



The Corporation of the Town of LaSalle

Date:	March 21, 2017	Report No:	DS-14-2017
Directed To:	Mayor and Members of Council	Attachments:	Figure 1,2,3
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 Symbol	Our File No:	Z-01-17
Registered Owner :	Lam Duong & Kim-Quy Ton-Nu		
Agent :	Serge & Odette Bertucci		
Location of Application:	Approximately 0.4 hectares of land, located along the west side of Front Road, south of <i>the property municipally known as 2270 Front Road</i>		

RECOMMENDATION:

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

- Approval in principle be granted to this holding zone symbol removal application;
- A draft by-law to remove the holding zone symbol and a development agreement be prepared and brought back for adoption once the necessary agreement has been executed 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 0.4 ha, located along the west side of Front Road, south of the property municipally known as 2270 Front Road. If approved, this application would allow one (1) new single detached dwelling to be constructed on the existing vacant lot.

Figure 1 attached depicts the location of the lands affected by this application.

Official Plan / Zoning:

The Official Plan for the municipality designates the lands subject to this application "Residential" and "Wetland". The applicant intends to remove the holding symbol from the lands zoned "Residential Three Holding – R3 (h)" and the remaining lands will continue to be designated and zoned Wetland. 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 meet and/or exceed the "R3" zone requirements.

Figure 2 attached depicts the zoning of the lands affected by this application.

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 two responses were received – from ERCA, stating that they have no concern provided the application obtain all necessary ERCA permits. The County of Essex requires a driveway and access permit to County Road #20 (Front Road).

Public Comments Received to Date:

The Planning Advisory Committee held an information meeting on March 9, 2017, in the Council Chambers at the Town Hall; (i) to provide an opportunity for residents living in the surrounding neighbourhood to obtain additional information (ii) to provide a forum for questions to be asked of the Applicant; (iii) to receive public comments at the "front-end" of the planning review and approval process.

The Agent Serge Bertucci was in attendance, and provided a brief outline of the applicant's request to remove the holding symbol to permit the construction of a single detached dwelling on this lot.

Figure 3 attached depicts the applicant's site plan.

No residents or members of the public attended this information Meeting.

The Committee had questions regarding the purpose of the Holding Zone, how the property was going to be serviced and whether any additional lots could be developed from this parcel. Town Staff provided information regarding the uses of Holding Zones town-wide, and explained what has to occur before a holding zone symbol can be removed.

It was further explained to the committee that the owner of the property will need have a servicing design developed and approved by our Engineering staff and that the owner will be connecting into existing services within the road allowance. Further, it was explained that

due to the design of the dwelling and the Wetland Designation of the property, no additional development is anticipated at this location.

Comments and Discussion:



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

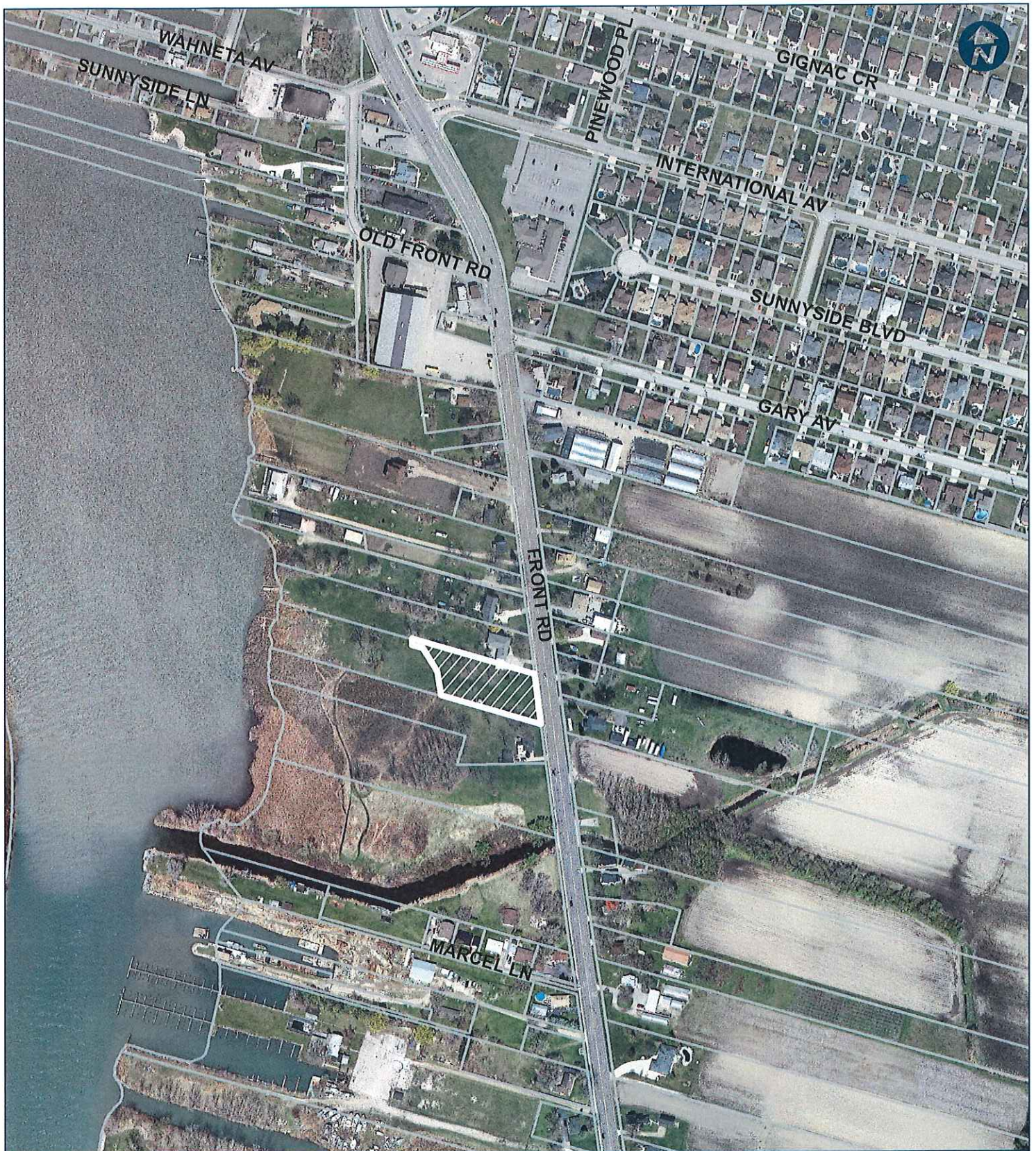
- i) The Applicant shall be required to enter into a development agreement with the Town to ensure that the property complies with all municipal residential development standards and servicing requirements, including lot grading, storm drainage, sanitary and water connections, easements, etc;
- ii) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;
- iii) 3.0 metre road widening easement is required across the frontage of the subject property for municipal and utility services;
- iv) the applicant has completed the Ministry of Natural Resources and Forestry pre-screening and has received "a letter of advice" to permit the construction of a dwelling at this location.

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: NTS

File No: Z-01-2017

Prepared For: Planning Dept.

Applicant:
Lam Duong & Kim-Quy Ton-Nu

Prepared By: DSI

Date: March 21, 2017

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



Legend:



Subject Lands

Title:

FIGURE 2 - ZONING



Scale: NTS

File No: Z-01-2017

Prepared For: Planning Dept.

Applicant: Lam Duong & Kim-Quy Ton-Nu

Prepared By: DSI

Date: March 21, 2017

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