



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: August 11, 2020

Report Number: DS-30-20

Attachments: Figure's 1, 2, & 3

Subject: Application to Remove the Holding Symbol & Alley Closing
Our File No: Z-04-2020
Applicant & Registered Owner:
Devon & Katie Shepley
Location: 680 sq. metres of land, to the rear of property municipally known as 782 Reaume Road

Recommendation

Based on the information provided within this report (DS-30-2020, pertaining to the removal of the holding symbol application Z-04-2020), and subject to further input from Council, it is recommended that:

- Approval be granted to this holding zone symbol removal application; and
- Council declare the alley surplus and it be disposed of in accordance with municipal policy;

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 680 sq. metres of land, to the rear of property municipally known as 782 Reaume Road. Figure 1 attached depicts the location of the lands affected by this application.

If approved, this application would allow the construction of accessory structures (garage & swimming pool) on the combined property. Figure 2 attached depicts a site plan of the combined property.

Official Plan / Zoning:

The Official Plan for the municipality designates the lands subject to this application “Residential” and the construction of an accessory structure at this location is in keeping with the intent and policies of the approved Official Plan. 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 meets and/or exceeds 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 holding zone removal and alley closing request the following comments are offered for Council’s consideration:

- i) The subject land is currently maintained as a portion of the Applicant’s rear yard, and is being mowed regularly;
- ii) The Applicant will be required to provide evidence, to the satisfaction of the Town Engineer, that proper grading and drainage is present for the subject lands, prior to building permit issuance;

- iii) The Applicant has requested to purchase the subject alley to consolidate his lands to the south (Lot 168 & 169), to expand the rear yard of the existing dwelling. If Council concurs with this application, Staff recommend the municipality exchange the alley for ownership of lots 170, 171 and 172.

This exchange would add to the inventory of lands within the Reaume Prairie and provide municipal ownership of a portion of the St. Michael's Drain (as shown with red hatch on the figure 3). This exchange for the alley would be at no cost to the applicant.

The applicant has requested that if the Corporation were to dispose of these lands, that they would be offered a first right to repurchase these lands if they were ever made available.

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

Consultations

Planning & Engineering

Financial Implications

Not Applicable

Prepared By:



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP

Link to Strategic Priorities

	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:	Shepley - Z-04-20 - DS-30-2020.docx
Attachments:	- Z-04-20 FIG1.pdf - Z-04-20 FIG2.pdf - Z-04-20 FIG3.pdf
Final Approval Date:	Aug 13, 2020

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