



The Corporation of the Town of LaSalle

Minutes of the Meeting of the Committee of Adjustment

May 22, 2024

5:00 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members Present:

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

Administration Present:

R. Tufts, Planning Technician/Secretary Treasurer, A. Burgess, Supervisor of Planning and Development, K. Brcic, Manager of Planning & Development, R. Tufts, Council Coordinator, G. Koval, IS Administrator

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

Theresa Nicodemo read the land acknowledgement statement.

1.3 Appeal Notice

Theresa 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-12-24

Moved By: Maria Ferraro

Seconded By: Vince Marcotte

That the minutes of the meeting of the Committee of Adjustment dated April 17, 2024, be adopted as presented.

Carried.

4. Requests for Withdrawal or Deferral

5. Current Applications

5.1 A-04-2024 File 4182

Ryan Tufts presented the application.

Christian LeFave, owner, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Gary Baxter, 1730 Orford Street, appeared before the Committee and was concerned about the scale of the development.

Maria Ferraro asked how close to the road.

Allen Burgess explained that the variance was from 4.5 metres to 2.3 metres and is a compatible redevelopment as the existing residential uses are no longer appropriate in the Town Centre.

Mr. LeFave explained that even without the variance, the proposed building would be in front of the existing home with the new zoning.

Kristina Brcic explained that the building would be under site plan control.

Mr. Baxter said the from 4.5 metres to 2.3 metres is a significant reduction.

Mrs. Ferraro asked if there were any privacy concerns or safety concerns with the additional traffic.

Mr. Burgess explained that the property is in the Town Centre One zone, there is a zero lot line. The reduced setback to 2.3 metres will not have an adverse impact. The patios are projecting into the required setback as per the site plan provided.

Jim Boscarior asked what the setback is to the main wall of the building.

Mr. LeFave said they do not have the design details to date, so there is not a specified distance.

Mr. Boscarior asked if this variance was specific to the balconies.

Mr. Burgess said the variance would apply to the entire building.

Vince Marcotte asked if this was a similar development to Sprucewood.

Mr. Burgess explained the building on Sprucewood has a less than 1 metre setback.

Mr. Marcotte asked if buildings of this nature are deemed not a concern.

Mr. Burgess confirmed.

COA-13-24

Moved By: Vince Marcotte

Seconded By: Valentina Brunone

That whereas the Minor Variance, is consistent with the general intent and purpose of the Official Plan 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-04-2024 File # 4182 be approved subject to the following conditions:

1. That the applicant remove the holding zone symbol from the subject lands;
2. That the applicant receive Site Plan Control approval for the subject lands;
3. That the above be fulfilled by May 22, 2026.

Carried.

5.2 Minor Variance A-05-2024 File 4183

Mr. Tufts presented the application.

Carrie Maddie, agent, appeared before the Committee and confirmed that she read and accepted the recommendations in the staff report.

COA-14-24

Moved By: James Boscarol

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-05-2024 File # 4183 be approved subject to the following conditions: None

Carried.

5.3 Consent Application B-06-2024 File 4181 for lot creation

Mr. Tufts presented the application.

Tom Touralias appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

COA-15-24

Moved By: Maria Ferraro

Seconded By: Valentina Brunone

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-06-2024 File #4181 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 \$750 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 obtain a right-of-way permit from the Town's Public Works Department;
7. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the entire cost of the Applicant, including but not limited to such matters

as servicing easements and road widening dedications as they relate to the development of the subject lands;

8. 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;
9. That all of the above conditions be fulfilled on or before May 22, 2026.

Carried.

5.4 Consent Applicant B-07-2024 File 4184 for lot creation

Mr. Tufts presented the application.

Fangzhou Zhang, agent, appeared before the Committee and confirmed that he read and accepted the recommendations in the staff report.

Mrs. Ferraro said that this is a busy school crossing and asked if there were traffic safety concerns during construction.

Mr. Zhang said there is a fence.

Mrs. Brcic that there are municipal standards that need to be followed during construction.

COA-16-24

Moved By: James Boscarol

Seconded By: Valentina Brunone

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-07-2024 File #4184 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 \$750 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 obtain a right-of-way permit from the Town's Public Works Department;
7. That the Applicant provide all easements and dedications, pertaining to the subject lands, to be prepared and registered at the

entire cost of the Applicant, including but not limited to such matters as servicing easements and road widening dedications as they relate to the development of the subject lands;

8. 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;
9. That the applicant obtain a demolition permit from the Town's Building Department;
10. That all of the above conditions be fulfilled on or before May 22, 2026.

Carried.

6. Next Meeting

The next meeting of the Committee of Adjustment will take place on Wednesday, June 19, 2024, at 5:00 p.m.

7. Adjournment

The meeting is adjourned at 5:39 p.m.

Theresa Nicodemo, Chair

Ryan Tufts, Secretary-Treasurer