

REPORT:

This report is intended to provide members of Council with planning and engineering comments and recommendations regarding a rezoning application that has been submitted to the Town, requesting Council approval to rezone approximately 1.5 hectares of land located along the west side of Disputed Road (at a located as depicted on Figure 1) from an Agricultural Zone – “A” to a Traditional Neighbourhood Design Residential One Zone – “TND-R1”.

A corresponding consent application has been submitted to the Town, which if approved will result in the creation of nine (9) new single detached residential building lots on the subject lands (see Figure 2).

Provincial Policy Statement:

The Provincial Policy Statement (PPS), provides direction on matters of provincial interests as they relate to planning and development. The following are relevant sections of the Provincial Policy Statement that were considered as they relate to the proposed rezoning application:

- i) In section 1.0 of the PPS it states that “Ontario’s long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.”
- ii) In section 1.1.2 of the PPS it states “within settlement areas, sufficient land shall be made available through intensification and redevelopment...”
- iii) In section 1.4.3 of the PPS it states that “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:
 - b) *permitting and facilitating:*
 - 1. *forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

COUNTY OF ESSEX OFFICIAL PLAN:

In the County of Essex Official Plan, the subject lands are located within a "Primary Settlement Area". The following are relevant sections of the County OP that were considered as they relate to the proposed application:

- i) In sections 3.2.2 of the County OP, goals for land designated as "Settlement Areas" are set out and include the following:
 - a) *Support and promote public and private re-investment in the Primary Settlement Areas.*
 - c) *To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.*
 - e) *To require the efficient use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools as provided for in the growth management policies contained within this Plan.*
 - g) *To support long term economic prosperity by providing infrastructure and public service facilities to accommodate projected growth.*
 - j) *Promote affordable housing within Primary Settlement Areas, and to a lesser extent, within full serviced Secondary Settlement Areas.*
- ii) In sections 3.2.4 of the County OP, policies for lands in the "Primary Settlement Areas" include the following:
 - 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.*

TOWN OF LASALLE OFFICIAL PLAN:

The Official Plan for the Town of LaSalle designates the lands subject to this application "Residential District". The following are relevant sections of the LaSalle OP that were considered as they relate to the proposed application:

- i) Section 4.7(b) of the Official Plan states that a broad range of residential dwelling units are permitted within this designated, including dwelling units in a low-rise, mid-rise or high-rise built form --- which would include lots for low density single detached dwellings;
- ii) Section 6 of the Official Plan requires that all new development within the Town's urban area boundary be serviced with full municipal services --- including piped sanitary sewers, storm sewers, watermains, streetlights, etc.
- iii) Section 6.5.3 requires that sidewalks be constructed along both sides of all new streets built within new developments;
- iv) Sections 6.3 and 6.4 set out standards that need to be satisfied by all new development as it related to storm water management and to the protection of persons and property from flooding;
- v) Section 7.8 articulates the Town's requirements for lands that are being subdivided by both plans of subdivision and/or by consent applications.

PLANNING AND ENGINEERING COMMENTS:

In assessing the merits of the Applicant's rezoning application, the following planning and engineering comments are offered for Council's consideration:

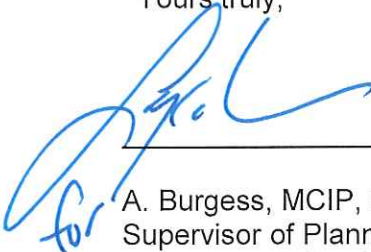
- i) The Applicant's Consulting team (Dillon Consulting) has prepared and submitted a Planning Justification Report and a Functional Servicing Memorandum, in support of this rezoning application and the corresponding consent application;

- ii) These reports contain information to demonstrate how these applications are consistent with the Provincial Policy Statement (PPS), and conform with the approved County of Essex and the Town of LaSalle Official Plan documents. They also describe how the subject lands will be serviced;
- iii) After reviewing these reports, Town Planning Staff are satisfied that the proposed rezoning of the subject lands is in conformity with the applicable provisions of both the County and LaSalle Official Plan documents, and is in keeping with the applicable policies of the PPS;
- iv) Town Engineering Staff have completed a review of the functional servicing memo, and are satisfied that the subject lands will: (a) have a finished lot grade that will be higher than the required flood proofing elevation; (b) be serviced with full municipal services, including a new storm sewer along the west side of Disputed Road, and the provision of new storm water management infrastructure;
- v) A road widening will be required to be granted to the Town along the west side of Disputed Road to accommodate the new storm sewer and a new sidewalk that will be built in front of all of the new building lots that are being created on the subject lands. This sidewalk is needed to provide a safe means of pedestrian movement to/from the existing sidewalk that exists along Seven Lakes Drive;
- vi) A dedication of land for the construction of the 4th leg of the Seven Lakes/Disputed Road intersection will need to be granted to the Town at this time (Part 10 as shown on Figure 2), and a portion of this 4th leg needs to be built in order to clearly communicate to the new owners of the abutting lots that a new east-west road is being built at this location in future years as the balance of the Applicant's lands are developed based on a future draft plan of subdivision application;
- vii) Language will also need to be included in the required development agreement for the required storm drainage corridor widening on a portion of the remnant lands owned by the Applicant;
- viii) The Applicant will need to finalize stormwater management plans for the subject nine (9) new building lots, and obtain approval for those plans by the Town Engineer and the Essex Region Conservation Authority. All applicable ERCA permits will also need to be obtained;
- ix) The Applicant will be required to submit detailed engineering plans to the satisfaction of the Town Engineer, to ensure that the subject lands will be serviced with all of the necessary infrastructure: (a) to support the nine (9) new single detached residential lots; (b) to create safe pedestrian movements along the west side of Disputed Road (leading to/from the existing Seven Lakes/Disputed Road intersection); (c) to ensure that proper storm drainage is maintained and minimum flood protection elevations are met;


- x) Once these detailed plans are submitted and approved, a development agreement will be prepared to set out the developer's obligations, and to obtain all necessary financial contributions and securities to ensure that all required works are completed to the satisfaction of the Town Engineer;
- xi) Following the execution of the development agreement, a zoning by-law amendment will be prepared for the subject nine (9) lots and will be brought back to Council for review and adoption purposes.

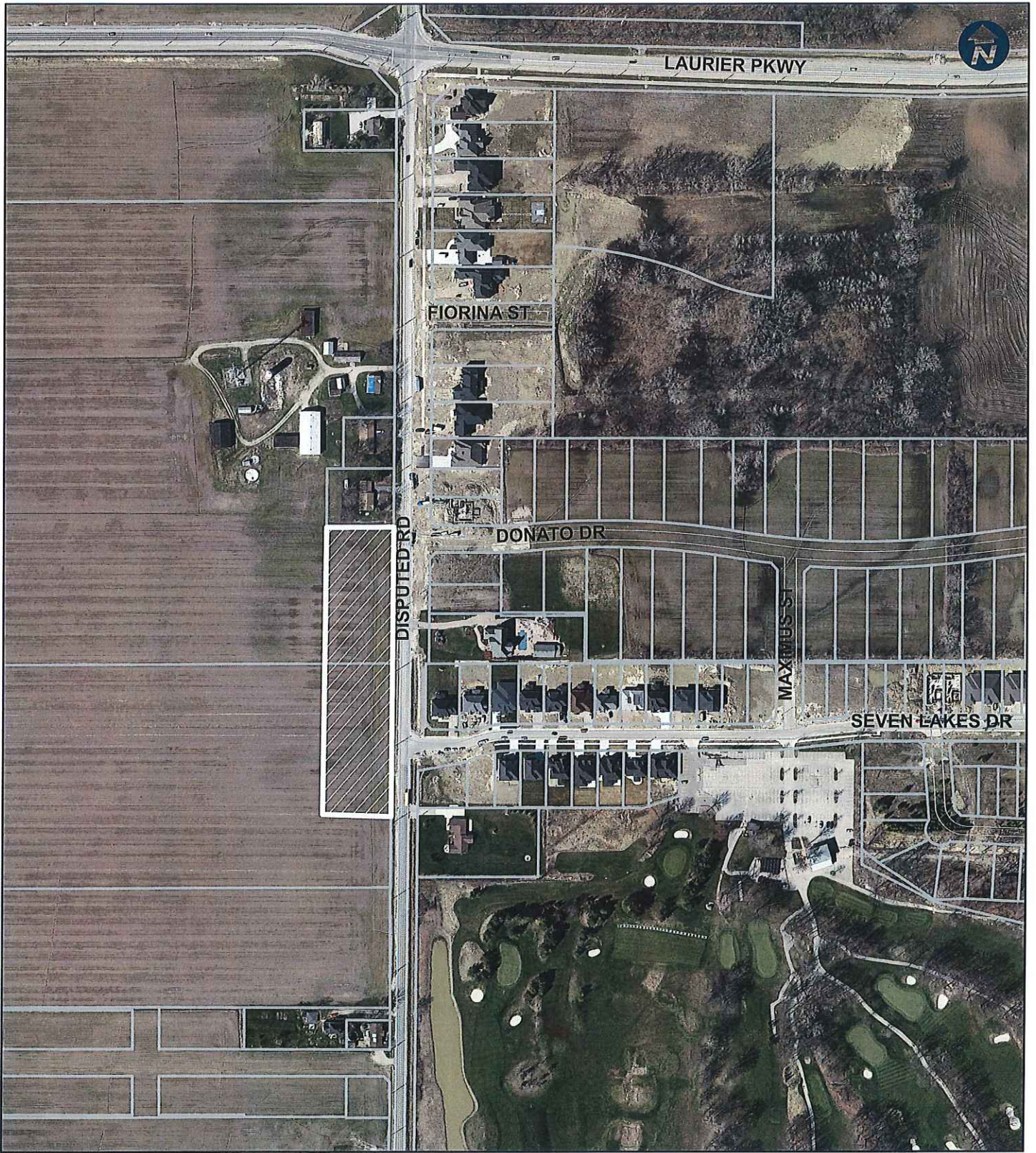
We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Yours truly,



A. Burgess, MCIP, RPP.
Supervisor of Planning &
Development Services

<i>Reviewed by:</i>						
CAO	Finance	Clerk	Public Works <i>Pat</i>	Development & Strategic Initiatives 	Culture & Recreation	Fire



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:2000

File No: Z-04-2019

Prepared For: Planning Dept.

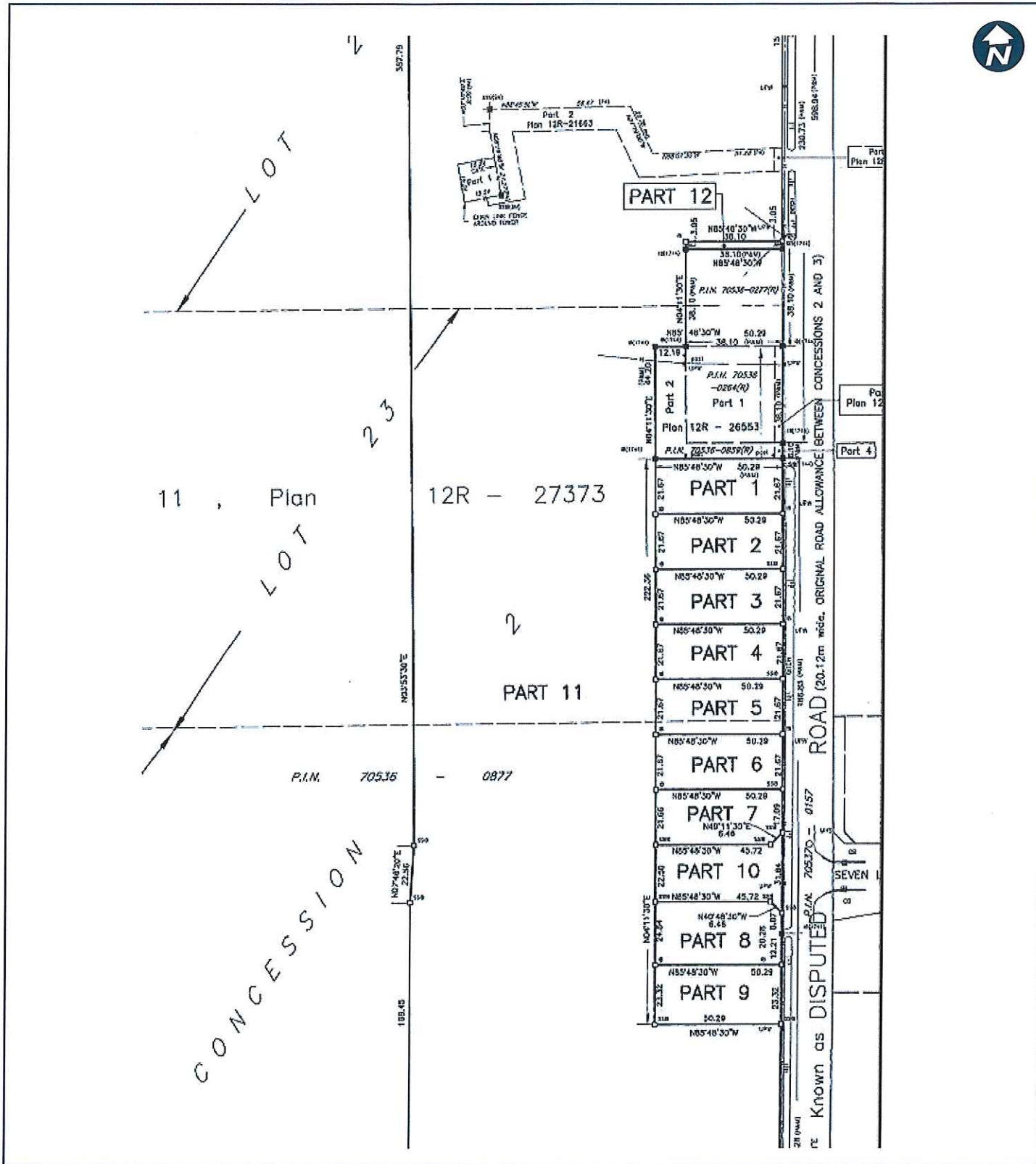
Applicant: Leptis Magna

Prepared By: DSI

Date: July 3, 2019

Notes:

This document is not a Legal Plan of Survey.



Legend:



Subject Lands

Title:

FIGURE 2 - DRAFT 12R



Scale: NTS

File No: Z-04-2019

Prepared For: Planning Dept.

Applicant: Leptis Magna

Prepared By: DSI

Date: July 3, 2019

Notes:

This document is not a Legal Plan of Survey.