



The Corporation of the Town of LaSalle

Date:	Jan 16, 2018	Report No:	DS-01-2018
Directed To:	Mayor and Members of Council	Attachments:	Figure 1
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP Supervisor of Planning & Development Services	Policy References:	Official Plan Zoning By-law 5050
Subject:	Application to Remove the Holding Zone Symbol	Our File No:	Z-24-17
Registered Owner :	JT Investment, John Tedesco		
Location of Application:	Approximately 1200 square metres of land, located along the south side of Gladwin Avenue, west of the property municipally known as 6173 Quick Avenue		

RECOMMENDATION:

Based on the information provided within this report, it is recommended that:

- Approval be granted to this holding zone symbol removal application;
- A by-law to remove the holding zone symbol shall be prepared for adoption once the necessary securities, soil remediation report and lot grading plan are submitted by the applicant to the satisfaction of the Town of LaSalle;

REPORT:

Introduction:

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval for the removal of the holding zone symbol from approximately 1200 square metres of land, located along the south side of Gladwin Avenue, west of the property municipally known as 6173 Quick Avenue. If approved, this application would allow one (1) new single detached dwelling to be constructed on the existing vacant lot.

Official Plan / Zoning:

The Official Plan for the municipality designates the lands subject to this application "Residential". The applicant intends to remove the holding symbol from a portion of the subject lands and the remaining lands will continue to be zoned Residential One Holding. The construction of one new dwelling at this location is in keeping with the intent and policies of the approved Official Plan. This lot is of a size and shape that meets and/or exceeds the "R1" zone requirements. Figure 1 attached depicts the lands from which the holding symbol is to be removed.

Agency Comments:

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, local school boards and utilities companies.

To-date, only comments from ERCA have been recieved, stating that they have no concern provided the applicant obtains all necessary ERCA permits.

Comments and Discussion:

In assessing the merits of this application the following comments are offered for Council's consideration:

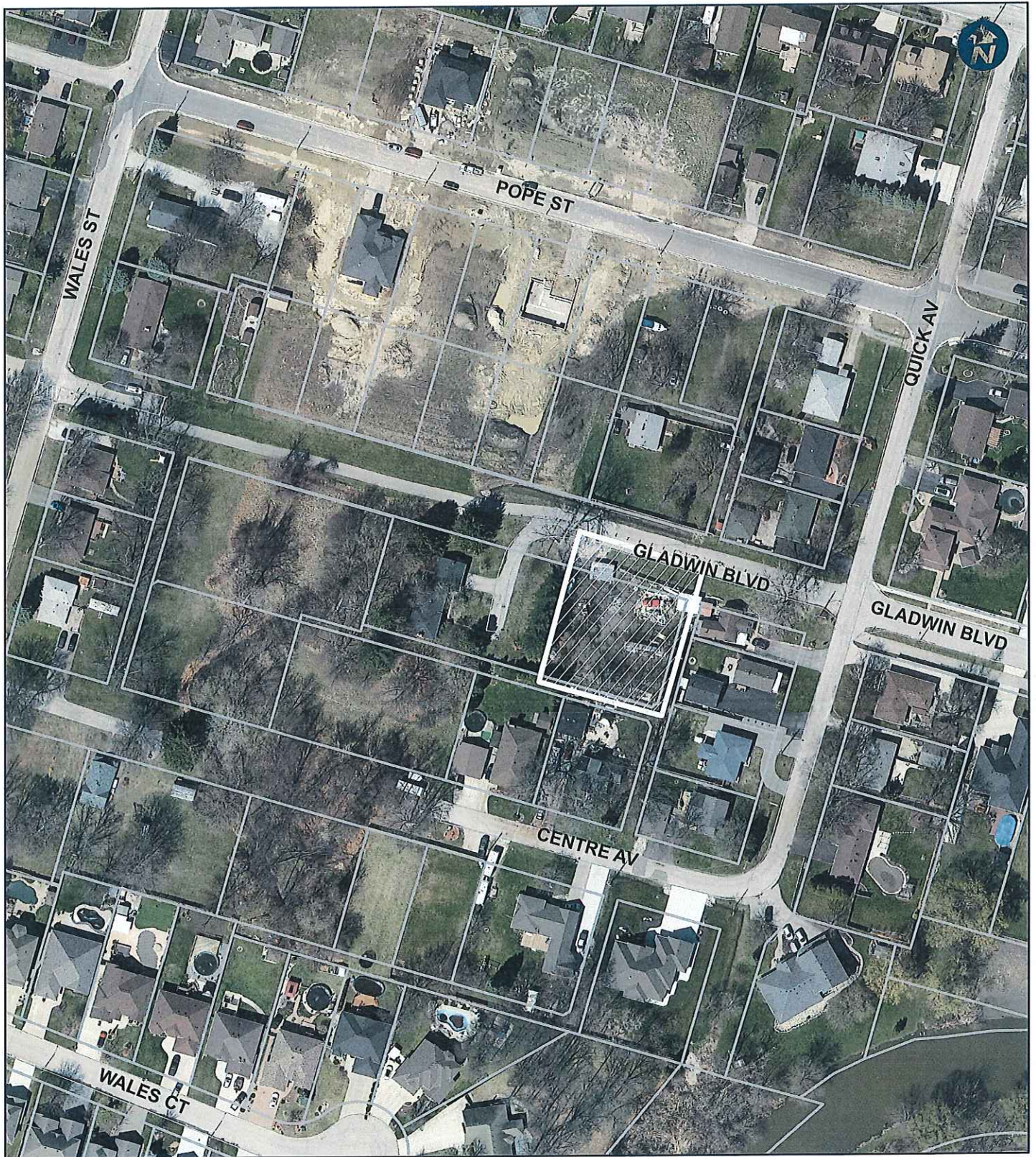
- i) The Applicant shall be required to provide securities to the Town to ensure that the property complies with all municipal residential development standards and servicing requirements, including lot grading, storm drainage, sanitary and water connections, etc;
- ii) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;
- iii) That the applicant provide evidence from Soils specialist; that the subject lands are free from environmental contamination, and any contaminated soils be remediated in accordance with MOEE guidelines.
- iv) The Applicant submit a lot grading and servicing plan to the satisfaction of the Town Engineer.

Respectfully,


Allen Burgess, MCIP, RPP
Supervisor of Planning &
Development Services

Reviewed by:

CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:800

File No: Z-24-2017

Prepared For: Planning Dept.

Applicant: JT's Investments Inc.

Prepared By: DSI

Date: January 17, 2018

Notes: This document is not a Legal Plan of Survey.