



The Corporation of the Town of LaSalle

Date:	September 19, 2018	Report No:	DS-54-18
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:	<u>Application:</u> Holding Zone Symbol Removal Application		
	<u>Our File No.:</u> Z-10-2018		
	<u>Applicant & Owner:</u> 1137122 Ontario Limited (J. Rauti)		
	<u>Location:</u> Approximately 650 sq. meters of land located on the north side of Pope Avenue, municipally known as 1170 Pope Avenue.		

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 amending 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 650 sq. meters of the land currently zoned Residential One Holding R1 (h)". If approved, this holding zone removal will permit the reconstruction of a Single Detached Dwelling on the subject land. Figure 1 attached depicts the location of the land affected by this holding zone removal application.

The Official Plan for the Town of LaSalle designates the land 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 exists on Pope Avenue.

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

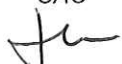
- i) The Applicant will be executing an amending development agreement that will ensure that the owner of this property complies with all municipal residential development standards and municipal servicing requirements;
- ii) This property was in a holding zone symbol as it was under serviced. The holding zone symbol was not removed previously as the property was not part of the original rezoning for this development. Since that time, the developer purchased this property and has requested to remove the holding zone symbol to construct a new dwelling;
- iii) The owner will have to follow and comply with the terms of the amending development agreement, including but not limited to the installation of driveway approaches, sidewalks, street lights, street tree's, etc.

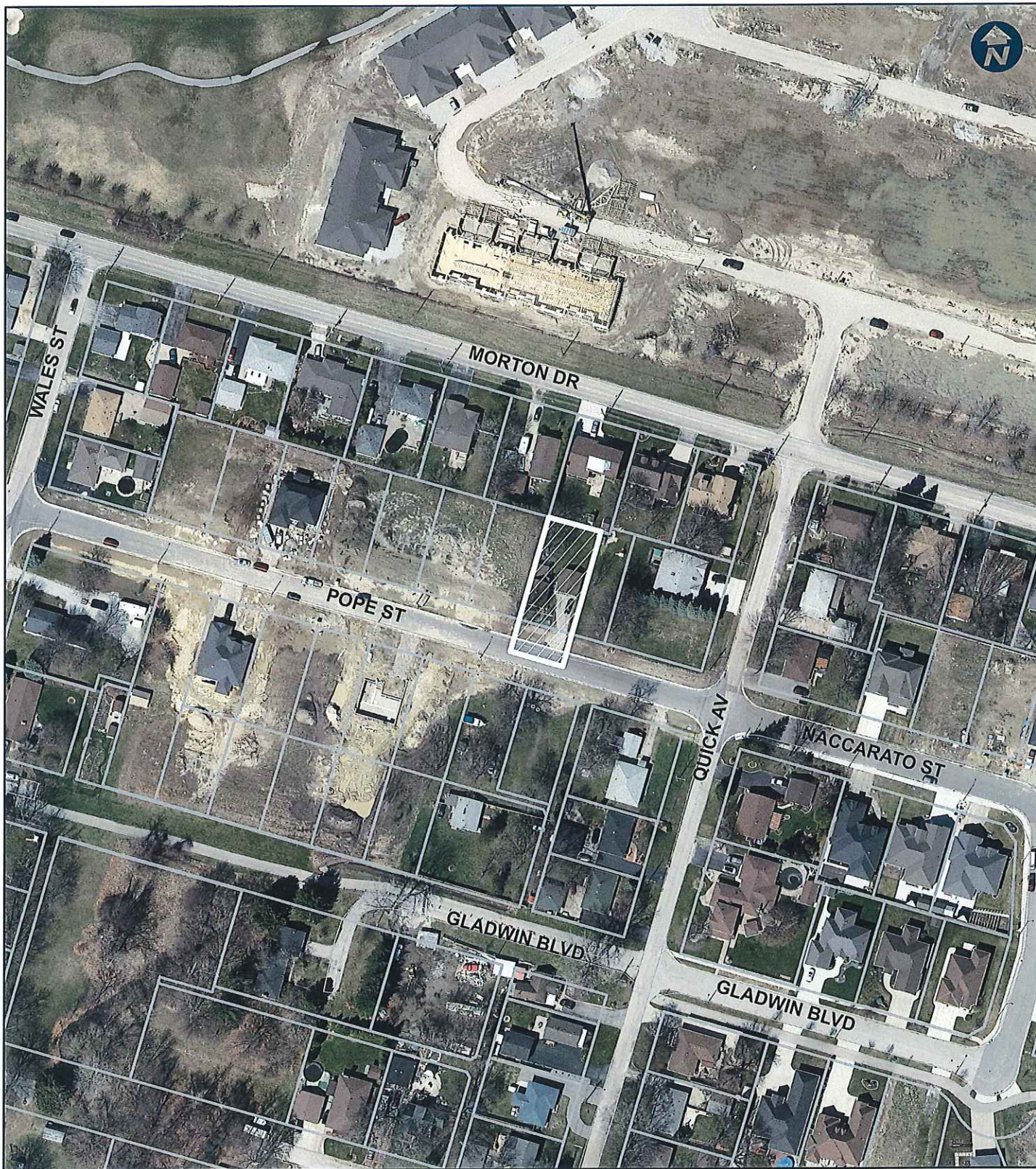
At this time, it is recommended that the by-law removing the holding symbol from the subject lands be adopted once the corresponding amending development agreement has been executed to the satisfaction of the Corporation.

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-10/18

Prepared For: Planning Dept.

Applicant: 1137122 Ontario Ltd.

Prepared By: DSI

Date: September 17, 2018

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