



## The Corporation of the Town of LaSalle

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<b>Date:</b>	January 30, 2018	<b>Report No:</b>	DS-04-18
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figure
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	<b>Policy References:</b>	Approved Official Plan
<b>Subject:</b>	<u>Application:</u> Rezoning Application		
	<u>Our File No.:</u> Z-23-2017		
	<u>Applicant &amp; Owner:</u> John Herdman, c/o Valente Property Corp.		
	<u>Agent:</u> Dillon Consulting, K. Tanner		
	<u>Location:</u> Approximately 0.75 hectares of land located on the west side of Disputed Road, north of Bouffard Road		

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### **RECOMMENDATION:**

Based on the comments that are contained within the following staff report, and subject to further input from Council, the public, and affected agencies, it is recommended that Council adopt the attached zoning by-law for the subject lands.

### **REPORT:**

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application that has been submitted to the Town requesting Council approval for the rezoning of approximately 0.75 hectares of land located on the west side of Disputed Road, north of Bouffard Road (as depicted on Figure 1). The rezoning from "A" Agricultural zone to a site-specific Agricultural Zone at this location is to allow Mr. Herdman and his family to continue storing and maintaining their farm equipment within the existing buildings at this site.

## **OFFICIAL PLAN:**

The Official Plan for the Town of LaSalle designates the lands subject to this application "Residential". A broad range of residential dwelling unit types are permitted within this designation, including single-unit detached, semi-detached, townhouse and apartment type dwelling units.

Section 3.3.2 iv)v ) of the Official Plan contains a policies for allowing ancillary uses on lands designated residential, including the following:

*"The use should serve the needs of the surrounding neighbourhood, and should be complementary facilities or activities...."*

*"The traffic generation the use may generate should not be excessive..."*

The existing farm uses on the property are in keeping with the existing neighbourhood, there are no livestock currently or being proposed for this site, traffic is seasonal and not considered excessive due to the relative scale of the operation.

The proposed rezoning will allow the Herdman family to continue the farm practice of growing and harvesting crops from the existing farmlands and other lands they rent or preform custom planting and harvesting. This farm activity will eventually terminate, at such time, the farm building will be removed and the land will be subdivided into building lots.

This rezoning is part of a concurrent severance application that will facilitate the consolidation of these lands for future residential development by Valente Property Corp (as depicted on Figure 1).

It is my opinion that the proposed rezoning is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

## **ZONING:**

The subject lands are zoned Agricultural "A" in the Town's Comprehensive Zoning By-law. The applicants wish to sever the existing dwelling, accessory farm buildings and continue the farm practice of growing and harvesting crops from the existing farmlands and other lands they rent or preform custom planting and harvesting.

This rezoning is part of a concurrent severance application that will facilitate the consolidation of these lands for future residential development by Valente Property Corp. In light of this, no livestock shall be permitted within the zone, and two of the three-bulk storage silos will need to be relocated or demolished. Figure 2 depicts the proposed lot lines, and identifies the structures on the subject lands.

**COMMENTS:**

On January 11, 2018 the Planning Committee held an open public information session to obtain public input. The agent attended and made a presentation to the committee. No questions or concerns were raised by the public or neighbours regarding the subject application.

In assessing the merits of the Applicant's development plan, the following land use planning comments are offered for Council's consideration:

- i) The applicant shall relocate or demolish two of the three bulk storage silo's, as one of the silo's straddling the proposed lot line, and no accessory structures are permitted on a property without a main building or structure ;
- ii) The Applicant shall be required to enter into a severance agreement with the Town to ensure that the subject lands comply with all municipal development standards and servicing requirements, including lot grading, private sanitary sewer system, rear yard drainage, easements, etc.;
- iii) The Lapain Drain crosses the northern portion of the subject property; the applicant will dedicate and/or provide easements for the maintenance and repair of this existing drainage corridor, to the satisfaction of the Town Engineer.
- iv) This rezoning and the subsequent severance will result in the consolidation of land for future development; no new building lots will be created.

We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Yours truly,

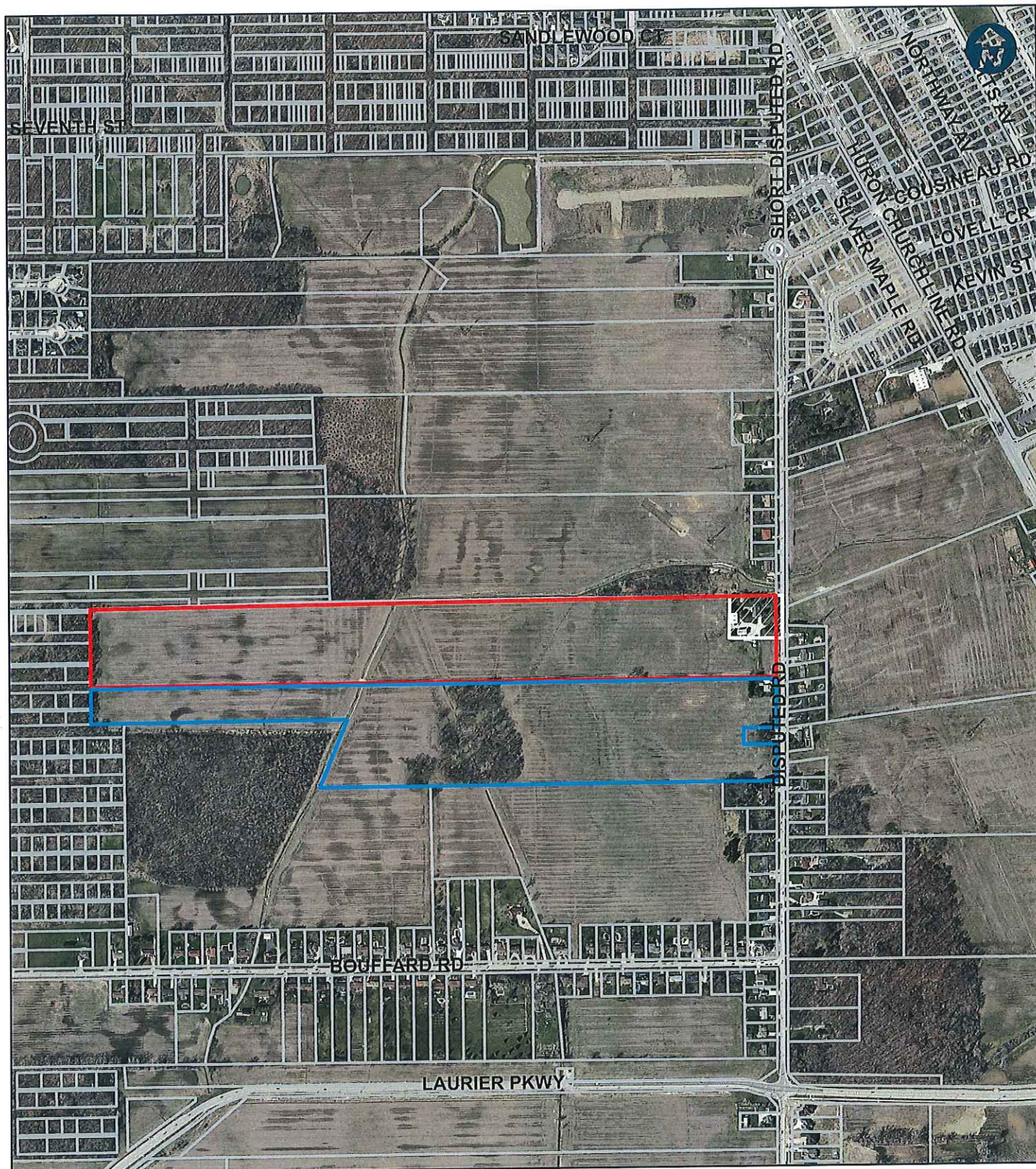


A. Burgess, MCIP, RPP.  
Supervisor of Planning &  
Development Services

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





Legend:



Subject Lands

Title:

## FIGURE 1 - KEY PLAN



Scale: 1:5000

File No: Z-23-2017

Prepared For: Planning Dept.

Applicant: John Herdman

Prepared By: DSI

Date: January 30, 2018

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



