



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

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

Department: Development & Strategic Initiatives

Date of Report: January 14, 2020

Report Number: DS-05-2020

Attachments: Figures 1, 2, 3, and 4

Subject: Application: Draft Plan of Condominium and Amended Site Plan
Control Application

Our File Nos: T-03-2019 & SPC-03-2019
County of Essex File No: 37-CD-18001

Applicant and Registered Owner: 2658718 Ontario Ltd. (Scott D'Amore)

Agent: Petretta Contracting (Davide Petretta)

Location: East side of Huron Church Line Road between Sandwich West Parkway and Skinner Street, municipally known as 4578 Huron Church Line Road

Recommendation

That the report of the Supervisor of Planning and Development Services dated January 14, 2019 (DS-05-2020) BE RECEIVED and it is recommended that:

- Council recommend to the County of Essex (Manager of Planning Services) that they grant draft approval to a Draft plan of Condominium (prepared by Ontario Land Surveyors, dated November 4, 2019, attached as figure 2), and that the County of Essex be requested to attach the following conditions to the subject draft plan of condominium approval:

- a) that a site plan control agreement be entered into with the Town to ensure that all infrastructure and services are designed and built by the Applicant to the satisfaction of the Town;
- b) that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities and insurances;

Report

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted to the County of Essex, requesting the approval of this Draft Plan of Condominium for approximately 1 hectares of land located on the east side of Huron Church Line Road between Sandwich West Parkway and Skinner Street, municipally known as 4578 Huron Church Line Road.

Figure 3 is the Applicant's proposed site plan and Figure 4 is the proposed building elevation.

Council has already granted approval to the rezoning of the subject lands, allowing for the development of four new multi-unit residential buildings. The first building was constructed in 2008. This is the second of the four buildings to be constructed.

The subject site was serviced as part of the first phase of this four-phase development. All required parking has been constructed, including the accessory on-site parking garages. No additional access driveways are being required to Huron Church Line Road or Sandwich West Parkway. As a requirement of this phase of development, the developer is required to construct a 5-foot concrete sidewalk from Sandwich West Parkway to the northerly limit of the property along Huron Church Line Road.

The Applicant is now requesting approval from LaSalle Council and the County of Essex to subdivide and sell each proposed new apartment unit as individual condominium units.

Consultations

Internal

Financial Implications

None

Prepared By:

A handwritten signature in black ink, appearing to read 'A. Burgess', with a stylized, flowing script.

Supervisor, Planning and Development

A. 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:	DS- 05- 2020.docx
Attachments:	- T-03-19 FIG1.jpg - T-03-19 FIG2.jpg - T-03-19 FIG3.jpg - T-03-19 FIG4.jpg
Final Approval Date:	Jan 17, 2020

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