



The Corporation of the Town of LaSalle

Date: July 17, 2017 **Report No:** DS-40-17

Directed To: Mayor and Members of Council **Attachments:** Figure 1

Department: Development & Strategic Initiatives

Prepared By: Allen Burgess, RPP. MCIP
Supervisor of Planning & Development Services **Policy References:** Approved Official Plan

Subject: Application: Holding Zone Symbol Removal Application

Our File No.: Z-14-2017

Applicant & Owner: 1433311 Ontario Ltd. (Habib Homes)

Location: Approximately 1700 sq. meters of land located on the west side of Northway Avenue (between Westbrook Blvd. and Cousineau Rd.)

RECOMMENDATION:

Based on the information provided within this report, it is recommended that approval be granted to this holding zone removal application upon the execution of the corresponding development agreement.

REPORT:

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval to remove the holding zone symbol from approximately 1700 sq. meters of the land currently zoned Residential One Holding R1 (h)".

If approved, this holding zone removal will permit the construction of two new single detached dwellings on the subject lands. Figure 1 attached depicts the location of the lands affected by this holding zone removal application.

The Official Plan for the Town of LaSalle designates the lands subject to this application "Residential". The proposed development is an "infill" type development and is in keeping with the lotting pattern and lot sizes that already exist on Northway Avenue.


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

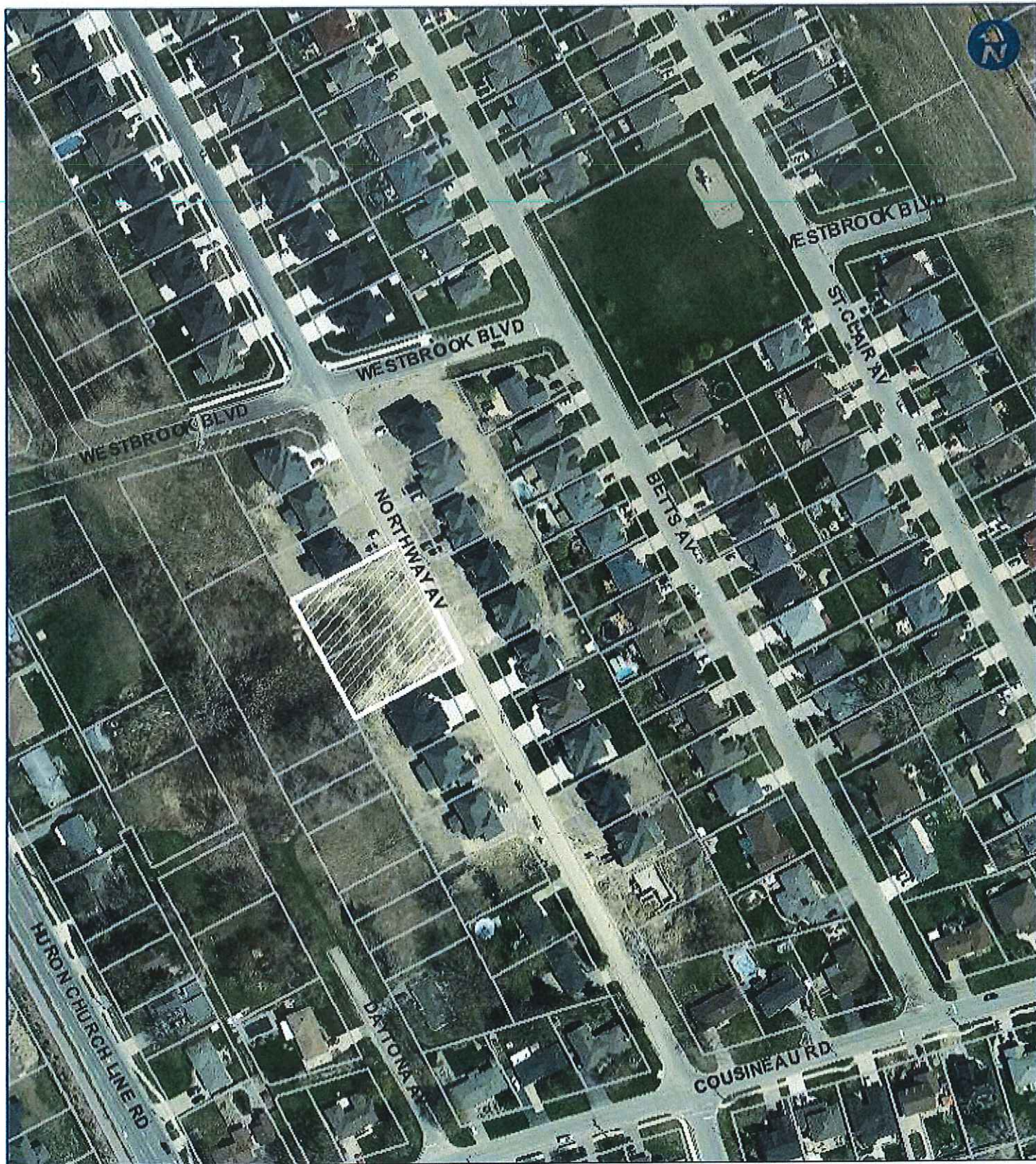
- i) The Applicant will be executing a development agreement that will ensure that the owners of these two properties comply with all municipal residential development standards and municipal servicing requirements;
- ii) The developer of the balance of Northway Avenue has constructed Northway Avenue to a full urban cross-section. The Applicant intends to pay the developer for the services that have already been constructed at this location. The proposed by-law to remove the Holding Symbol and the Developer's Agreement will not be brought back to Council for execution purposes until such time that proof of payment is received by Town Staff;
- iii) When building on these new residential building lots, the owners will have to follow and comply with the terms of the development agreement, including the installation of driveway approaches, sidewalks, street lights, street trees, etc;

At this time, it is recommended that the by-law removing the holding symbol from the subject lands be adopted once the corresponding development agreement has been executed to the satisfaction of the Corporation.

Respectfully,


A. Burgess, RPP, MCIP
Supervisory 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:

1:1000

File No:

Z-14/17

Prepared For:

Planning Dept.

Applicant:

Habib Homes

Prepared By:

DSI

Date:

July 7, 2017

Notes:

This document is not a Legal Plan of Survey.