



The Corporation of the Town of LaSalle

Date:	March 21, 2018	Report No:	DS-17-2018
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-04-18
Registered Owner :	Adam & Staci Pinkerton		
Location of Application:	<i>4000 sq. metres of land, located along the south side of Reaume Road between Tuscany and Malden Road, municipally known as 1540 Reaume Road</i>		

RECOMMENDATION:

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

- Approval granted to this holding zone symbol removal application;
- Submission of a Lot Grading and Servicing Plan to the satisfaction of the town Engineer.

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 4000 sq. metres of land, located along the south side of Reaume Road between Tuscany and Malden Road, municipally known as 1540 Reaume Road. If approved, this application would allow demolition and the construct of one (1) new single detached dwelling in-line with the dwelling at 1530 Reaume Road.

Figure 1 attached depicts the location of the lands affected by this application, Figure 2 attached is the proposed by-law to Remove the holding symbol.

Official Plan / Zoning:

The Official Plan for the municipality designates the lands subject to this application "Residential" and the construction of one new dwelling at this location is in keeping with the intent and policies of the approved Official Plan. The existing dwelling is positioned in close proximity to Reaume Road, the owners wish to remove this dwelling and reconstruct a new dwelling in line with the dwelling at 1530 Reaume Road. In order to do so, the owner need to remove the holding zone to a depth of 350 feet and remove vegetation from the property.

Comments and Discussion:

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

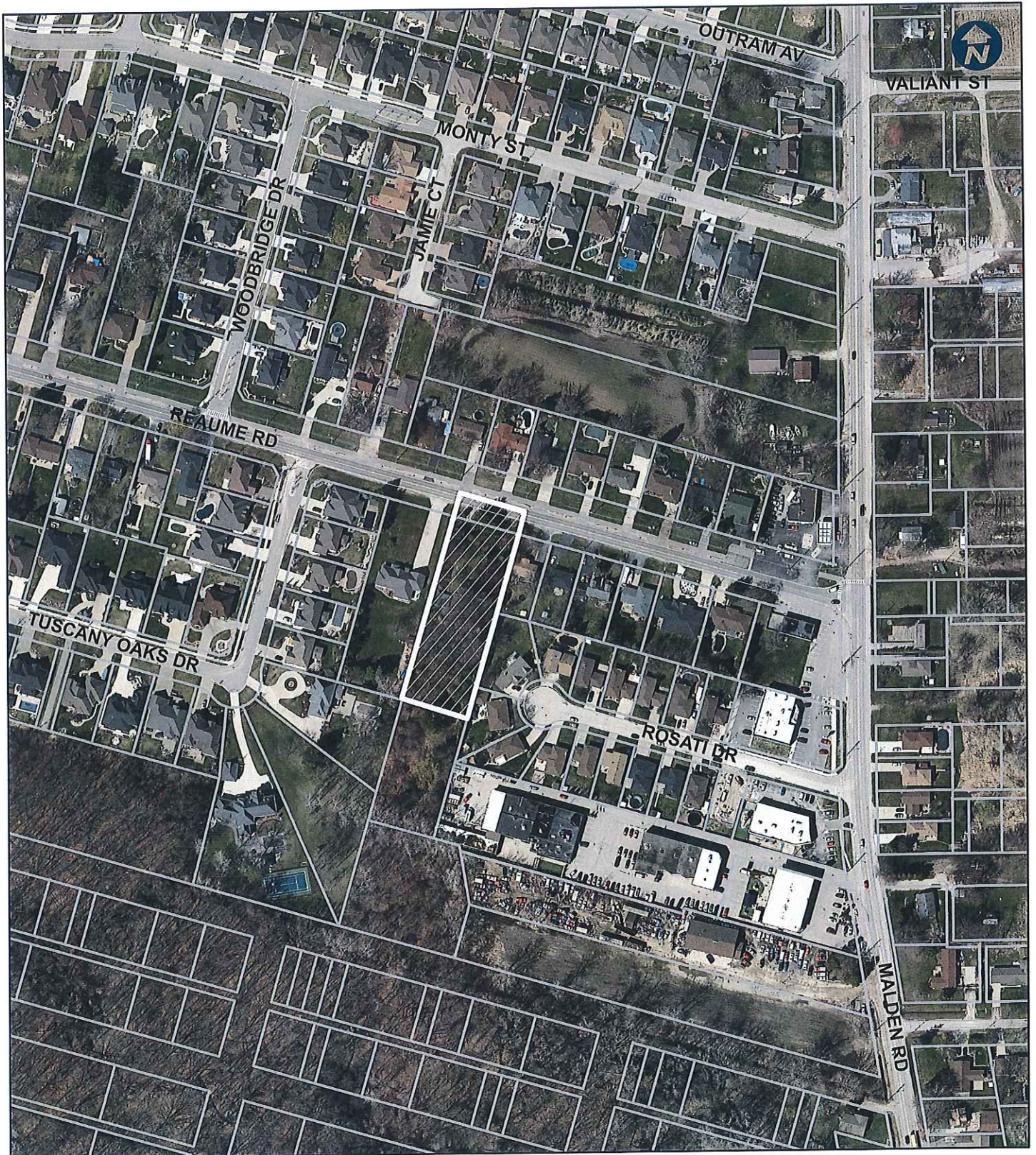
- i) The applicant has received a Ministry of Natural Resources and Forestry approval to remove vegetation from this property to a depth of 350 feet, and according to Ministry of Natural Resources and Forestry, "it would not likely contravene the Endangered Species Act."
- ii) In light of the proposed demolition and reconstruction, no new services are anticipated, nor will there be new parkland or land development charge fee's applicable. Therefore, it is recommended that no agreement be required for the reconstruction of this single detached dwelling;
- iii) To maintain proper drainage and confirm proper elevation of the dwelling, the Applicant shall be required to submit of a Lot Grading and Servicing Plan to the satisfaction of the Town Engineer. Once approved a by Town Engineer, the applicant will be able to submit a building permit for review and approval;

Respectfully,



Allen Burgess, 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:	1:1500	File No:	Z-04-18
Prepared For:	Planning Dept.	Applicant:	Adam and Staci Pinkerton
Prepared By:	DSI	Date:	March 20, 2018
Notes:	This document is not a Legal Plan of Survey.		

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER – 8131

Being a by-law to amend Zoning by-law

No. 5050, the Town's Comprehensive

Zoning By-law, as amended.

WHEREAS By-law No. 5050 is a land control by-law regulating the use of land and the character, location and the use of buildings and structures within the town of LaSalle;

AND WHEREAS the Council of the Corporation of the Town of LaSalle deems it necessary and in the best interest of proper planning in the said town to further amends by-law No. 5050 as herein provided;

AND WHEREAS this by-law conforms to the Official Plan in effect for the Town of LaSalle;

NOW THEREFORE THE CORPORATION OF THE TOWN OF LaSalle BY ITS COUNCIL ENACTS AS FOLLOWS:

1. That Schedule "C", Map 12, to By-law 5050, as amended, is hereby further amended by the removal of the holding zone symbol for those lands as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 36 of the Planning Act, R.S.O. 1990.

READ a first and second time and FINALLY PASSED this March 27, 2018.

1st Reading - March 27, 2018

Mayor

2nd Reading - March 27, 2018

3rd Reading - March 27, 2018

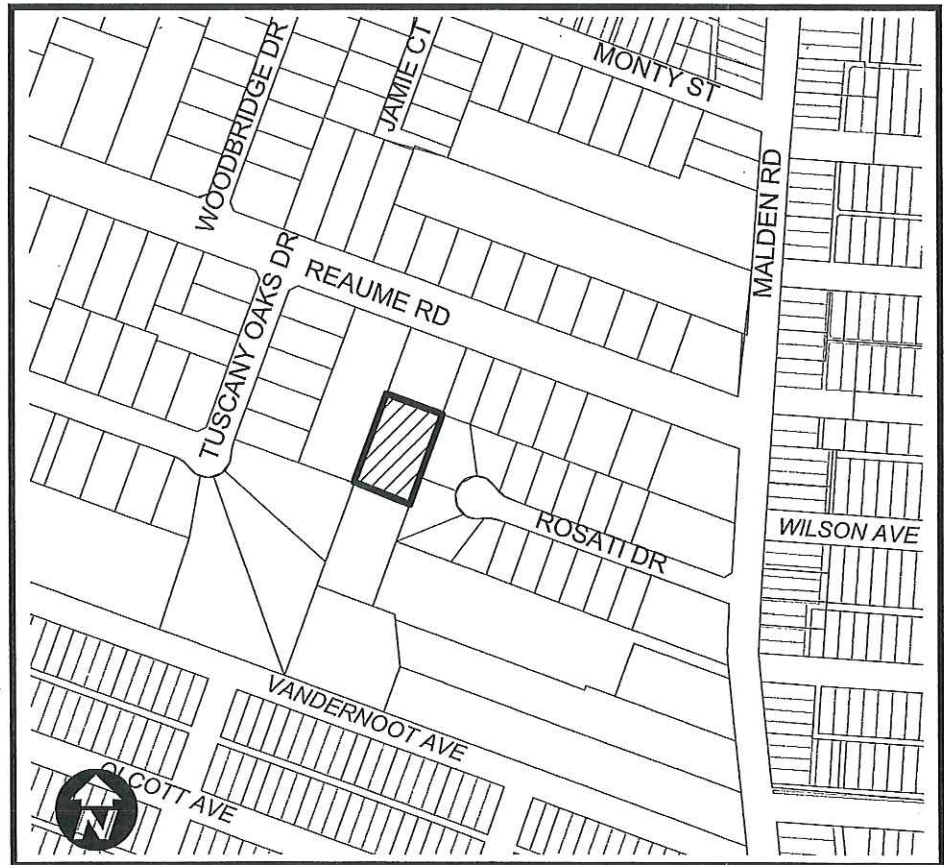
Clerk

SCHEDULE "A"

Concession 1 part of lot 35

Roll No. - 050-012-00

Town of LaSalle



Residential One Holding Zone- "R1(h)" to a Residential One Zone (R1)

This is Schedule "A" to By-law No. 8131

Passed on March 27, 2018.

Signed

Mayor

Clerk