to the Committee for approval.

COA-27-24

Moved By: Vince Marcotte

Seconded By: Maria Ferraro

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-13-2024 File #4191 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, road widening, day light corner 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 November 20, 2026.

Carried.

5.4 Consent Application B-14-2024 File 4192 for lot addition

Ryan Tufts presented the application.

Caroline Mitias, owner, appeared before the Committee and confirmed she read and accepted the recommendations in the staff report.

Vince Marcotte asked administration where the driveway for 2990 Front Road is.

Ms. Mitias advised they use Vista Avenue.

Mr. Tufts confirmed the driveway is on Vista Avenue and runs behind the homes on Front Road. This application has no impact on the home at 2990 Front Road.

Valentina Brunone wanted to confirm that 2990 Front Road is completely separate from this application.

Mr. Tufts confirmed.

COA-28-24

Moved By: Valentina Brunone

Seconded By: James Boscarol

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-14-2024 File #4192 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 retained lands obtain a rezoning to recognize the undersized lot area;
3. That the applicant provide to the satisfaction of the Chief Building Official the location of the septic system on the retained property;
4. That the applicant confirms to the satisfaction of the Town that utility or service lines are not crossing the newly created lot line;
5. That all property taxes be paid in full;
6. 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;
7. That all of the above conditions be fulfilled on or before November 20, 2026.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, January 22, 2025, at 5:00 p.m.

7. Adjournment

The meeting is adjourned at 5:48 p.m.

Theresa Nicodemo, Chair

Ryan Tufts, Secretary-Treasurer