



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: L. Silani, Director of Planning & Development Services
P. Marra, Director of Public Works

Department: Development & Strategic Initiatives

Date of Report: November 18, 2019

Report Number: DS-41-2019

Attachments: Figure 1

Subject: Amended Draft Plan of Subdivision & Rezoning Application

Our File Nos: T-01-2019 & Z-01-2019 - County File No. 37-T-19001

Applicant & Registered Owner: Sterling Lakes LP (Laura Fanelli)

Agent/Planner: Dillon Consulting Limited (Karl Tanner)

Location: The lands affected by these applications comprise approximately 72 hectares (178 acres) of land located between the 6th Concession Road and the 7th Concession Road, east of Huron Church Line Road

Recommendation

Based on the information provided within this Staff Report, and subject to further input from Council and the public, it is recommended that:

- i) Council recommend to the County of Essex's Manager of Planning Services, that they grant draft approval to the Amended Draft plan of Subdivision (prepared by Roy Simone, O.L.S., dated September 24, 2019) for the subject lands, and that the County of Essex be requested to attach the following conditions to the subject amended draft plan of subdivision approval:

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- a) that the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;
 - b) that all identified road allowances be conveyed to the Town;
 - c) that a subdivision agreement be entered into with the Town to ensure that all required municipal infrastructure and services are designed and built by the Applicant to the satisfaction of the Town, and that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities and insurances;
 - d) that Blocks 18, 21, and 25 be conveyed to the Town for parkland purposes, in accordance with the Planning Act requirements;
 - e) that Block 24 be conveyed to the Town for storm water management purposes;
 - f) that Blocks 16 and 20 be conveyed to the Town for linear open space/trail purposes;
 - g) that 1 foot reserves be created and conveyed to the Town at the end of all dead-end streets (which streets are intended to provide future road interconnections with adjacent lands not owned by the Applicant);
 - h) that the subject lands be rezoned in appropriate zone categories for their intended use;
 - i) that appropriate zoning by-law regulations and corresponding subdivision agreement obligations to ensure compliance with applicable Ministry of Environment D-6 Guidelines (Compatibility between industrial facilities) are adopted and put in place for the affected lands;
 - j) that the necessary approvals are obtained from Plains Midstream for the required road crossing on D'Amore Drive.
- ii) Once the County of Essex has granted draft approval to the Applicant's Amended Draft Plan of Subdivision:
- a) that the required subdivision agreement be prepared and executed to Council's satisfaction;
 - b) that the required zoning by-law amendment, be prepared by Town Staff and brought to Council for adoption purposes.

Report

This report is intended to provide members of Council with recommendations regarding a revised application that has been submitted to the Town requesting approval for an Amended Draft Plan of Subdivision (dated September 24, 2019), and a corresponding rezoning for approximately 72 hectares (180 acres) of land located between the 6th Concession Road and the 7th Concession Road, east of Huron Church Line Road.

Figure 1 depicts the Applicant's Amended Draft Plan of Subdivision, prepared by Roy Simone, O.L.S, dated September 24, 2019.

If approved, this Amended Draft Plan of Subdivision would allow the construction/development of:

- iii) approximately 480 new single detached, semi-detached, townhouse and apartment style dwelling units;
- iv) new mixed-use (commercial and apartment style residential) buildings on approximately 2 hectares of land situated along the south side of Laurier Parkway;
- v) new neighbourhood commercial buildings on approximately 3.2 hectares of land located along the south side of the 6th Concession Road;
- vi) a new school on approximately 3 hectares of land;
- vii) new parkland, trails, and storm water management facilities.

This Amended Draft Plan has been prepared and submitted by the Applicant based on meetings/consultations that have taken place with the Manager of Planning for the County of Essex, with Town Planning and Engineering Staff, and with Staff from the Ministry of Transportation.

The Applicant's Consultant (Dillon Consulting), has scaled-back and revised the original Draft Plan of Subdivision to address Ministry of Transportation requirements pertaining to the easterly portion of the Applicant's lands.

On May 14th of this year Council passed a resolution supporting the original Draft Plan of Subdivision application, and forwarded a letter to the Manager of Planning Services

at the County of Essex (dated May 30, 2019), setting out LaSalle's recommended conditions for approval of the original Draft Plan of Subdivision application.

Town Planning and Engineering Staff have reviewed the Applicant's Amended Draft Plan of Subdivision application, and recommend that Council pass a resolution in support of same, with the above noted conditions being applied to the Draft Approval (as articulated in the Recommendation Section of this Staff Report).

It should be noted that two new conditions are being recommended to address legislative requirements related to pipeline crossings, and to ensure that any future land use on lands abutting the existing manufacturing plant located along the south side of the 6th Concession Road meets all applicable Ministry of Environment D-6 Guidelines (Compatibility between industrial facilities).

Town Staff are recommending that once the County of Essex grants Draft Approval to the Applicant's Amended Draft Plan of Subdivision that: the required subdivision agreement be prepared and executed to Council's satisfaction; and the required zoning by-law amendment be prepared and brought to Council for adoption purposes.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Consultations

Not Applicable

Financial Implications

Not Applicable

Prepared By:



Director, Development and
Strategic Initiatives



Director, Public Works

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
Yes	Promote a healthy and environmentally conscious community

Communications

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

Notifications

Name	Address	Email

Report Approval Details

Document Title:	DS- 41-2019 - T-01-19 and Z-02-18.docx
Attachments:	- FIG1NEW.pdf
Final Approval Date:	Nov 18, 2019

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



Director, Development and
Strategic Initiatives

Larry Silani