



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

**To:** Mayor and Members of Council

**Prepared by:** Allen Burgess, Supervisor of Planning & Development Services

**Department:** Development & Strategic Initiatives

**Date of Report:** September 13, 2019

**Report Number:** DS-31-19

**Subject:** Part Lot Control By-law Application – T-02-2019

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### **Recommendation**

That the report of the Supervisor of Planning & Development Services of LaSalle dated September 13, 2019 (DS-31-2019) regarding Part Lot Control Application T-02-2019 be approved.

### **Report**

#### **Background:**

This report is intended to provide members of Council with land use planning comments and recommendations regarding a Part-Lot Control By-law application that was submitted for approximately 7.0 hectares of land located east of D'Amore Drive and north of Sixth Concession Road, as depicted on Figure 1. The applicant (Head/D'Amore Developments) has requested a Part Lot Control By-Law exemption for Blocks 1 to 10 on Registered Plan 12M-661. The affected lands are depicted on Figure 2, and are locally known as Phase 9 of Heritage Estates Subdivision.

If approved, this Part-Lot Control By-law exemption will further divide the 10 blocks into 37 single detached building lots and 88 lots for semi-detached dwelling units.

Attached, is a copy of the reference plan 12R-27911 depicting the individual lots that will be created as a result of this approval. (see Figure 3).

The Planning Act includes provisions that allow municipalities to pass Part-Lot Control By-laws to re-subdivide existing legally conveyable lots and blocks that have already been created on recently approved and registered Plans of Subdivision. With Council's approval, Part-Lot Control exemption by-laws can be prepared and adopted by Council, and submitted to the County of Essex for approval.

The County of Essex has been delegated the Ministry of Municipal Affairs subdivision approval authority. Subsection 50(7) of the Planning Act also allows Council to attach an expiration date to a Part-Lot Control By-law, and further provides for extensions to be granted to such expiration dates should it be necessary to grant an extension.

### **Comments and Discussion**

The subject lands are designated “Residential” in the Town’s Official Plan, and are zoned Residential Three Zone - “R3” in the Town’s implementing zoning by-law.

On August 26, 2019 the County of Essex granted final approval to this residential plan of subdivision, known locally as Phase 9 of Heritage Estates Subdivision. In assessing the merits of the applicant’s re-subdivision request, we are pleased to report that:

- i) All of the proposed lots meet and/or exceed the requirements as set out in the corresponding zone regulations;
- ii) The proposed re-subdivision of the subject lots conforms to the applicable Official Plan policies and is in keeping with the Council approved zoning by-law regulation that is already in effect;
- iii) The Part-Lot Control By-law exemption will include a 5-year expiration date, to allow sufficient time for the new dwelling units to be built and sold on the subject lands. At the end of the 5-year expiration period the Part-Lot Control By-law would cease to be in effect, and the new lot lines would become permanent based on the “property lines” that correspond to the re-subdivided lot lines.

### **Recommendations**

Based on the comments that are contained within this staff report, and subject to further input from Council, it is recommended that:

- i) Council adopt the Part-Lot Control By-law for the subject lands, and include a 5-year expiration date;
- ii) Council forward a copy of the adopted By-law, together with a copy of the reference plan and a copy of this staff report to the County of Essex for approval, in accordance with subsection 50(7) of the Planning Act.

### **Consultations**

None

### **Financial Implications**

Increased assessment

### **Prepared By:**



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP

## Link to Strategic Priorities

Yes	Expanding and diversifying our assessment base
	Effectively communicating the activities and interests of the Town
	Managing our human and financial resources in a responsible manner
	Promoting and marketing LaSalle
	Promote a healthy and environmentally conscious community

## Communications

Yes	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
	Notification pursuant to the Planning Act

## Notifications

Name	Address	Email

### Report Approval Details

Document Title:	T-02-2019.docx
Attachments:	- PLC FIG 1.pdf - PLC FIG 2.pdf - PLC FIG 3.pdf
Final Approval Date:	Sep 12, 2019

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



Director, Development and  
Strategic Initiatives

**Larry Silani**



Chief Administrative Officer

**Joe Milicia**