



The Corporation of the Town of LaSalle

Date:	June 20, 2017	Report No:	DS-39-2017
Directed To:	Mayor and Members of Council	Attachments:	Figure 1, 2
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-07-17
Registered Owner :	Gérard & Mary Charette		
Agent :	Kyle Edmunds, Dillon Consulting		
Location of Application:	Approximately 3916 square metres of land, located along the north side of Centre Avenue, east of the property municipally known as 6196 Wales Street		

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 3916 square metres of land, located along the north side of Centre Avenue, east of the property municipally known as 6196 Wales Street. 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". 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 2 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 two responses were received – from ERCA, stating that they have no concern provided the applicant obtains all necessary ERCA permits. The Ministry of Natural Resources and Forestry issued a Letter to the Proponent, setting out conditions under which development could proceed and requires a portion of the site to remain naturalized.

Public Comments Received to Date:

The Planning Advisory Committee held an information meeting on June 15, 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.

Gérard Charrette, Owner was in attendance, and provided a brief outline of the request to remove the holding symbol to permit the construction of a single detached dwelling on this lot.

Several residents attended this information Meeting. The Committee and the residents had questions regarding the purpose of the Holding Zone, how the property was going to be serviced and whether the ditch (drain) would be cleaned or altered to allow development of the balance of 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. Residents were also advised that a portion of this site would need to remain naturalized



Comments and Discussion:

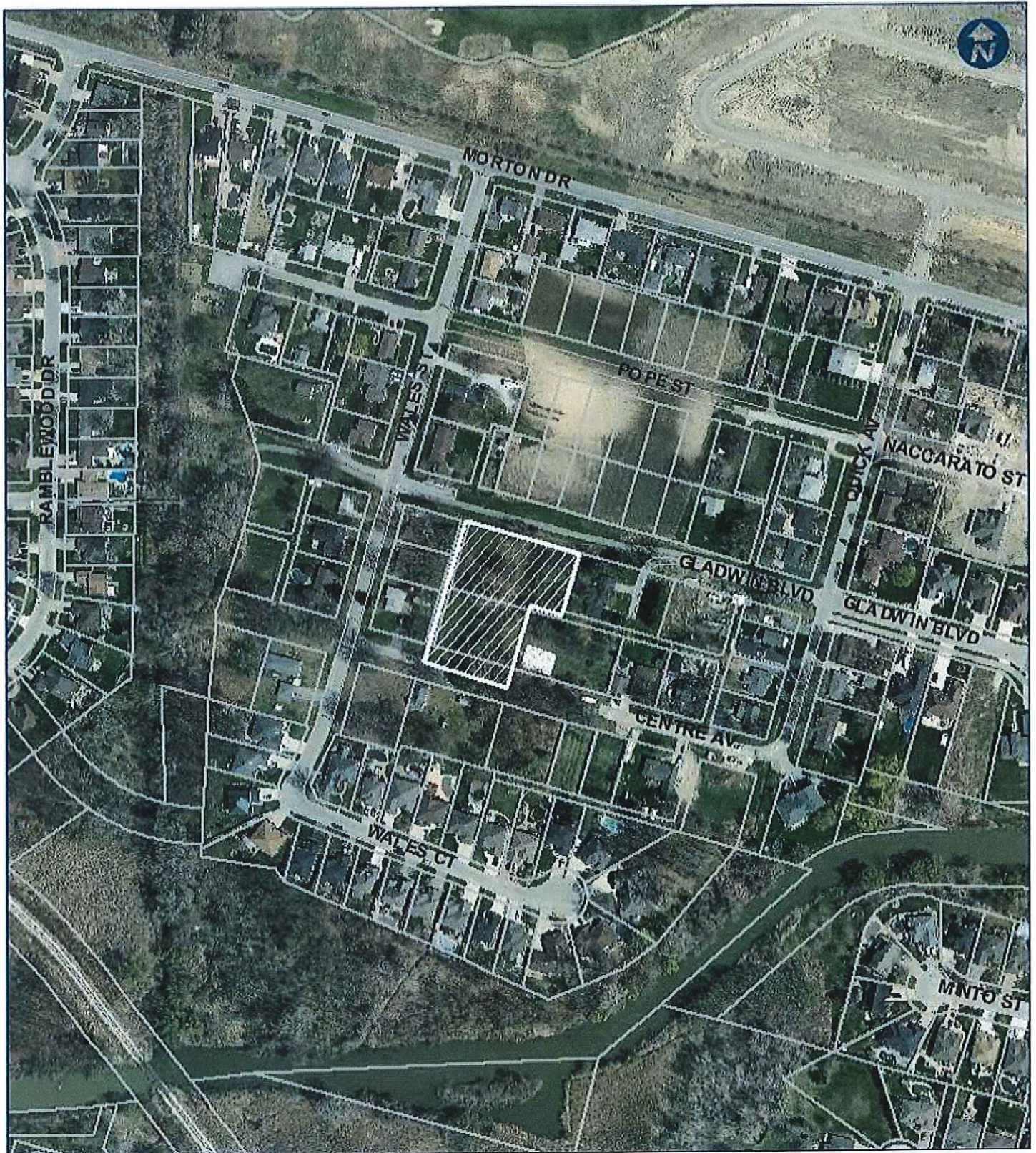
In assessing the merits of this application the following comments are offered for Council's consideration:

- 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, access improvements, sanitary and water connections, easements, ERCA permits, etc;
- ii) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;
- iii) The Applicant has completed the Ministry of Natural Resources and Forestry pre-screening and has received "a Letter to Proponent" to permit the construction of a dwelling at this location. All requirements contained with the "Letter to Proponent" will be incorporated into the developer's agreement;
- iv) The Applicant's Engineer will prepare final servicing drawings 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:



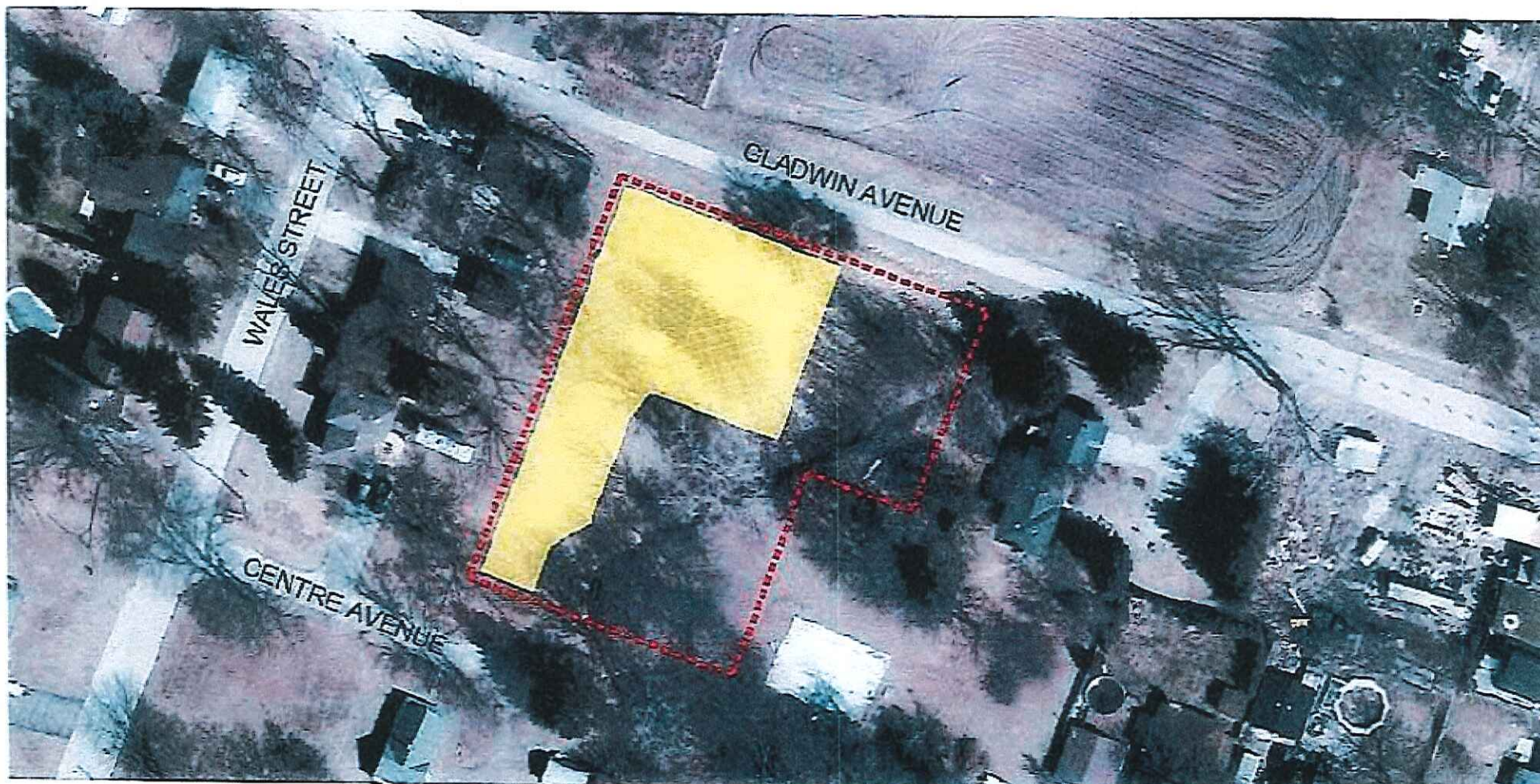
Subject Lands


Title:

FIGURE 1 - KEY PLAN



Scale:	NTS	File No:	Z-07-2017
Prepared For:	Planning Dept.	Applicant:	Charette
Prepared By:	DSI	Date:	June 20, 2017
Notes:	This document is not a Legal Plan of Survey.		



	Scale: N.T.S.	File No: Z-07-2017	Title: FIGURE 2 - Land to be Rezoned
	Prepared For: Planning Dept.	Applicant: Charette	
	Prepared By: DSI	Date: June 20, 2017	Notes: This document is not a Legal Plan of Survey.