



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: April 24, 2025

Report Number: PD-22-2025

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

Subject: Consent Application B-04-2025 File 4199 for lot creation

Application for Consent: B-04-2025 File 4199

Application on Behalf of: Jin Hu Holdings c/o Jackie Lassaline

Location of Application: 371 Front Road

Purpose & Effect of Application

The subject land located at 371 Front Road is designated 'Waterfront District' in the Official Plan, and zoned 'Waterfront District Zone Two (W2)', according to Zoning By-law No. 8600.

The house that was previously on the property has received the appropriate permits and been demolished, leaving the property currently vacant. The applicant wishes to sever a parcel of land with a frontage of approximately 30 metres and a varied depth, having an area of approximately 870 m². The retained parcel of land will have a frontage of approximately 26 metres and a varied depth, having an area of approximately 882 m². The applicant intends to develop the lands with Townhouse Dwelling units facing Vermont Street.

Should this application be approved, the applicant wishes to create one lot fronting on Vermont Street.

Report

The Provincial Planning Statement (PPS) encourages the promotion of efficient development patterns while protecting resources of Provincial interest, public health and

safety, and the quality of the natural and built environment. Section 2.3.1 states that Settlement areas shall be the focus of growth and development and that Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

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 Planning Statement that were considered as they relate to the proposed development;

Section 2.2 Housing:

In accordance with Section 2.2, 1) of the PPS, planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households...
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation

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 “Waterfront District” and are located within the Urban Area.

Section 4.6 of the LaSalle Official Plan contains a set of goals for lands designated waterfront district, including the following:

“The Waterfront District Designation is expected to accommodate higher density/intensity development.”

A broad range of residential dwelling unit types are permitted within Section 4.6 of the LaSalle Official Plan, the “Waterfront District” land use designation, including 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.

As noted earlier in this report, the subject lands are zoned 'Waterfront District Zone Two Zone (W2)', according to Zoning By-law No. 8600. The proposed lots comply with the provisions of By-law 8600, and no concurrent minor variance or rezonings are required as part of this approval.

This item was heard by Council at the April 8th, 2025 Public Planning Meeting, and received a site-specific rezoning to remove the angular plane requirement for the construction of townhomes.

The application is in keeping with the policies of the County of Essex and the Town of LaSalle Official Plan. The creation of townhouse lots is an acceptable form of development at this location.

It is my opinion that the proposed severance is in keeping with the policies and the intent of the Provincial Policy Statement, the County of Essex Official Plan, and the Town of LaSalle Official Plan and Zoning By-law.

Consultations

The notice was posted 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 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-04-2025 File #4199 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 keeping with Parkland Dedication By-law 2025-005 to be paid to the Corporation of the Town of LaSalle as set out in the required Severance agreement;
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 enter into a Severance Agreement with the Town, pertaining to the subject lands, to be registered on title at the entire cost of the Applicant, including, but not limited to such matters as servicing, drainage, fees, sidewalk, easements, land dedication, financial contribution for the installations municipal service and timing of same and other matters as they relate to the development of the lands;
7. That the Applicant provides financial security in an amount satisfactory to the municipality. 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 May 21, 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 is placed on the Town's website and mailed out, pursuant to the *Planning Act*.

Notifications

Not Applicable.

Report Approval Details

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| Document Title: | B-04-2025 371 Front Road.docx |
| Attachments: | - B-04-2025 Jin Hu Figure One Location.pdf - B-04-2025 Jin Hu Figure Two Draft Survey.pdf |
| Final Approval Date: | May 1, 2025 |

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