



## **The Corporation of the Town of LaSalle**

### **Minutes of the Meeting of the Committee of Adjustment**

February 19, 2025

5:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

#### **Members Present:**

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

#### **Administration Present:**

L. Jean, Deputy Clerk, R. Tufts, Planning Technician/Secretary  
Treasurer, G. Koval, IS Administrator, K. Brcic, Manager of  
Planning & Development

### **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**

Ms. Nicodemo, read the Land Acknowledgement Statement

#### **1.3 Appeal Notice**

Ms. 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-05-25

Moved By: Vince Marcotte

Seconded By: Maria Ferraro

That the minutes of the meeting of the Committee of Adjustment dated January 22, 2025, be adopted as presented.

**Carried.**

### **4. Requests for Withdrawal or Deferral**

None received.

### **5. Current Applications**

#### **5.1 Minor Variance A-01-2025 File 4197**

R. Tufts, Planning Technician, presented the application.

A. Diponti, on behalf of E. Grondin owner, appeared before the Committee and confirmed he read and accepted the recommendations in the staff report.

COA-06-25

Moved By: James Boscarior

Seconded By: Valentina Brunone

That whereas the Minor Variance, 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 A-01-2025 File # 4197 be approved subject to the following conditions: None

**Carried.**

**5.2 Consent Application B-01-2025 File 4195 for a drainage easement**

R. Tufts presented the application.

R. Beaulieu, applicant, appeared before the Committee and confirmed he read and accepted the recommendations in the staff report.

J. Boscarior inquired if this easement is for an existing storm sewer or surface water.

T. Bondy advised that there is an existing drain pipe.

M. Ferraro inquired if the size of the existing pipe was adequate.

T. Bondy confirmed that it is.

COA-07-25

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-01-2025 File #4195 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 February 19<sup>th</sup>, 2027.

**Carried.**

**5.3 Consent Application B-02-2025 File 4194 for lot creation**

R. Tufts, Planning Technician, presented the application.

P. Crema owner and applicant appeared before the Committee and confirmed he read and accepted the recommendation in the staff report.

V. Marcotte requested information on the parcel of land in the northwest corner.

Mr. Tufts advised that it is currently owned by the Town however the applicant has made a request to purchase it.

S. Swiatoschik, 1845 Grillo Drive asked the applicant what is going to be built.

Mr. Crema advised that they would be raised ranch-style dwellings.

COA-08.25

Moved By: Valentina Brunone

Seconded By: James Boscariol

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-02-2025 File #4196 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 \$1,400 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 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 consolidation, 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 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 February 19, 2027.

**Carried.**

**6. Next Meeting**

The next meeting of the Committee of Adjustment will take place on March 19, 2025, at 5:00 p.m.

**7. Adjournment**

The meeting is adjourned at 5:17 p.m.

---

Theresa Nicodemo, Chair

---

Ryan Tufts, Secretary Treasurer