

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER - 8067

Being a by-law to amend Zoning By-law 5050,
the Town's Comprehensive Zoning By-law, as amended.

WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, and amendments thereto, to the Council of the Town of LaSalle to pass this By-law;

AND WHEREAS this by-law conforms with the Official Plan in effect for the Town of LaSalle, as amended;

NOW THEREFORE THE CORPORATION OF THE TOWN OF LaSALLE BY ITS COUNCIL ENACTS AS FOLLOWS:

1. Schedule "C", Map 07 , of By-law 5050, as amended, is hereby further amended by changing the zone classification on those lands depicted on Schedule "A" attached hereto and forming part of this by-law from Residential One Zone –"R5(h)" to a new Residential Five (R5-8) Zone –"R5-8".
2. Section 10, Residential Five (R5) Zone –"R5-8" Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 10.3.8 to read as follows:

10.3.8 – DEFINED AREA R5-8 – as shown on Map 07, Schedule "C" of this By-law:

a) Permitted Uses

- i) Apartment building;
- ii) One home occupation per dwelling unit in accordance with subsection 5.39 of this by-law ;
- iii) Uses accessory to the forgoing uses in accordance with subsection 5.20 of this by-law.

b) Zone Provisions

- | | | |
|------|------------------------------|----------------------------------|
| i) | Minimum Lot Area | 133 sq. meters per dwelling unit |
| ii) | Minimum Lot Frontage | 30.0 meters |
| iii) | Maximum Lot Coverage | 35 percent |
| iv) | Minimum Landscape Open Space | 30 percent |
| v) | Maximum Building Height | 18.3 metres |

vi) Minimum Yard Dimensions for Main Building

- | | | |
|----|-----------------------------|-------------|
| a) | Minimum Front Yard Depth | 6.0 metres |
| b) | Minimum Rear Yard Depth | 18.0 metres |
| c) | Minimum Interior Yard Depth | 10.0 metres |
| d) | Minimum Exterior Yard Depth | 8.0 metres |

vii) Notwithstanding any other provisions of this by-law to the contrary, Private Detached Garages and Accessory Structure Lot Coverage (Maximum) and Gross Floor Area (Maximum) for requirements of this By-law shall not apply to the lands zoned "R5-7".

3. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

READ a first and second time and FINALLY PASSED on October 10,2017.

1st Reading - October 10,2017

Mayor

2nd Reading - October 10,2017

Clerk

3rd Reading - October 10,2017

SCHEDULE "A"

Conc.2 Part of Lots 36 & 37

Roll No. - 210-194-00

Town of LaSalle



Residential One Zone –“R5(h)” to a Residential Five (R5-8) Zone –“R5-8”

This is Schedule "A" to By-law No. 8067

Passed on October 10, 2017

Signed

Mayor

Clerk

EXPLANATORY NOTE

Conc.2 Part of Lots 36 & 37

This zoning by-law amendment affects approximately 0.9 hectares of land located on north - west corner of Stock Street and Westview Park Blvd..

The subject land is being rezoned from Residential One Zone –"R5(h)" to a new Residential Five (R5-8) Zone –"R5-8"

This by-law amendment will allow a site-specific zoning by-law amendment to allow the future development of a new residential apartment style condominium containing 72 dwelling units.

KEY MAP



Residential One Zone –"R5(h)" to a new Residential Five (R5-8) Zone –
"R5-8"

FORM 1

THE PLANNING ACT, R.S.O. 1990

NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT BY

THE CORPORATION OF THE TOWN OF LASALLE

TAKE NOTICE that the Council of the Town of LaSalle has passed By-law # 8067 on the 10th day of October, 2017 under Section 34 of the Planning Act, R.S.O. 1990.

AND TAKE NOTICE that only individuals, corporations and public bodies may appeal a zoning by-law amendment to the Ontario Municipal Board. An unincorporated association or group may not file a notice of appeal. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

An appeal to the Ontario Municipal Board in respect of the by-law may be complete by filing with the Clerk of the Town of LaSalle not later than 2nd day of November, 2017 an appellant form must be completed and be accompanied by a certified cheque or money order in the amount of \$125.00 made payable to the Minister of Finance, Province of Ontario. A copy of the appellant form is available online at www.omb.gov.on.ca or at our planning department.

An explanation of the purpose and effect of the by-law describing the lands to which the by-law applies and a key map showing the location of the lands to which the by-law applies are attached. The complete by-law and any associated information are available for inspection in my office during regular office hours.

DATED at the Town of LaSalle, this the 13th day of October, 2017.

**Clerk
Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4**