



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Allen Burgess, MCIP, RPP.  
Supervisor of Planning & Development Services

**Department:** Development & Strategic Initiatives

**Date of Report:** October 31, 2019

**Report Number:** DS 39-2019

**Attachments:** Figure 1

**Subject:** Application to Remove the Holding Symbol

Our File No: Z-06-2019

Applicant & Registered Owner: Kathleen Ouellette

Agent: Richard Demers

Location: 815 sq. metres of land, located along the north side of Stanton Street east of McNabb Avenue

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### **Recommendation**

Based on the information provided within this report (DS-39-2019, pertaining to the removal of the holding symbol application Z-06-2019), and subject to further input from Council, it is recommended that:

- Approval in principle be granted to this holding zone symbol removal application; and
- 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 and Nature of the Subject Application:**

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 815 sq. metres of land, located along the north side of Stanton Street east of McNabb Avenue. 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.

### **Public Comments Received to Date:**

No comments/questions or concerns have been received to date.

### **Comments and Discussion:**

In assessing the merits of this rezoning 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 up-dated lot grading plan, 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) Applicant will be required to up-date lot grading plan and confirm the presence of existing service connections as shown in the "Lot Grading and Service Locations" document created by R. Meo & Associated date Nov 11, 1992.
- v) The applicant will be appearing before the committee of Adjustment to adjust the lot lines, this adjustment will increase the building lot size from 18.2 metres to 22.8 metres

We would be pleased to answer any questions with respect to the contents of this Staff Report.

## **Consultations**

Not Applicable

## **Financial Implications**

Not Applicable

## **Prepared By:**



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP

## Link to Strategic Priorities

Yes	Expanding and diversifying our assessment base
	Effectively communicating the activities and interests of the Town
	Managing our human and financial resources in a responsible manner
	Promoting and marketing LaSalle
Yes	Promote a healthy and environmentally conscious community

## Communications

	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
Yes	Notification pursuant to the Planning Act

## Notifications

Name	Address	Email

### Report Approval Details

Document Title:	Z-06-19.docx
Attachments:	- Stanton Ouellette FIG 1.pdf
Final Approval Date:	Nov 4, 2019

This report and all of its attachments were approved and signed as outlined below:



Director, Development and  
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia