



## The Corporation of the Town of LaSalle

<b>Date:</b>	May 31, 2019	<b>Report No:</b>	DS-17-2019
<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-03-19
<b>Registered Owner :</b>	Dan & Al Durocher		
<b>Location of Application:</b>	<i>1500 sq. metres of land, located along the east side of Front Road between Gary Avenue and Victory Street, municipally known as 2325 Front Road</i>		

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### **RECOMMENDATION:**

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

- Approval be granted to this holding zone symbol removal application;
- To maintain proper drainage, the Applicant shall be required, as a condition of the Committee of Adjustment, to provide evidence to the satisfaction of the Town Engineer, that proper grading and drainage is present for the subject lands;

### **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 1500 sq. metres of land, located along the east side of Front Road between Gary Avenue and Victory Street, municipally known as 2325 Front Road. If approved, this application would recognize the existing single detached dwelling.

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 District", the existing dwelling is in keeping with the intent and policies of the approved Official Plan. When the original zoning maps were created the existing dwelling was part of a farm lot and the lands were zoned Residential Three Holding. As part of a concurrent consent application, the owner intends to convey the balance of the farm lot and consolidate it with the farm to the north, and maintain the existing dwelling. In order to do so, the owner need to remove the holding zone to a depth of approximately 55 metres. The existing accessory structure will merge with farm and continue to be used for farm related storage.

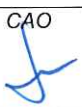
**Comments and Discussion:**

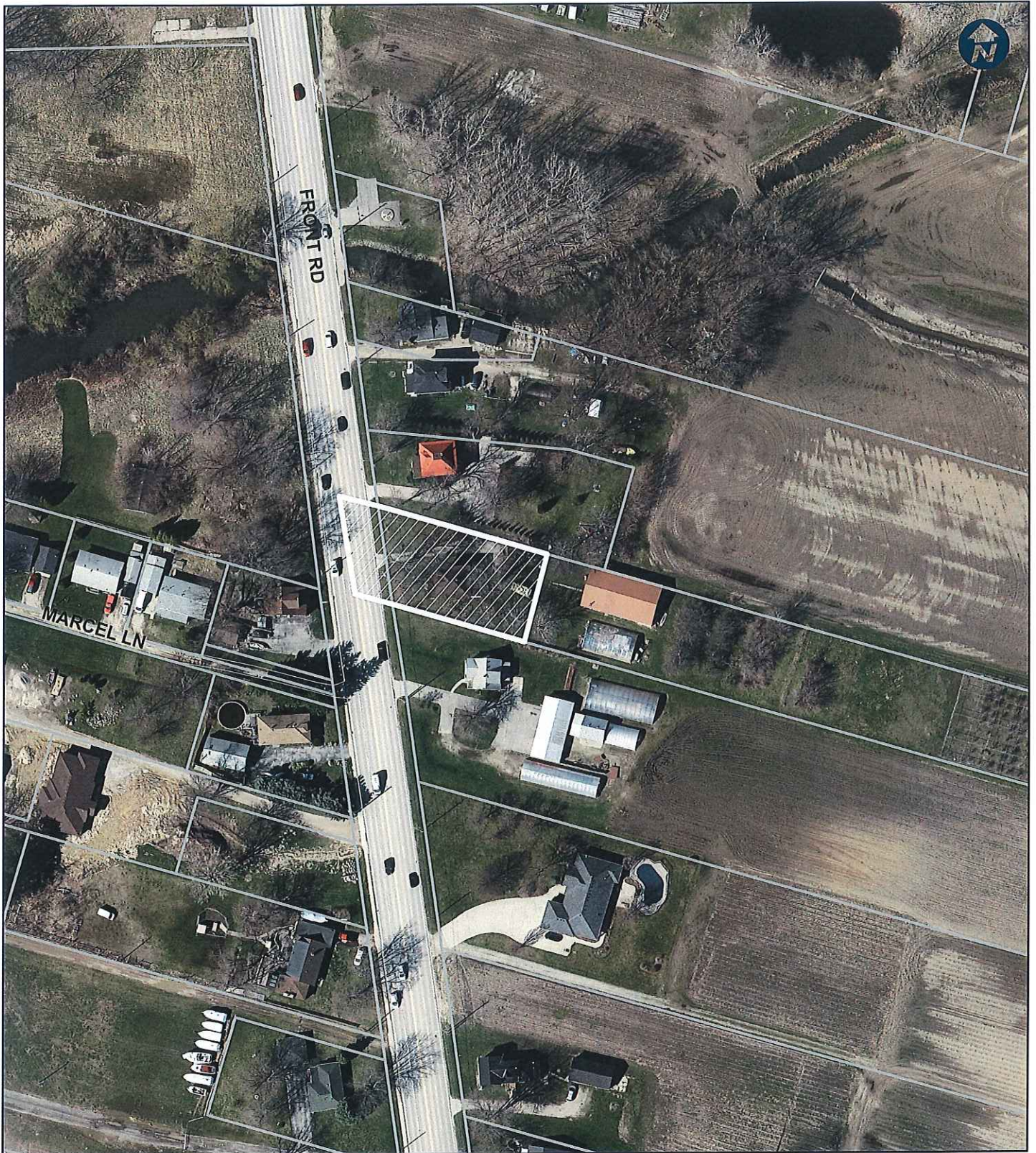
In assessing the merits of this application, the following comments are offered for Council's consideration:

- i) The continued consolidation of these lands in the short term benefits the existing farm operations and their efficient uses of the land. In the future, the development process will be accelerated, as land consolidations will have already occurred, and developers will be negotiating with a reduced number of landowners.
- ii) To maintain proper drainage, the Applicant shall be required to provide evidence to the satisfaction of the Town Engineer, that proper grading and drainage is present. This will benefit the existing and future owners, and ii is intended to reduce grading and flooding issues in the future as development occurs;
- iii) There is no new buildings or development being proposed on the subject lands at this time. As a result, there is no necessity to prepare or register a development/severance agreement at this time.

Respectfully,

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

Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

## FIGURE 1 - KEY PLAN



Scale: 1:800

File No: Z-03-2019

Prepared For: Planning Dept.

Applicant: Dan & Al Durocher

Prepared By: DSI

Date: May 31, 2019

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