



## The Corporation of the Town of LaSalle

<b>Date:</b>	March 21, 2018	<b>Report No:</b>	DS-18-2018
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figure 1
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	<b>Policy References:</b>	Official Plan Zoning By-law 5050
<b>Subject:</b>	Application to Remove the Holding Symbol	<b>Our File No:</b>	Z-05-18
<b>Registered Owner :</b>	Zhen Xu and Hsiu Chien	<b>Agent:</b>	Ran Huang
<b>Location of Application:</b>	<i>557 sq. metres of land, located along the north side of Maple Street between Tacoma and Selkirk, municipally known as 1470 Maple Street</i>		

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### **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 557 sq. metres of land, located along the north side of Maple Street between Tacoma and Selkirk, municipally known as 1470 Maple 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" and the construction of one new dwelling at this location is in keeping with the intent and policies of the approved Official Plan. The property is an "infill lot" surrounded by existing single detached dwellings constructed in mid-90. Zoning By-law No. 5050 currently zones the lands subject to the application "Residential One Holding – R1 (h)". This lot is of a size and shape that meet and/or exceed the "R1" zone requirements.

**Comments and Discussion:**

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

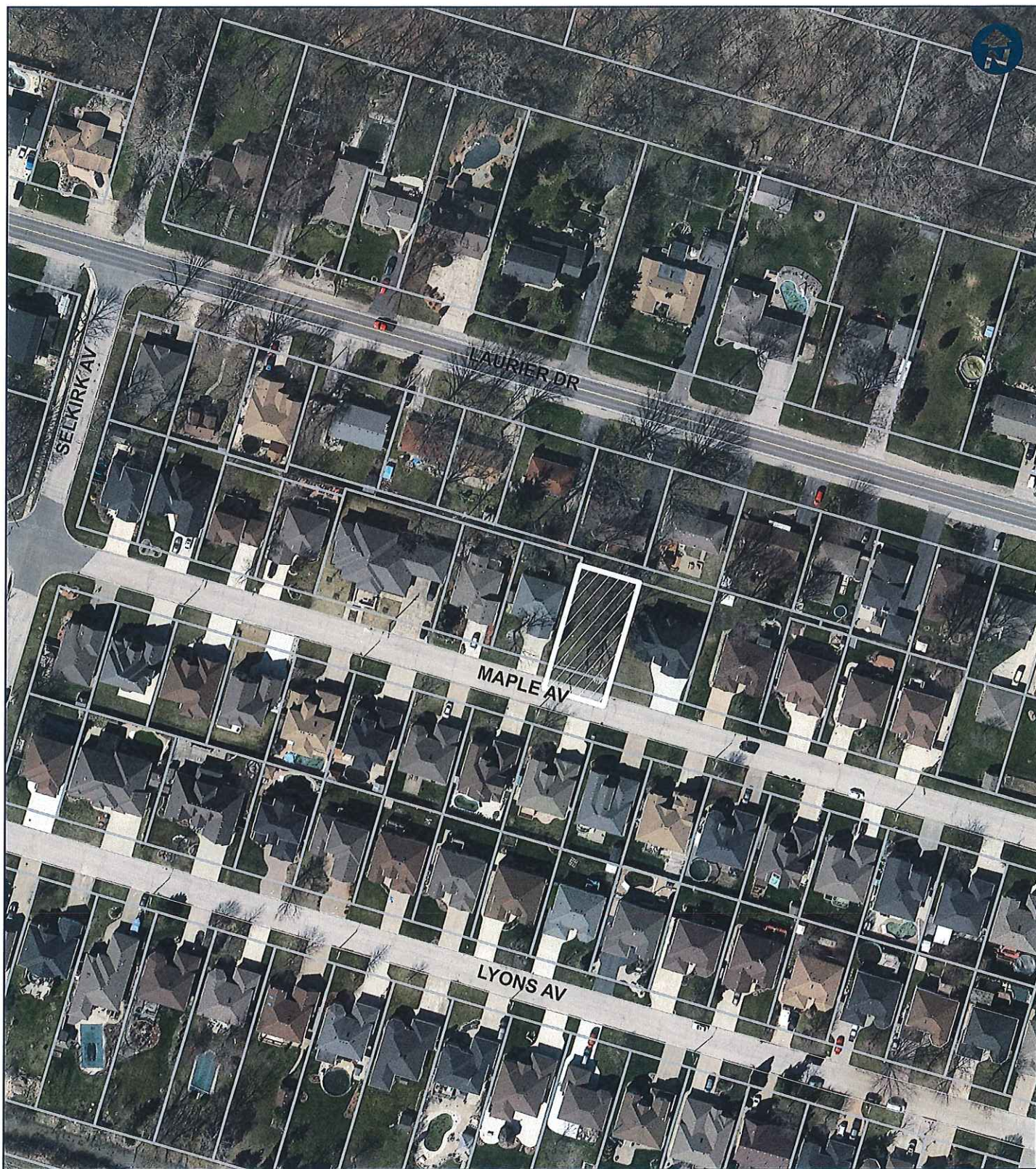
- i) The Applicant shall be required to enter into a development agreement with the Town to ensure that the property complies with all municipal residential development standards and servicing requirements, including lot grading, front yard drainage, storm, sanitary and water connections, easements, etc;
- ii) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;
- iii) The owner will be required to plant street trees between the street and the property line, and they shall be spaced every 30 feet.
- iv) The alley was previously closed at the time of the development of this phase of Maple Street, and remains in the name of the municipality. The current owner is not interested in purchasing the land at this time; however interest has been shown by abutting property owners. Therefore surplus alley should be made available to the neighbours fronting Laurier Drive or it should be required to be incorporated into this lot.

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: 1:800

File No: Z-05-2018

Prepared For: Planning Dept.

Applicant: Zhen Xu and Hsiu Chen

Prepared By: DSI

Date: March 20, 2018

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