



The Corporation of the Town of LaSalle

Public Planning Meeting

Agenda

Tuesday, November 12, 2024, 4:30 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Accessible formats or communication supports are available upon request. Contact the Clerk's Office, Clerk@lasalle.ca, 519-969-7770 ext. 1262.

Public Meeting Statement: The purpose of a Public Planning Meeting is to inform the public and to provide interested persons and agencies with an opportunity to make submissions in a public forum with respect to certain planning-related applications. All comments received at Public Planning Meetings will be considered by the Planning and Development Department as part of its review and analysis of applications. If issues arise at the Public Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application will follow by way of a future Planning and Development Report. If, however, all issues are resolved, a by-law to amend the Zoning By-law or Official Plan will be brought forward for Council's consideration at a subsequent Regular Council Meeting.

Appeal rights are governed by the Planning Act. Please refer to the public notice regarding the Planning matters listed in this agenda.

Pages

A. Opening Business

1. Call to Order
2. Land Acknowledgement Statement

B. Disclosures of Pecuniary Interest and General Nature Thereof

C. Purpose of the Meeting and Confirmation of Notice

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The Planning and Development Department of the Town of LaSalle is in receipt of an application for an Official Plan Amendment submitted by Beatties' Sunset Marina seeking to amend Schedule B in the LaSalle Official Plan; by removing the 'Provincially Significant Wetland' designation and replacing it with 'Residential District' designation for the property located at 2362 Front Road.

The Planning and Development Department of the Town of LaSalle is in receipt of an application for a Zoning By-law Amendment submitted by 1000822057 Ontario Inc. regarding a rezoning which affects approximately 2 acres of land located on the south side of Morton Industrial Parkway, north of Highway 18.

Also, the proposed amendment will add a "Recreational Facility" and an associated "Restaurant" as permitted uses to the Business Park Zone.

Pursuant to the Planning Act, R.S.O., 1990, c. p.13, a Notice of Public Planning Meeting dated October 21, 2024, was placed in the local subscribed newspaper at least 20 days prior to the meeting date, a copy of which is attached hereto.

Reports PD-39-2024 dated October 18, 2024, and PD-40-2024 dated October 18, 2024, and contained herein, have been prepared to provide the public with pertinent information as to the specifics of the application during the statutory Public Planning Meeting.

D. Subject Application

- 1. Public Meeting to Consider an Official Plan Amendment, OPA-01-2024 for 2362 Front Road and southern adjacent Vacant Lands.
 - Presentation by Kristina Brcic, Manager of Planning and Development

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Recommendation

That the report of the Manager of Planning and Development dated October 18, 2024 (PD-40-2024) regarding Official Plan Amendment OPA-01-2024 be received and that Council support:

- i. Should issues arise at the Public Planning Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application will follow by way of a future Planning Report.
- Or
- ii. Should all issues be resolved at the Public Planning Meeting, the requisite Official Plan Amendment and by-law will be brought forward for Council’s consideration at a subsequent Council Meeting.

- 2. Public Meeting to Consider a Zoning By-law Amendment, Z-05-2024 for 6140 Morton Industrial Drive
 - Presentation by Kristina Brcic, Manager of Planning and Development

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Recommendation

That the report of the Manager of Planning and Development dated October 18, 2024 (PD-39-2024) regarding Zoning By-law Amendment Z-05-2024 be received and that Council support that:

- i. Should issues arise at the Public Planning Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application, will follow by way of a future Planning Report.

Or

- ii. Should all issues be resolved at the Public Planning Meeting, the requisite by-law will be brought forward for Council's consideration at a subsequent Council Meeting.

3. Public Comments

4. Written Submissions

5. Action by Council

E. Adjournment



Town of LaSalle

Notice of Public Planning Meeting

Official Plan Amendment

TAKE NOTICE that the Council of the Corporation of the Town of LaSalle will hold a Public Meeting on Tuesday, November 12th, 2024 at 4:30 p.m. to consider a proposed Official Plan Amendment pursuant to the provisions of the Planning Act, R.S.O. 1990. The Meeting will also be live-streamed on the Town of LaSalle's YouTube Channel, which can be found at the following link:
www.youtube.com/c/TownofLaSalleOntario

The proposed amendment affects approximately 3.5 hectares of land located on the west side of Front Road, north of Victory Street (see map below).

The Town has received an application which seeks to amend Schedule B in the **LaSalle Official Plan**; by removing the 'Provincially Significant Wetland' designation and replacing it with 'Residential District' designation for the property located at 2362 Front Road, in the Town of LaSalle as identified on the Key Map. Through Official Plan No. 5, the County of Essex has corrected Schedules A1 and B1 of the County of Essex Official Plan Official to be consistent with the extent of current Provincial Ministry of Natural Resources wetland mapping.

As an alternative to attending the meeting, written correspondence may be submitted to the Clerk no later than November 8th, 2024 at 12:00 PM. Please email clerk@lasalle.ca or drop it off after hours in the LaSalle Municipal Building night deposit slot located to the right of the rear entrance off of the parking lot, or to the receptionist during office hours. The LaSalle Municipal Building is located at 5950 Malden Road, LaSalle, Ontario, N9H1S4. Please note that written correspondence will be included on the agenda, which will be published on the municipal website and will form part of the public record.

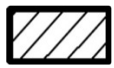
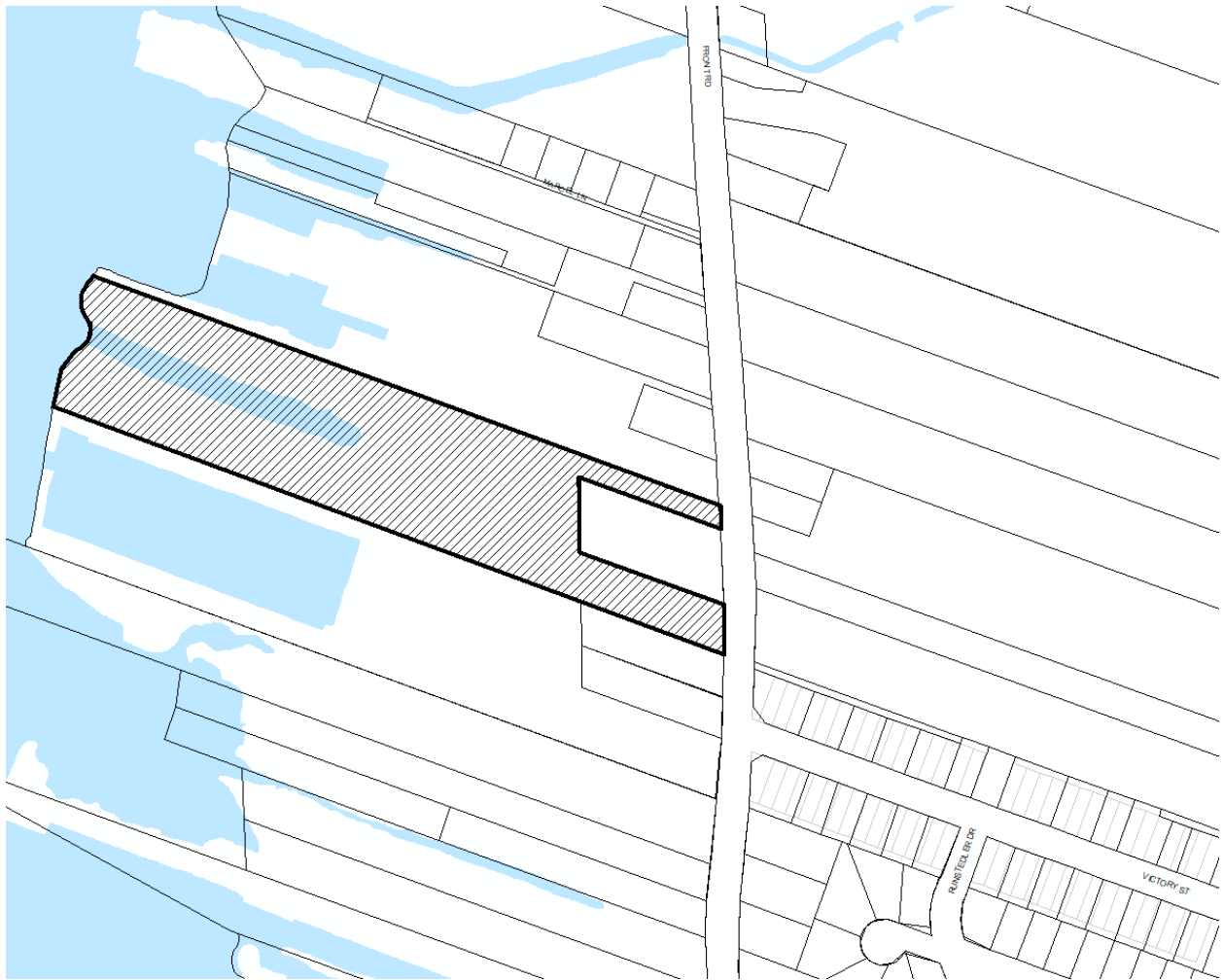
If you wish to be notified of the decision of Town of LaSalle on the proposed Official Plan Amendment, you must make a written request to the Town of LaSalle.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of LaSalle to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of LaSalle before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of LaSalle before the proposed Official Pan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Anyone is welcome to appear in person or via Zoom to make comments regarding the proposal. Please note that if you wish to appear via Zoom at the Public Meeting, you must register in advance by emailing clerk@lasalle.ca or calling 519-969-7770 extension 1262 before November 8th, 2024 at noon. As an alternative to attending the meeting, written correspondence may be submitted in person at the Planning and Development Office or by emailing planning@lasalle.ca or the LaSalle Municipal Building night deposit box. Written correspondence received by noon on November 8th, 2024 will be published on the Town's website as an Additional Document to the Agenda. File Number OPA-01-2024.

DATED at the Town of LaSalle October 21st, 2024



Subject Lands affected by this Official Plan Amendment Application
OPA-01-2024



Town of LaSalle

Notice of Public Planning Meeting

Zoning By-law Amendment

TAKE NOTICE that the Council of the Corporation of the Town of LaSalle will hold a Public Meeting on Tuesday, November 12th, 2024 at 4:30 p.m. to consider a proposed Zoning By-law Amendment pursuant to the provisions of the Planning Act, R.S.O. 1990. The Meeting will also be live-streamed on the Town of LaSalle's YouTube Channel, which can be found at the following link:
www.youtube.com/c/TownofLaSalleOntario

The proposed amendment affects approximately 2 acres of land located on the south side of Morton Industrial Parkway, north of Highway 18 (see map below).

This application was made to add a "Recreational Facility" and an associated "Restaurant" as permitted uses to the Business Park Zone. The applicant wishes to redevelop the existing building into a pickleball facility with a restaurant and an accessory retail area for corresponding pickleball equipment and apparel.

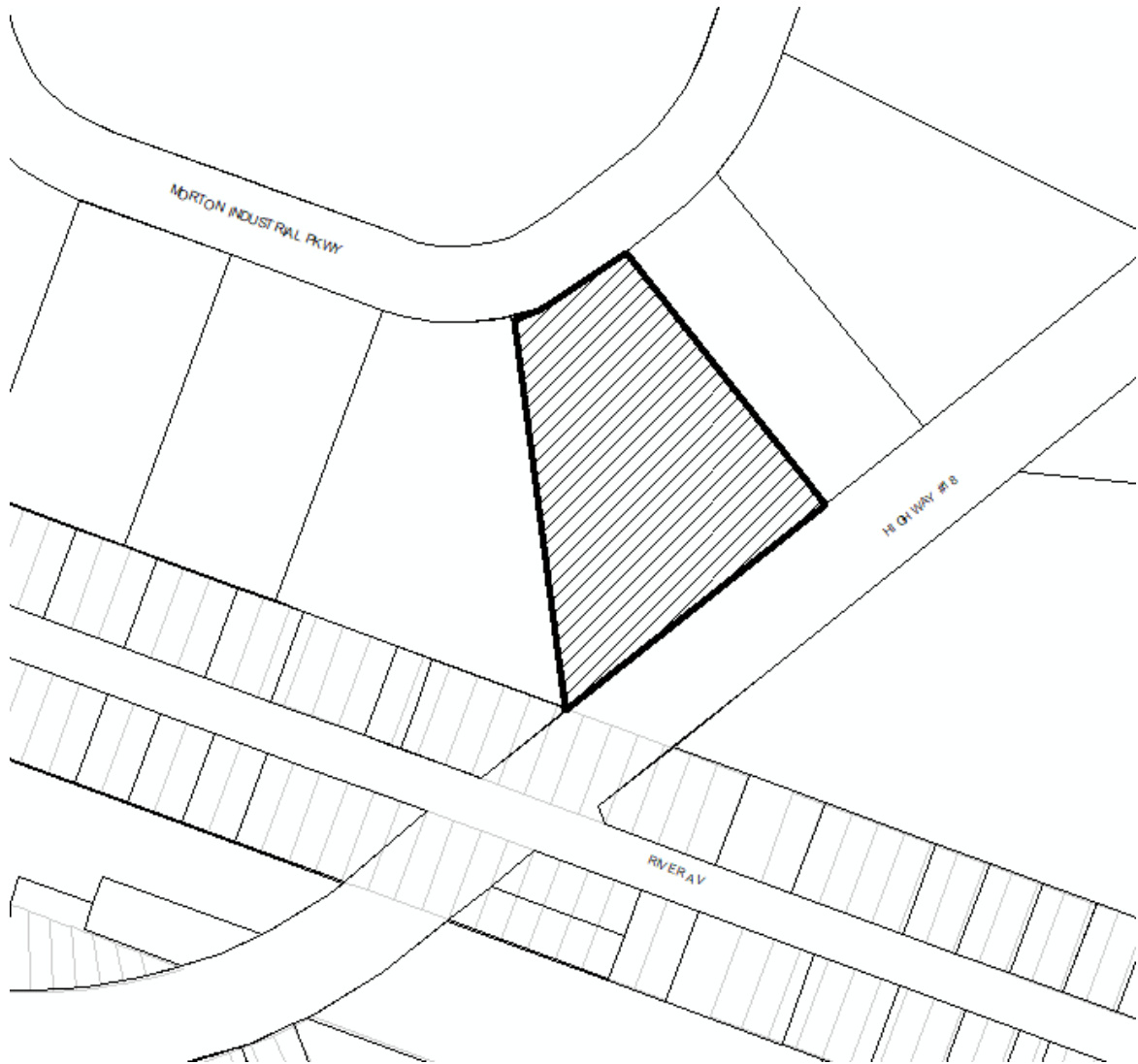
As an alternative to attending the meeting, written correspondence may be submitted to the Clerk no later than November 8th, 2024 at 12:00 PM. Please email clerk@lasalle.ca or drop it off after hours in the LaSalle Municipal Building night deposit slot located to the right of the rear entrance off of the parking lot, or to the receptionist during office hours. The LaSalle Municipal Building is located at 5950 Malden Road, LaSalle, Ontario, N9H1S4. Please note that written correspondence will be included on the agenda, which will be published on the municipal website and will form part of the public record.

If a person or public body would otherwise have the ability to appeal the decision of the Town of LaSalle to the Ontario Land Tribunal ("OLT") but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of LaSalle before the by-law is passed, the person or public body is not entitled to appeal the decision.

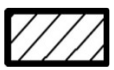
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of LaSalle before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal ("OLT") unless, in the opinion of the OLT, there are reasonable grounds to do so.

If a person or public body that files an appeal of a decision of the Town of LaSalle in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting or does not make written submissions to the Town of LaSalle before the proposed Zoning By-law Amendment is adopted or refused, the Ontario Land Tribunal may dismiss all or part of the appeal. If you wish to be notified of the adoption of the proposed Zoning By-Law Amendment, you must make a written request to the Clerk of the Town of LaSalle, 5950 Malden Road, LaSalle, Ontario.

Anyone is welcome to appear in person or via Zoom to make comments regarding the proposal. Please note that if you wish to appear via Zoom at the Public Meeting, you must register in advance by emailing clerk@lasalle.ca or calling 519-969-7770 extension 1262 before November 8th, 2024 at noon. As an alternative to attending the meeting, written correspondence may be submitted in person at the Planning and Development Office or by emailing planning@lasalle.ca or the LaSalle Municipal Building night deposit box. Written correspondence received by noon on November 8th, 2024 will be published on the Town's website as an Additional Document to the Agenda. File Number Z-05-2024.



DATED at the Town of LaSalle October 21st, 2024



Subject Lands affected by this Zoning By-Law Amendment Application Z-05-2024



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Kristina Brcic, Manager of Planning & Development

Department: Planning & Development

Date of Report: October 18, 2024

Subject: Public Meeting to Consider an Official Plan Amendment, OPA-01-2024 for 2362 Front Road and southern adjacent Vacant Lands.

Report Number: PD-40-2024

Attachments: Figures 1- 5

Applicant & Registered Owner: Beatties' Sunset Marina Inc. c/o Tom Beattie

Agent/Planner: Lassaline Planning Consultants c/o Jackie Lassaline

Location: The lands affected by this application comprise approximately 1.22 hectares of land located at 2362 Front Road and the southern adjacent Vacant Lands, west of Front Road, north of Victory Street.

Recommendation

That the report of the Manager of Planning and Development dated October 18, 2024 (PD-40-2024) regarding Official Plan Amendment OPA-01-2024 be received and that Council support:

- i) Should issues arise at the Public Planning Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application will follow by way of a future Planning Report.

Or

- ii) Should all issues be resolved at the Public Planning Meeting, the requisite Official Plan Amendment and by-law will be brought forward for Council's consideration at a subsequent Council Meeting.

Report

Background

This report is intended to provide members of Council with information regarding an Official Plan Amendment application that has been submitted to the Town for lands located at 2362 Front Road and the adjacent parcel to the south, shown on the location map in Figure 1. The requested amendment seeks to amend 'Schedule B – Land Use Plan' of the Town of LaSalle Official Plan. Specifically, the applicant is requesting to remove the 'Provincially Significant Wetlands' designation from the subject property and designate the lands 'Residential'. The amendment has been requested so that the vacant lands are consistent with current Provincial wetland mapping to support a future residential apartment building / condominium development, shown in Figure 2. The purpose of the public meeting is to hear public and agency comments on the proposed Official Plan Amendment application for the lands noted herein. The following figures accompany the report:

- **Figure 1** illustrates the location of the subject lands.
- **Figure 2** illustrates the concept plan for the proposed residential development.
- **Figure 3** illustrates the current Official Plan Schedule B designation of the subject lands.
- **Figure 4** illustrates the current zoning of the lands.
- **Figure 5** includes the County Official Plan Amendment Decision.

In 2018, a Provincially Significant Wetland (PSW) Review was prepared by Beacon Environmental, a sub-consultant to RWDI Air Inc., to determine if the subject area could be declassified as a Provincially Significant Wetland. Beacon Environmental visited the site on August 16, 2018 to complete a field assessment in order to verify the presence or absence of wetland areas, as required by the Ontario Wetland Evaluation System Manual. As a result of the findings of the wetland assessment, a formal request was submitted to the Ministry of Natural Resources (MNR) to adjust the boundary of the wetland. The revision to the mapping was accepted by the MNR, removing the Provincially Significant Wetland from the subject lands. This result supported the Official Plan Amendment application to both the County and Town to rectify outdated Official Plan Schedules.

Further the environmental report from the Applicant states: "Myler's observations of site conditions during a 10 November 2022 site visit confirmed the absence of wetland vegetation, and natural vegetation of any sort, on the site. As with Beacon's observations, Myler observed only upland, manicured grassed areas with scattered Eastern Cottonwood trees in the area on site where PSW had formerly been mapped."

Myler further stated that the future condominium development would be subject to a scoped EIA concerned only with the adjacent PSW that is more than 80 metres away to

the west of the site within the Detroit River, and possibly also with fish and wildlife habitat within the artificial inlet.

The Essex Region Conservation Authority (ERCA) participated in the pre-consultation on this matter, which pre-dated Bill 23, where they provided the County and Town with natural heritage advice regarding the consultant's submissions. The consultation held with ERCA resulted in no objections to the proposed OPA to remove the 'Provincially Significant Wetland' designation.

The applicant was required to first successfully pursue an Official Plan Amendment with the County of Essex prior to making application with the Town. The application to the County requested an amendment to two County Official Plan Schedules. One being an amendment to Schedule 'A1' by removing the 'Natural Environment' designation and replacing it with the 'Settlement Area' designation. The second being a request to remove the 'Provincially Significant Wetland' from the subject lands on Schedule 'B1'. On April 8, 2024 the County of Essex approved the requested amendments through Official Plan Amendment No. 5 under by-law 2024-02. Notice of the County decision is provided in Figure 5.

Policy Considerations & Comments

When considering an application for an Official Plan Amendment, the Planning Act requires that decisions be made in a manner that are consistent with the policies contained within the 2024 Provincial Planning Statement. The Planning Act also requires that all decisions made by LaSalle Council conform with the land use designations and policies contained within both the County of Essex Official Plan as well as the municipally approved Official Plan that are in effect at the time when an application is received.

Provincial Planning Statement (2024)

The PPS encourages the promotion of efficient development patterns while protecting resources of Provincial interest, public health and safety, and the quality of the natural and built environment. The PPS provides for an appropriate range and mix of housing types and densities to meet the needs of current and future residents of the Municipality and the surrounding region.

The PPS promotes and encourages residential intensification to utilize existing services within urban settlement areas. Residential intensification means the intensification of property, site or area which results in a net increase in residential units and includes the development of vacant or underutilized lots within previously developed areas. Planning authorities are encouraged to permit and facilitate a range of housing options,

including new development as well as residential intensification, to respond to current and future needs.

Moreover, new development is to be located within the settlement area, rather than the rural area, to prevent the premature extension of municipal services. The proposed subdivision will develop an existing vacant parcel of land, within the settlement area boundary of the municipality, without requiring upgrades to the existing public service facilities.

The PPS states that “Natural Heritage features shall be protected for the long term” and that “development and site alteration shall not be permitted in significant wetlands” unless no negative impacts are demonstrated. As mentioned earlier in the report, the labeled areas of wetland on the subject property were not identified in the Provincial wetland mapping, along with the environmental studies which concluded that a PSW is not present on the subject lands. As a result, following the redesignation of the subject lands to ‘Residential’, the significant wetland concerns outlined in the PPS regarding development and site alteration would not apply.

As such, the proposed official plan amendment, is consistent with the above-mentioned goals, policies and objectives put forward as part of the PPS.

County of Essex Official Plan (2014)

As a result of the recently approved OPA No. 5 in the County of Essex Official Plan, the subject lands are located in a ‘Settlement Area’ as per Schedule ‘A1’ in the approved 2014 County of Essex Official Plan. The applicant adequately addressed the requirements of an Official Plan Amendment for a “Settlement Area” boundary change as outlined in section 4.2 of the County of Essex Official Plan, see County decision in Figure 5.

Moreover, the subsection 3.2.4.1 of the County Official Plan (2014) states that:

- Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;
- Primary Settlement Areas shall promote residential intensification (net increase in residential units of vacant sites);
- Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same);

- All types of land uses are permitted within the Settlement Areas designation subject to the specific land use policies of the local Official Plans;
- Cost-effective development patterns and those that minimize land consumption and reduce servicing costs are encouraged. Land use patterns that may cause environmental, heritage preservation or public health and safety concerns shall be avoided.

As a result of the approved County of Essex OPA No. 5, the application conforms to the County of Essex Official Plan.

Town of Lasalle's Official Plan (2018)

The subject property is currently designated both 'Residential' and 'Provincially Significant Wetlands' on Schedule 'B' in the Town of LaSalle's approved Official Plan, illustrated in Figure 3. The applicants request to amend the Official Plan by removing the 'Provincially Significant Wetlands' designation and replace it with the 'Residential' designation would be consistent with both Provincial wetland mapping and the recently approved County of Essex OPA No. 5.

Furthermore, the Planning Opinion prepared by Lassaline Planning Consultants Inc., the Provincially Significant Wetland Review prepared by Beacon Environmental, and the Myler Ecological Natural Heritage Constraints Analysis, were required submissions in order to deem the application complete. These reports are unanimously in support of the removal of the 'Provincially Significant Wetland' designation. A summary of their findings was provided earlier in this report.

Section 7.3 of the Official Plan outlines the criteria required to support an Official Plan Amendment to ensure the amendment is most suitable and compatible for the use of the lands, and with the surrounding area. The subject land is currently surrounded by 'Residential' designated lands. Therefore, the replacement of the 'Provincially Significant Wetlands' designation with the 'Residential' designation is the most compatible and suitable option.

If Council supports the Official Plan Amendment to redesignate the subject lands 'Residential' then the applicant would proceed with additional Planning Act applications to pursue the proposed condominium development. Section 4.7 of the LaSalle Official Plan, which contains the Town's land use policies for properties located within the "Residential District", would apply. Policies within this section promote an array of housing, building types and permitted uses that support neighborhood living.

Ultimately, the requested Official Plan Amendment will bring the Official Plan into conformity with the County of Essex Official Plan and would be considered good planning.

Town of LaSalle Zoning By-law (By-law 8600)

The subject property is currently zoned 'Marine Related Commercial Zone (MC)', as shown in Figure 4. The applicant is looking to develop a residential apartments /condominium on the site. Prior to commencing further working in terms of Zoning, Site Plan or Plan of Condominium, the 'Provincially Significant Wetland' designation, which was determined through environmental reviews to not exist, should be appropriately redesignated. Following a suitable redesignation to 'Residential', the applicant will likely pursue a Zoning By-law Amendment to rezone the lands to permit the proposed residential condominium.

Conclusion

Given that the requested Official Plan Amendment to redesignate the subject lands from 'Provincially Significant Wetland' to 'Residential' is consistent with the PPS, conforms to both the County of Essex Official Plan and Town of LaSalle's Official Plan, Administration is in support of the request.

Agency & Public Comments

No comments were received at the time of writing the report. Comments received up until the Public Planning Meeting will be shared with both the Applicant and Council.

Consultations

County of Essex Planning Department and ERCA.

Financial Implications

There are no financial implications resulting from the potential approval of this Official Plan Amendment.

Prepared By:



Manager, Planning and Development

Link to Strategic Goals

1. Enhancing organizational excellence - No
2. Strengthen the community's engagement with the Town - No
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - No
5. Sustaining strong public services and infrastructure - No

Communications

A copy of the Council Agenda and Report will be provided to the Applicant and their Agent.

Notifications

Notifications were provided pursuant to the *Planning Act*.

Report Approval Details

Document Title:	OPA-01-2024 Beatties Sunset Marina.docx
Attachments:	- Figure 1- Subject Lands.pdf - Figure 2- Concept Plan.pdf - Figure 3- Current OP.pdf - Figure 4- Current Zoning.pdf - Figure 5- No Appeals Letter County.pdf
Final Approval Date:	Oct 25, 2024

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



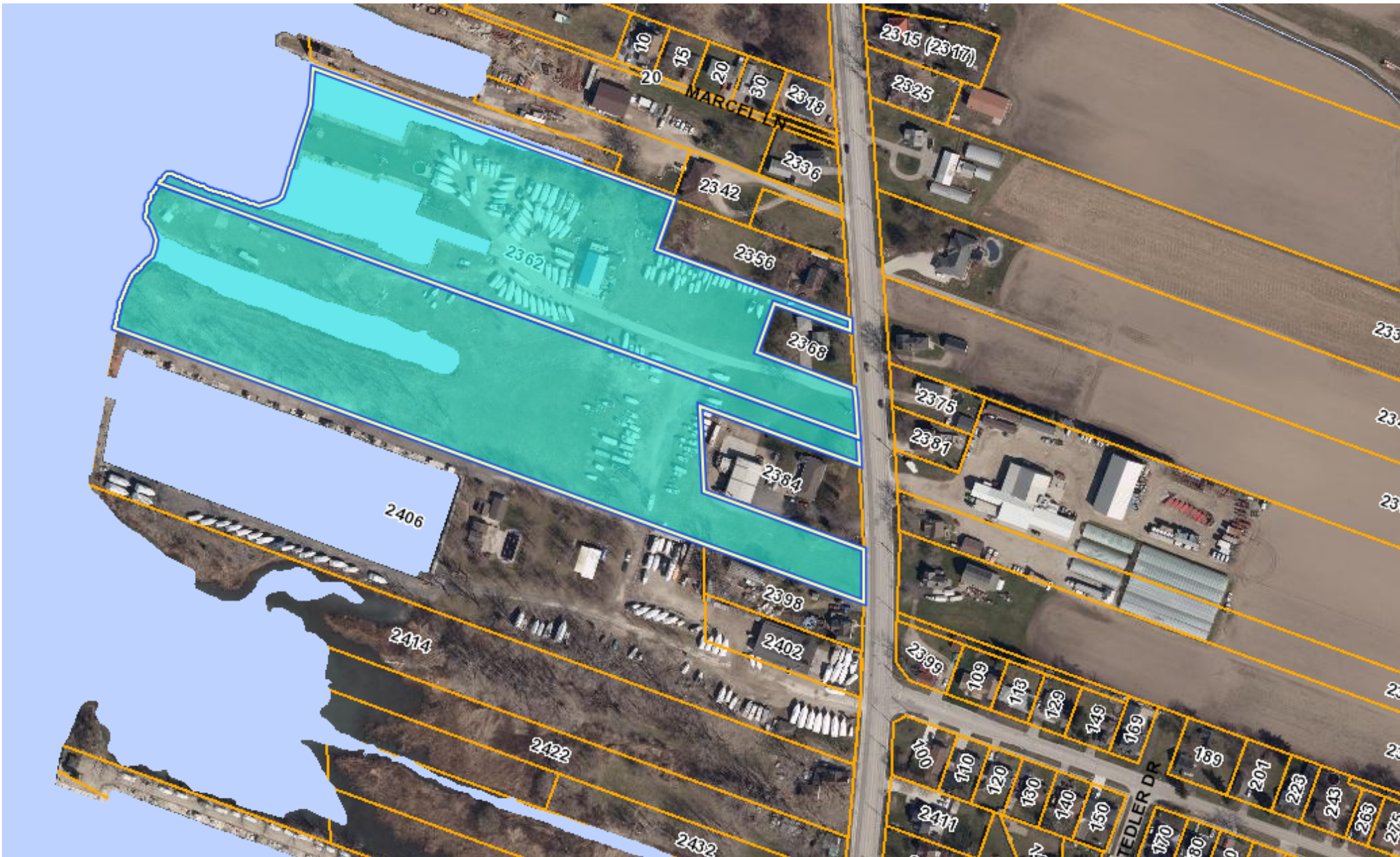
Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia



Legend:



LaSalle File No: OPA-01-2024

Applicant: Beatties Sunset Marina

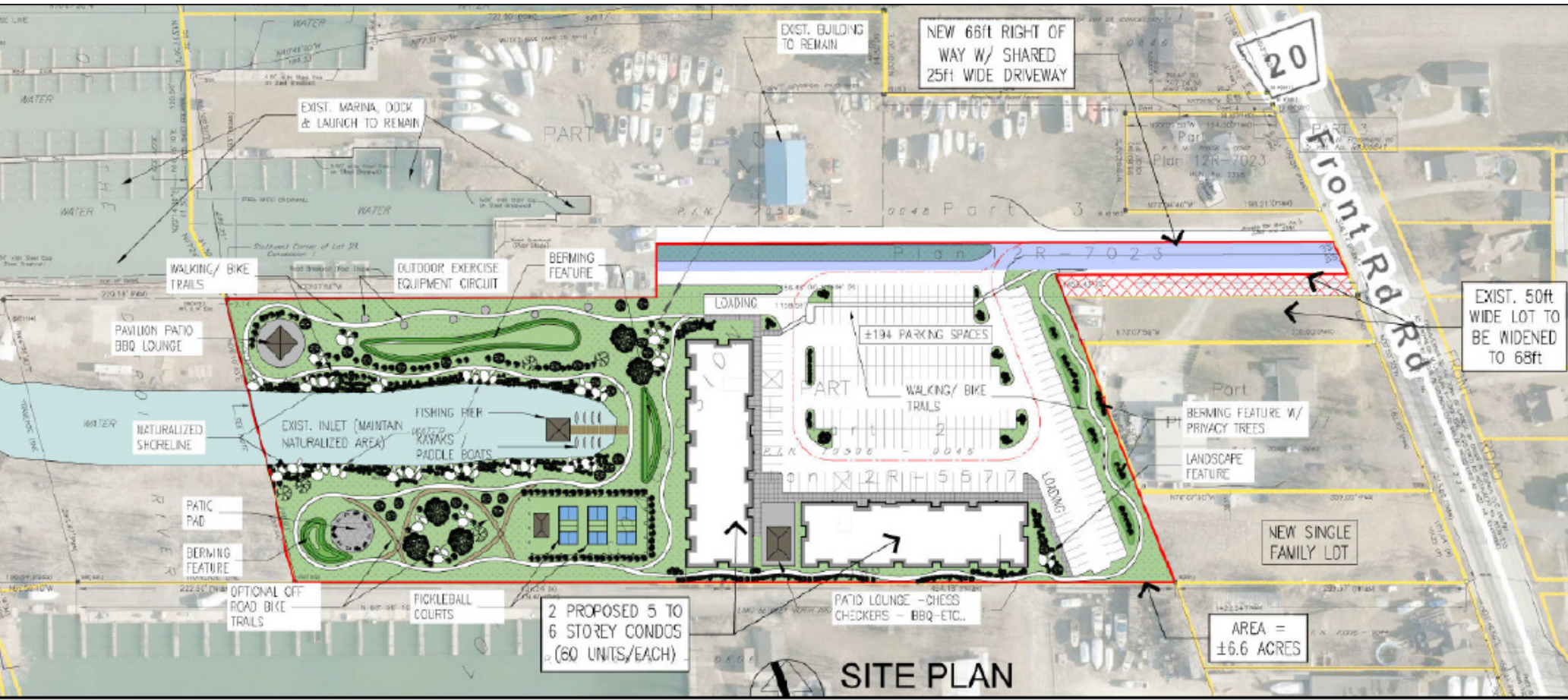
Date: October 21, 2024

Title:

FIGURE 1 -SUBJECT LANDS

Notes:
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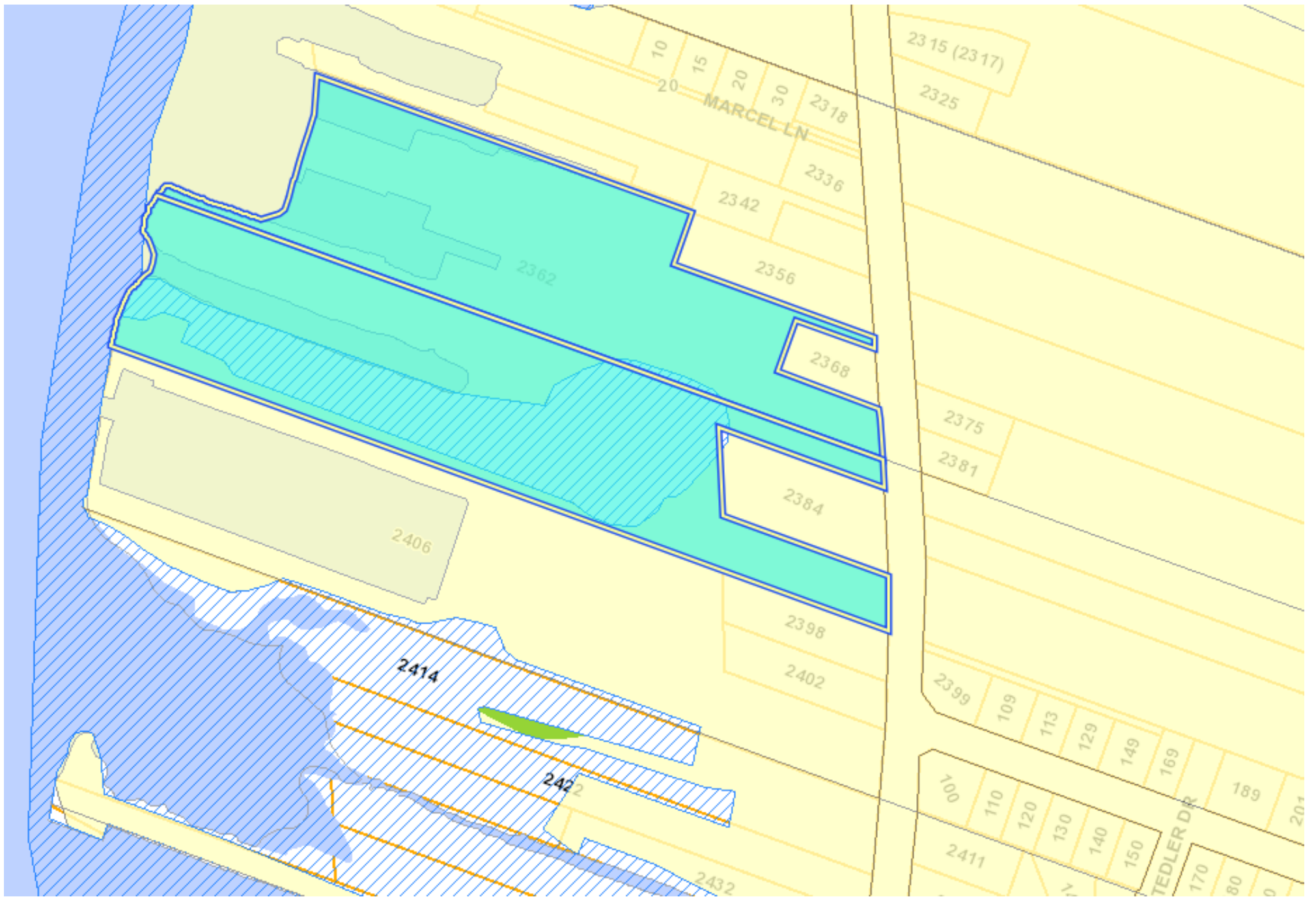
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LaSalle File No: OPA-01-2024
 Applicant: Beatties Sunset Marina
 Date: October 21, 2024

Title: **FIGURE 2 -CONCEPT PLAN**

Notes: 17

This document is not a Legal Plan of Survey.



Legend:



LaSalle File No: OPA-01-2024

Applicant: Beatties Sunset Marina

Date: October 21, 2024

Title:

FIGURE 3 -CURRENT OFFICIAL PLAN DESIGNATION

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



Legend:



LaSalle File No: OPA-01-2024

Applicant: Beatties Sunset Marina

Date: October 21, 2024

Title:

FIGURE 4 -CURRENT ZONING

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



County of
Essex

Rebecca Belanger, MCIP, RPP
Manager of Planning Services
The Corporation of the County of Essex

May 1, 2024

Town of LaSalle
Attention: Ms. Jennifer Astrologo, Clerk
& Kristina Brcic, Manager of Planning
5950 Malden Road
LaSalle, ON N9H 1S4

Dear Ms. Astrologo and Ms. Brcic,

Re: Notice of No Appeals to County of Essex Official Plan Amendment No. 5
2362 Front Road
Town of LaSalle

Please be advised that the appeal period for the approval of the above noted County of Essex Official Plan Amendment has now expired without appeals being filed. As such, the amendment is final and binding. For your records, please find attached a copy of the by-law and amendment.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

REBECCA BELANGER, MCIP, RPP
Manager, Planning Services

Enclosure

c.c. MMAH Davide Petretta Jackie Lassaline

File No.: OPA-5
Municipality: Town of LaSalle
Subject Lands: 2362 Front Road

Date of Decision: April 8, 2024
Date of Notice: April 8, 2024
Last Date of Appeal: April 28, 2024

NOTICE OF DECISION

**With respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act**

A decision was made on the date noted above to approve Amendment No. 5 to the Official Plan for the County of Essex, as adopted by By-law 2024-02.

Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 5 is to amend two Schedules in the County Official Plan; firstly, to amend the 'Natural Environment' designation on Schedule 'A1' to 'Settlement Area' and secondly, to remove the 'Provincially Significant Wetland' on Schedule 'B1' on the property located at 2362 Front Road, Town of LaSalle. The amendment has been requested in order to support a future plan of condominium application. This decision is consistent with the Provincial Policy Statement and conforms to the County of Essex Official Plan.

Effect of Written Submissions on Decision

The written submissions received by the County regarding OPA No.5 were considered as a part of the County's review process. No modifications are proposed through the County's decision.

When and How to File An Appeal

Notice to appeal the decision to the Ontario Land Tribunal (OLT) formerly LPAT, must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

(1) include the reasons for the appeal, and a completed **Appeal Form (A1) Planning Act** available from the OLT website: <https://olt.gov.on.ca/appeals-process/forms/>

(2) be accompanied by the prescribed filing fee payable by certified cheque or money order to the Minister of Finance.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in

the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Essex is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional information about the amendment, including a complete version of the amendment, is available for public inspection during regular office hours at the County of Essex at the address noted below.

Mailing Address for Filing a Notice of Appeal or to obtain additional information:

County of Essex
Attention: Rebecca Belanger, Manager – Planning Services
360 Fairview Avenue West, Essex, ON N8M 1Y6
Email: rbelanger@countyofessex.ca
Tel: (519) 776-6441, Ext. 1325
Fax: (519) 776-4455

DECISION

**With respect to Official Plan Amendment No. 5
Official Plan of the County of Essex
Subsection 17(34) of the Planning Act**

A decision was made by County Council and adopted by By-Law 2024-02 to approve Amendment No. 5 to the Official Plan for the County of Essex.

Dated at Essex, Ontario this 8th day of April, 2024



Rebecca Belanger, MCIP, RPP
Manager, Planning Services
County of Essex



The Corporation of the County of Essex
By-Law Number 2024-02

**A By-law to adopt Official Plan Amendment Number 5 –
2362 Front Road, Town of LaSalle to the County of Essex
Official Plan.**

Whereas the Planning Act permits municipal Councils to adopt amendments to Official Plans in accordance with the procedure outlined in the Act and corresponding regulations; and

Whereas the Council of the Corporation of the County of Essex supports amendments to the Official Plan as provided herein;

Now therefore the Council for the Corporation of the County of Essex, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment Number 5 to the Official Plan for the County of Essex, consisting of the attached schedule, is hereby adopted.
2. That the Clerk/Deputy Clerk is hereby authorized to notify the Ministry of Municipal Affairs and Housing of the approval of Amendment Number 5 to the Official Plan for the County of Essex;
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Read a first, second and third time and Finally Passed this Third day of April, 2024.



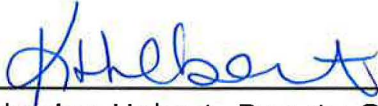
Hilda MacDonald, Warden



Katherine Hebert, Deputy Clerk

Clerk's Certificate

I, Katherine Hebert, Deputy Clerk of the Corporation of the County of Essex, do hereby certify that the foregoing is a true and correct copy, of **By-law Number 2024-02** passed by the Council of the said Corporation on this **Third day of April, 2024.**



Katherine Hebert, Deputy Clerk
Corporation of the County of Essex

Amendment Number 5

To the Official Plan

for The Corporation of the County of Essex

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- Map 1

Part "B" - The Amendment..... 7

- Details of the Amendment
- "Schedule A1" Land Use Plan - County of Essex Official Plan"
- "Schedule A2" Natural Heritage System: Natural Environment Designation-County of Essex Official Plan"

Part "C" - Appendices..... 10

- Appendix 1 – January 17, 2024, Planning Report attached to the Amendment
- Appendix 2 - The minutes from the public meeting held to consider this Amendment

Amendment Number 5

To the Official Plan

for The Corporation of the County of Essex

STATEMENT OF COMPONENTS

PART "A" - THE PREAMBLE does not constitute part of this amendment.

PART "B" - THE AMENDMENT consisting of the following attached Schedules "A1" Land Use Plan and Schedule "B1" Natural Heritage System: Natural Environment Designation, constitutes Amendment Number 5 to the Official Plan for the County of Essex.

PART "C" - APPENDICES does not constitute part of this amendment. These appendices contain the background information and planning considerations associated with this amendment.

PART "A" - PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 5 is to amend two Schedules in the County Official Plan; firstly, to amend the 'Natural Environment' designation on Schedule 'A1' to 'Settlement Area' and secondly, to remove the 'Provincially Significant Wetland' on Schedule 'B1' as shown for the area identified on Map 1 below, for the property located at 2362 Front Road, Town of LaSalle.

Basis of the Amendment

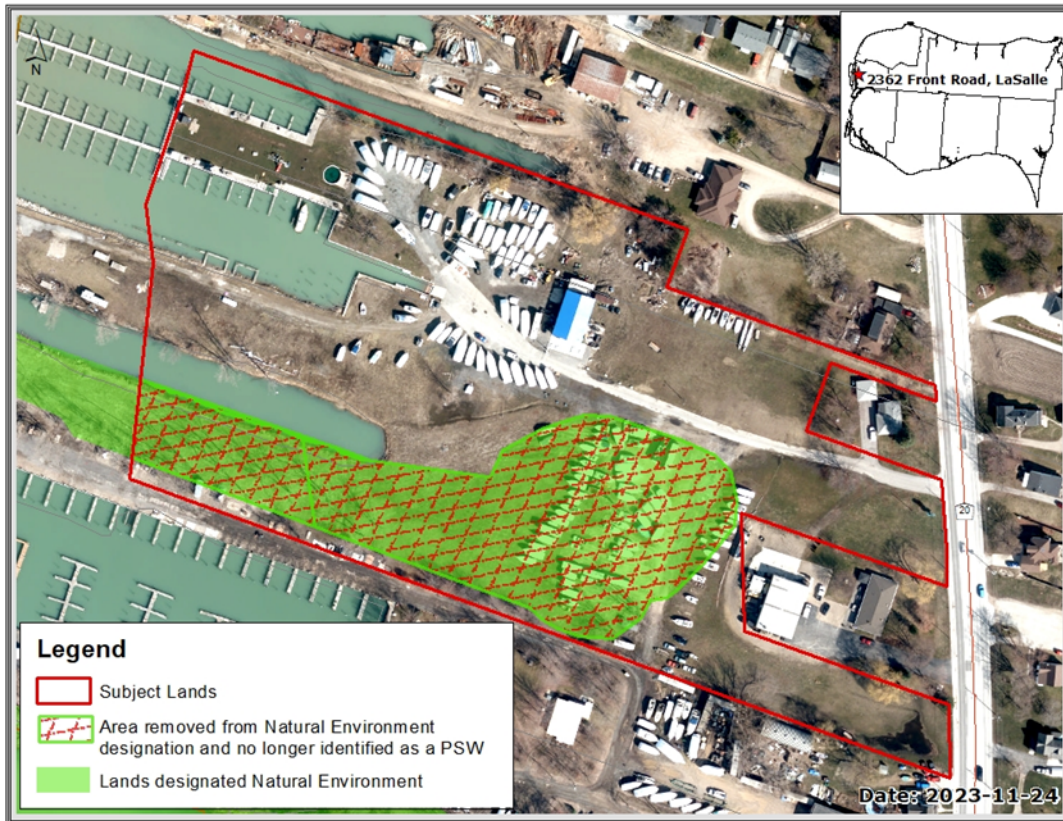
The owners of the subject lands have requested the amendment to support a future plan of condominium application.

The County of Essex Official Plan states that Provincially Significant Wetlands (PSWs) and areas designated 'Natural Environment' should be protected in perpetuity from development. In this case, a Natural Heritage Constraints Analysis was completed by a qualified biologist and determined that there were no features on the subject lands that meet the Ontario Wetland Evaluation System (OWES) established by the Ministry of Natural Resources and Forestry (MNRF) to qualify as a Provincially Significant Wetland (PSW). The report also identified that there are no other natural heritage features within the subject area that warrant the natural environment designation.

A Planning Justification Report, provided by Jackie Lassaline, MCIP, RPP, concluded that since MNRF does not recognize the subject lands as containing PSW, then there is no actual removal of PSW and therefore no negative impacts on the Natural Heritage System.

MAP 1

The subject lands to be redesignated from 'Natural Environment' to 'Settlement Area', on Schedule 'A1' and also to no longer be identified as 'Provincially Significant Wetland' on Schedule 'B1' in accordance with Section 3.4, of the Official Plan.



PART "B" - THE AMENDMENT

Details of the Amendment

The Official Plan for the County of Essex is amended as follows:

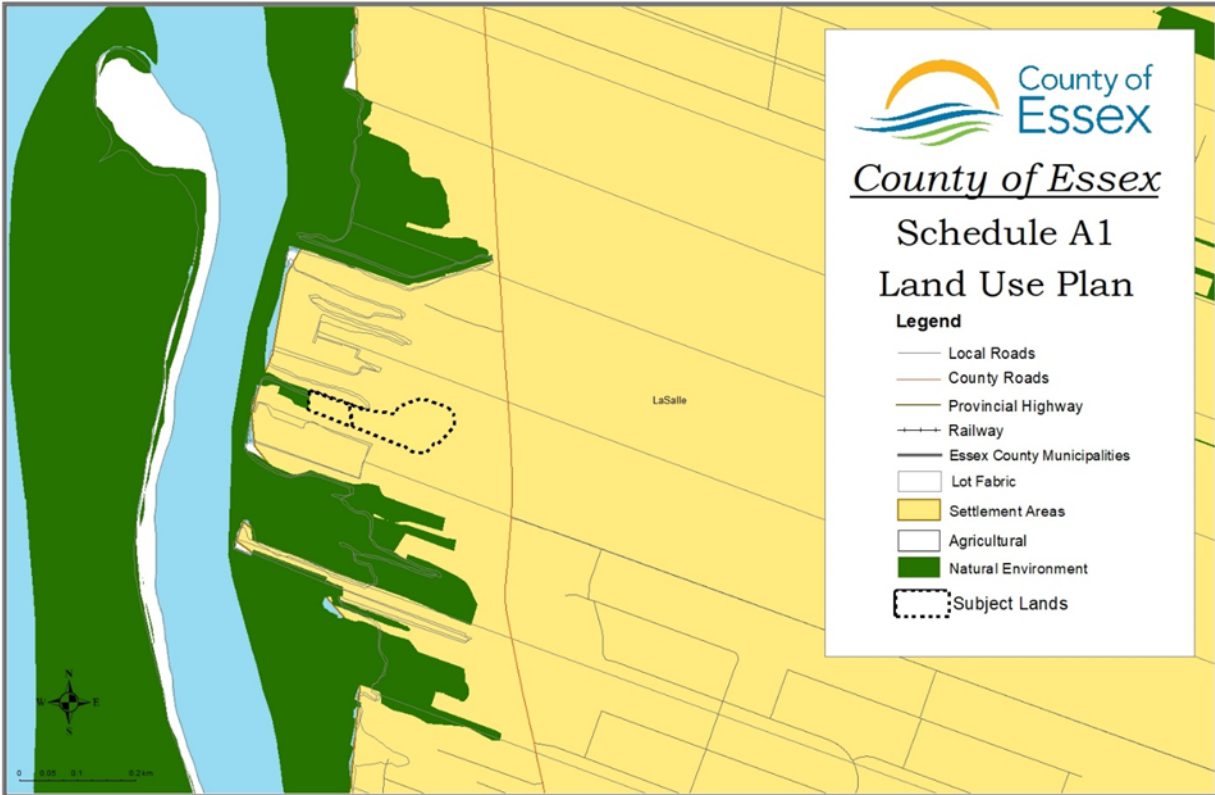
- 1) That Schedule "A1" Land Use Plan, as attached hereto and forming part of this amendment, is hereby amended by redesignating the portion of the property located at 2362 Front Road that is identified as 'Natural Environment' to 'Settlement Area'.

- 2) That Schedule "B1" Natural Heritage System: Natural Environment Designation, as attached hereto and forming part of this amendment, is hereby amended by removing the area identified as 'Provincially Significant Wetland' on the subject lands located at 2362 Front Road in LaSalle.

Amendment to Schedule:

Schedule "A1" Land Use Plan - County of Essex Official Plan

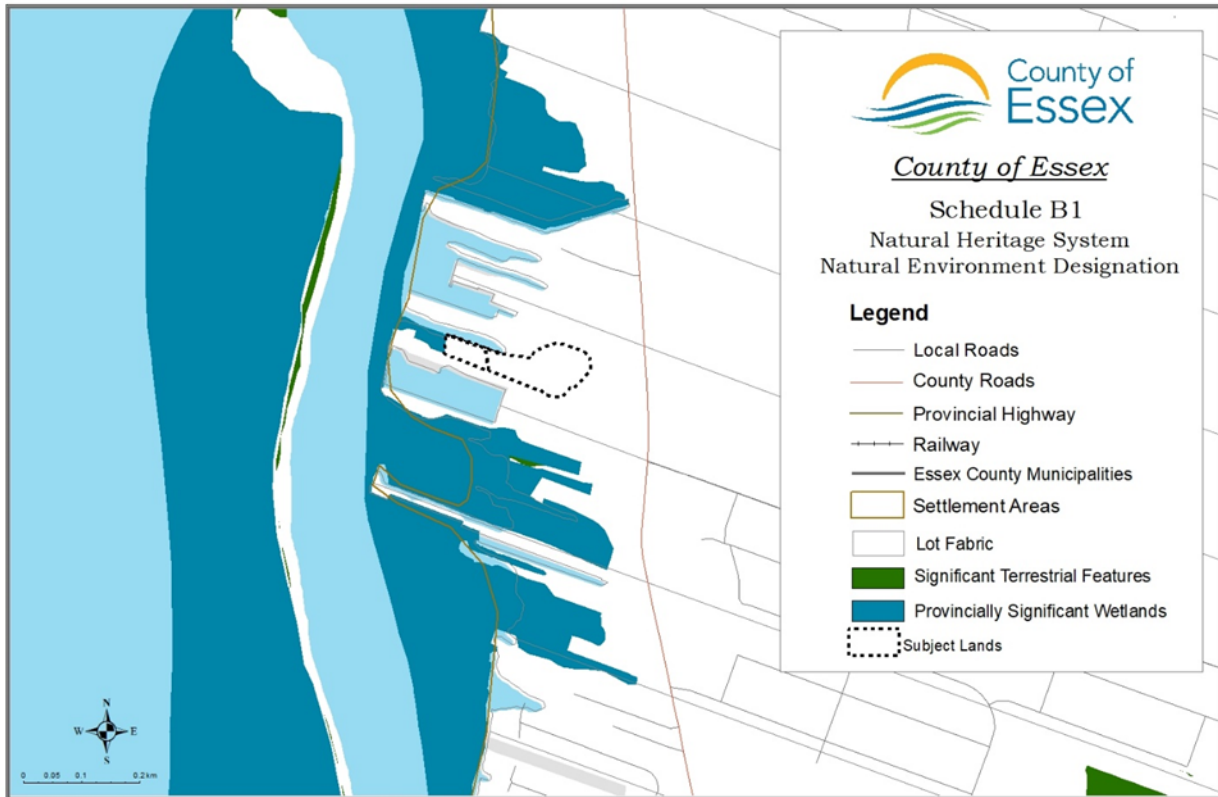
The subject lands are re-designated from 'Natural Environment' to 'Settlement Areas'.



Amendment to Schedule:

Schedule "B1" Natural Heritage System: Natural Environment Designation - County of Essex Official Plan

The subject lands are no longer identified as 'Provincially Significant Wetland'.



PART "C" - APPENDICES

The following appendices do not constitute part of Amendment No. 5 but are included for information supporting the amendment.

APPENDIX 1 – January 17, 2024 Planning Report (attached).

APPENDIX 2 - The minutes from the public meeting held to consider this amendment are attached.



Administrative Report

Office of the Manager, Planning Services

To: Warden MacDonald and Members of Essex County Council

From: Rebecca Belanger, MCIP, RPP
Manager, Planning Services

Date: Wednesday, January 17, 2024

Subject: Public Meeting to consider an Amendment to the County Official Plan- 2362 Front Road, LaSalle

Report #: 2024-0117-IPS-R01-RB

Purpose

To provide County Council with information concerning a proposed amendment to the County of Essex Official Plan requested from Beatties Sunset Marina c/o Jackie Lassaline Planning Consultants (the "Applicant"). Further, pending public and/or agency comments received at this public meeting, to recommend that the associated amendment and by-law be advanced for approval as part of the regular County Council meeting.

Background

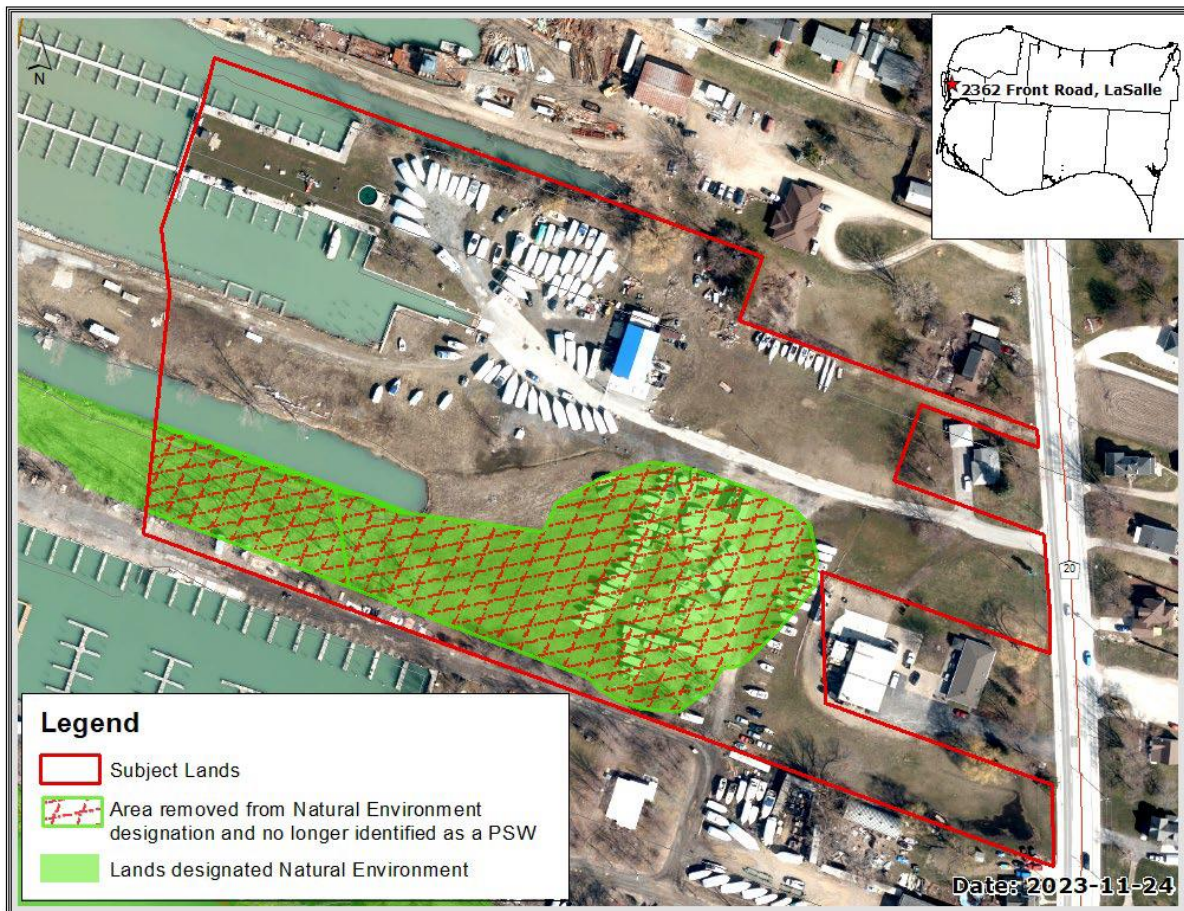
The County of Essex adopted a new Official Plan in 2014. The Official Plan contains map schedules that depict the location of various permitted land uses and the settlement structure including Primary and Secondary Settlement Areas within the County. At the time of preparation of a new Official Plan, the County is also required to include Provincially Significant Wetlands, as evaluated and approved by the Ontario Ministry of Natural Resources and Forestry ("MNR") through designation in the County Official Plan. It is noted that through Bill 23, there are changes to this process in which the MNR is no longer required to review and approve Provincially Significant Wetland evaluations.

The County is in receipt of an application for an Official Plan Amendment for a property located at 2362 Front Road and the southern adjacent unnumbered vacant lands on the shore of the Detroit River in the Town of LaSalle. The requested amendment seeks to amend two Schedules in the County Official Plan; firstly, to amend the 'Natural Environment' designation

Rebecca Belanger, MCIP, RPP, Manager, Planning Services
Corporation of the County of Essex, 360 Fairview Ave. W., Essex, ON N8M 1Y6
Phone: 519-776-6441, ext. 1325, Email: rbelanger@countyofessex.ca

on Schedule 'A1' to 'Settlement Area' and secondly, to remove the 'Provincially Significant Wetland' on Schedule 'B1' as shown for the area in the Key Map (below). The area of land subject of the removal of designation is approximately 1.22 ha (3 acres). The amendment has been requested in order to support a future plan of condominium application. According to the planning application submitted for this proposal, the current land uses on the site include boat storage for Beatties Sunset Marina. The Natural Environment designation on the lands (Section 3.4.3 in the County Official Plan) currently prohibits development and site alteration and would need to be removed to support the future development.

Further, the subject lands are presently designated 'Residential District' with a portion of the lands designated 'Provincially Significant Wetland' on Schedule 'B' of the Town of LaSalle Official Plan consistent with the natural environment designation in the County Official Plan.



Pre-consultation was held with ERCA, Town of LaSalle Planning Administration, the property owner, along with planning and biological consultants on several occasions to discuss the merits of the application and submission requirements. A Planning Justification Report was provided by Jackie Lassaline, Registered Professional Planner along with two Environmental Reports from Barry Myler ("Myler"), Ecological Consultant and certified Wetland Evaluator, to justify the removal of the natural environment designation from the County and LaSalle Official Plans.

Discussion

In 2018, a Provincially Significant Wetland Review was prepared by Beacon Environmental a sub-consultant to RWDI Air Inc. to determine if the subject area could be declassified from wetland status. Beacon Environmental attended the site on August 16, 2018 to complete a field assessment in order to verify the presence or absence of wetland areas on the site as required by the Ontario Wetland Evaluation System Manual. Based on the findings of the wetland assessment a formal request was submitted to the MNRF to alter the boundary of the wetland. The revision to the mapping was accepted by the MNRF and, therefore, the County and Town Official Plans contain outdated PSW mapping, including the extension of the PSW onto the subject site. Figure 2 notes the areas removed from the Provincially Significant Wetland, and areas retained.



Figure 2: Annotated excerpt of the recommended PSW boundary revision in the RWDI/Beacon report.

Further the environmental report from the Applicant states: *"Myler's observations of site conditions during a 10 November 2022 site visit confirmed the absence of wetland vegetation, and natural vegetation of any sort, on the site. As with Beacon's observations, Myler observed only upland, manicured grassed areas with scattered Eastern Cottonwood trees in the area on site where PSW had formerly been mapped."*



Photo 1: Facing eastward across the site where the easternmost portion of PSW mapping was previously applied.

Myler further stated that the future condominium development would be subject to a scoped EIA concerned only with the adjacent PSW that is more than 80 metres away to the west of the site within the Detroit River, and possibly also with fish and wildlife habitat with the inlet or "dug channel".

The Essex Region Conservation Authority was consulted regarding the proposed Official Plan Amendment to remove the natural environment designation, and PSW from this area of land, and have no objection. Pre-consultation with ERCA on this matter pre-dates Bill 23 and they provided the County and Town with natural heritage advice regarding the consultant's submissions.

Financial Implications

There are no financial implications resulting from the approval of this Official Plan Amendment. The costs associated with advertising the Notice of Public Meeting are covered by the application fee paid by the Applicant.

Consultations

Gudrin Beggs, Director of Planning, Town of LaSalle
 Allen Burgess, Supervisor of Planning, Town of LaSalle
 Tim Byrne, Chief Administrative Officer, Essex Region Conservation Authority
 Dan Lebedyk, Biologist, Essex Region Conservation Authority

Recommendation

That Essex County Council receive report 2024-0117-IPS-R01-RB of the Manager of Planning Services with regard to the proposed Official Plan Amendment No 5 and summarize public comments received, in a forthcoming Council Report along with the associated By-law.

Approvals

Respectfully Submitted,

Rebecca Belanger

Rebecca Belanger, MCIP, RPP, Manager, Planning Services

Concurred With,

Allan Botham

Allan Botham, P.Eng., Director, Infrastructure and Planning Services

Concurred With,

Sandra Zwiers

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer

Appendix	Title
Appendix A	Notice of Public Meeting
Appendix B	Planning Opinion, 09 August 2023- Jackie Lassaline
Appendix C	Environmental Report, 07 March 2023- Myler Ecological Consulting
Appendix D	Environmental Report, 17 March 2023- Myler Ecological Consulting
Appendix E	OPA 5 By-law 2024-02



Essex County Council Special Meeting Minutes

Wednesday, January 17, 2024

4:00 PM

Council Chambers, 2nd Floor

360 Fairview Avenue West

Essex, Ontario N8M 1Y6

<https://video.isilive.ca/countyofessex/live.html>

- Council:
- Joe Bachetti, Deputy Warden / Deputy Mayor, Town of Tecumseh
 - Sherry Bondy, Mayor, Town of Essex
 - Kimberly DeYong, Deputy Mayor, Town of Kingsville
 - Chris Gibb, Deputy Mayor, Town of Amherstburg
 - Hilda MacDonald, Warden / Mayor, Municipality of Leamington
 - Crystal Meloche, Mayor, Town of LaSalle
 - Michael Prue, Mayor, Town of Amherstburg
 - Dennis Rogers, Mayor, Town of Kingsville
 - Rob Shepley, Deputy Mayor, Town of Essex
 - Larry Verbeke, Deputy Mayor, Municipality of Leamington
 - Kirk Walstedt, Deputy Mayor, Municipality of Lakeshore
- Absent:
- Michael Akpata, Deputy Mayor, Town of LaSalle
 - Tracey Bailey, Mayor, Municipality of Lakeshore
 - Gary McNamara, Mayor, Town of Tecumseh
- Administration:
- Mary Birch, Director, Legislative and Community Services/Clerk
 - Allan Botham, Director, Infrastructure & Planning Services
 - Katherine Hebert, Manager, Records and Accessibility/Deputy Clerk
 - Don McArthur, Manager, Communication and Organizational Development
 - David Sundin, County Solicitor
 - Crystal Sylvestre, Coordinator, Legislative and Community Services
 - Sandra Zwiers, Chief Administrative Officer
 - Rebecca Belanger, Manager of Planning Services

1. **Recording of Attendance**

Warden MacDonald and members of Essex County Council were in attendance at the Essex County Civic Centre, Council Chambers.

Michael Akpata, Gary McNamara and Tracey Bailey were absent.

Michael Prue attended virtually from a remote location.

2. **Disclosure of Pecuniary Interest**

There were no conflicts of pecuniary interest declared.

3. **County Warden's Welcome and Remarks**

Warden MacDonald welcomed everyone to the Special Meeting of Council regarding the Official Plan Amendment.

4. **Official Plan Amendment, File Number OPA-05, RE: 2362 Front Road, Town of LaSalle**

Take Notice

Essex County Council held a Public Meeting on Wednesday, January 17, 2024, at 4 p.m., in the Council Chambers, located at 360 Fairview Avenue West, in Essex, to consider a proposed Official Plan Amendment to the County of Essex Official Plan, under the provisions of Sections 17 & 22 of the Planning Act, R.S.O. 1990.

The Purpose

The County received an application to amend two Schedules in the County Official Plan; firstly, to amend the 'Natural Environment' designation on Schedule 'A1' to 'Settlement Area' and secondly, to remove the 'Provincially Significant Wetland' on Schedule 'B1' as shown for the area in the map, for the property located at 2362 Front Road, Town of LaSalle. The amendment was requested in order to support a future plan of condominium application.

5. **Introductory Remarks**

Opening remarks and introductions were provided by Rebecca Belanger, Manager, Planning Services.

Rebecca Belanger restated the purpose of the meeting adding that the subject lands were approximately 1.2 hectares or 3 acres in size.

Rebecca provided information regarding the current land uses of the property and explained that Barry Myler, consulting biologist, confirmed through field work, as requested by the County of Essex and the Town of LaSalle, that no other significant heritage features were present that warrant keeping the natural environment designation on the property.

In 2018, the property owner commissioned a consultant to review the property to determine if it could be reconsidered for Wetland status. The evaluation resulted in a formal request to the Ministry of Natural Resources and Forestry (MNR) to remove the Provincially Significant Wetland (PSW) designation from the subject land and shift the boundaries. The MNR approved the request which led to the County of Essex and Town of LaSalle mapping to be outdated.

As the review which was undertaken predated Bill 23, the Essex Region Conservation Authority were consulted throughout the process and indicated no objection to the MNR findings.

Rebecca reviewed the correspondence received and noted that concerns presented were subjects that would be considered through the regular planning application processes, should that be brought forward in the future.

6. **Delegations and Presentations**

Pre-registered, approved delegations were provided up to five minutes to make their presentation.

026-2024

Moved By Chris Gibb

Seconded By Dennis Rogers

That Essex County Council permit the delegations listed on the Special Meeting agenda for January 17, 2024 to address County Council.

Carried

6.1. Jackie Lassaline and Barry Myler

Jackie Lassaline, Lassaline Planning Consultants and Barry Myler, Myler Consulting Services, provided comments on behalf of Beattie Sunset Marina located at 2362 Frond Road, LaSalle.

Tom Beattie was present to respond to questions.

Jackie reiterated the findings of the MNR, ERCA and consultants review of the property to determine that there was no PSW present on the subject property and stated the intention of the amendment was to correct local mapping.

Barry provided an overview of his assessment process including the review of a variety of mapping sources and observations during the field study to determine the ground truth. Barry supported the

property was high and dry and the correction to the local mapping was appropriate.

6.2. John DeMarco

John DeMarco, Resident, 2289 Division Road N, Kingsville, ON.

John identified himself as a former LaSalle resident and advocate for the natural environment for all of Essex County.

John supported the opportunity to develop higher density housing in the subject area while taking advantage of the opportunity to restore the natural environment.

John outlined areas where restoration opportunities may exist including the use of local designations.

Discussion included the Environmental Impact Assessment (EIA) that would be triggered by a submission for development; should one be received. Rebecca indicated that part of the EIA included consultation with interested parties to ensure to maximize the ecological potential.

7. Communications

7.1. Correspondence

Correspondence received regarding Essex County Official Plans Amendment No.05, 2362 Front Road, LaSalle.

028-2024

Moved By Kirk Walstedt

Seconded By Larry Verbeke

That the correspondence listed on the Special Meeting Agenda for January 17, 2024, regarding Essex County Official Plan Amendment No.5, be received.

Carried

8. Reports and Questions

8.1. Public Meeting to consider an Amendment to the County Official Plan- 2362 Front Road, LaSalle, OPA No. 05

Report number 2024-0117-IPS-R01-RB, Public Meeting to consider an Amendment to the County Official Plan, 2362 Front Road, LaSalle, OPA No. 05, from Rebecca Belanger, Manager, Planning Services, dated January 17, 2024

027-2024

Moved By Crystal Meloche

Seconded By Joe Bachetti

That Essex County Council receive report 2024-0117-IPS-R01-RB of the Manager of Planning Services with regard to the proposed Official Plan Amendment No 5 and summarize public comments received, in a forthcoming Council Report along with the associated By-law.

Carried

9. **Adjournment**

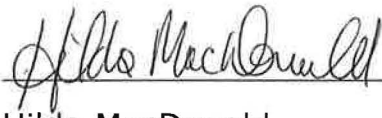
029-2024

Moved By Tracey Bailey

Seconded By Joe Bachetti

That the Essex County Council Special meeting for January 17, 2024 be adjourned at 4:45 PM.

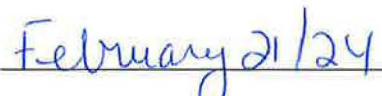
Carried



Hilda MacDonald
Warden, County of Essex



Mary Birch
Director, Legislative and Community Services/Clerk



Date Signed



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Kristina Brcic, Manager of Planning & Development

Department: Planning & Development

Date of Report: October 18, 2024

Subject: Public Meeting to Consider a Zoning By-law Amendment, Z-05-2024 for 6140 Morton Industrial Drive

Report Number: PD-39-2024

Attachments: Figures 1-4

Applicant & Registered Owner: 1000822057 Ontario Inc., DBA PrimeTime Pickleball
c/o Dino Quarociocchi (Applicant) & 2534937 Ontario Inc. c/o
Tony Amato (Registered Owner)

Agent/Planner: Dillon Consulting Limited c/o Amy Farkas

Location: The lands affected by this application comprise approximately 0.79 hectares of land located south of Morton Industrial Drive, west of Front Road.

Recommendation

That the report of the Manager of Planning and Development dated October 18, 2024 (PD-39-2024) regarding Zoning By-law Amendment Z-05-2024 be received and that Council support that:

- i) Should issues arise at the Public Planning Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application, will follow by way of a future Planning Report.

Or

- ii) Should all issues be resolved at the Public Planning Meeting, the requisite by-law will be brought forward for Council's consideration at a subsequent Council Meeting.

Report

Background

This report is intended to provide members of Council with information regarding a Zoning By-law Amendment application for approximately 0.79 hectares of land located on the south side of Morton Industrial Drive, west of Front Road, known as 6140 Morton Industrial Drive. The application seeks to rezone the subject lands from 'Business Park Zone (BP)' to a site-specific BP zone to permit the redevelopment of the site for an indoor pickleball facility. The applicant intends to repurpose the existing industrial building by installing eight indoor pickleball courts for recreational use, a dedicated restaurant to service the pickleball patrons, and include an area for the retail sale of pickleball equipment and apparel. The subject property has a reciprocal access agreement through a registered easement to allow both 6140 and 6144 Morton Industrial Drive to share the driveway access to their respective sites. A Change of Use Permit will be required to be obtained by the applicant from the building department in order for the existing building to be used as a recreational facility.

The following figures accompany the report:

- **Figure 1** illustrates the location of the subject lands.
- **Figure 2** illustrates the concept development plan for the proposed pickleball facility.
- **Figure 3** illustrates the current Official Plan Schedule B designation of the subject lands.
- **Figure 4** illustrates the current zoning of the lands.

The applicant retained Dillon Consulting Limited c/o Amy Farkas prepared a Planning Justification Report (PJR) and the concept plan in Figure 2. The PJR dated October 2024 concluded that "the proposal is suitable and will not be impacted by surrounding industrial uses, is consistent with the PPS, conforms to the intent and purpose of the County of Essex Official Plan and the Town of LaSalle Official Plan, and represents good planning. As such, it is our professional opinion that it would be appropriate for the support of the Town of LaSalle Council". Administration evaluated the application documents against Provincial, County and LaSalle policies and regulations, in order to prepare this report for a Public Planning Meeting.

Policy Considerations & Comments

When considering an application for a Zoning By-law Amendment, The Planning Act requires that decisions be made in a manner that are consistent with the policies contained within the 2024 Provincial Policy Statement. The Planning Act also requires that all decisions made by LaSalle Council conform with the land use designations and

policies contained within both the County of Essex Official Plan as well as the municipally approved Official Plan that are in effect at the time when an application is received.

Provincial Policy Statement (2024)

The PPS encourages the promotion of efficient development patterns while protecting resources of Provincial interest, public health and safety, and the quality of the natural and built environment. The PPS encourages the achievement of complete communities by providing a range and mix of land uses to meet the needs of current and future residents of the Municipality and the surrounding region.

The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The proposed repurposing of the existing building aligns with the PPS goals of cost-effective land use and infrastructure planning.

Moreover, new development is to be located within the settlement area, rather than the rural area, to prevent the premature extension of municipal services. The proposed pickleball facility will use an existing building with no proposed additions, within the settlement area boundary of the municipality, without requiring upgrades to the existing public service facilities. The proposed redevelopment to a pickleball facility is less intensive than previous uses of the site and is an optimal use of underutilized space. Repurposing existing buildings is a cost-effective way of optimizing land use and infrastructure, while supporting the economic development while improving the quality of life for the residents of LaSalle.

As such, the proposed zoning by-law amendment is consistent with the PPS.

County of Essex Official Plan (2014)

The subject lands are located within a 'Prime Settlement Area' as identified on Schedules "A1" and "A2" in the approved 2014 County of Essex Official Plan. The provisions for the 'Primary Settlement Area' provides for a broad range of land uses. The Official Plan policies state that settlement areas are directed to be the focus of growth and development in lower tier municipalities.

Subsection 3.2.4.1 of the County Official Plan (2014) states that:

- Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;
- Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable

housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same);

- All types of land uses are permitted within the Settlement Areas designation subject to the specific land use policies of the local Official Plans;
- Cost-effective development patterns and those that minimize land consumption and reduce servicing costs are encouraged. Land use patterns that may cause environmental, heritage preservation or public health and safety concerns shall be avoided.

Further, section 3.2.7 states that:

- The County encourages well-planned intensification development projects in the “Settlement Areas” to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

Since the subject lands are within the “Primary Settlement Area”, utilizing existing municipal services and is an effect use of land, the proposed Zoning By-law Amendment conforms to the policies outlined in the County of Essex Official Plan.

Town of Lasalle’s Official Plan (2018)

The subject property is designated ‘Business Park District’ in the Town of LaSalle’s approved Official Plan, as shown in Figure 3. Section 4.8 of the LaSalle Official Plan contains the Town’s land use policies for properties located within the ‘Business Park District’, and reads as follows:

- The Business Park District Designation is intended to provide employment and economic development opportunities in locations which have appropriate access and servicing for light manufacturing, warehousing, and other complimentary non-residential uses. It is intended that development within the Business Park District Designation will exhibit a high standard of building design and landscaping.
- Permitted uses within the Business Park District Designation, as identified on Schedule B: Land Use Plan, may include:
 - vi) Recreational facilities and health clubs;

- xi) Ancillary uses that specifically support the Business Park District Designation uses such as financial institutions, restaurants, hotels, personal service establishments, gas bars and convenience retail.
- Adequate parking, loading and garbage collection/storage facilities shall be provided on the site. Shared access and parking among various properties is encouraged.

Since recreational facilities and health clubs are specifically supported within the Business Park District, the Zoning By-Law Amendment application conforms to the Town of LaSalle Official Plan.

Town of LaSalle Zoning By-law (By-law 8600)

The subject property is currently zoned 'Business Park (BP)', as shown in Figure 4. The applicant is requesting to redevelop the site and existing building to accommodate 8 court indoor pickleball with an associated restaurant and a retail area for the sale of pickleball equipment and apparel. The proposed use of the site is not permitted within the BP zone. As a result, the applicant has requested to amend the zoning of the property to a site-specific BP zone to commence the redevelopment of the site.

The proposed site-specific zone will not remove any existing uses under the BP zone. This allows for the site to be redeveloped back to any of the permitted uses in the BP zone, subject to compliance with the Zoning By-law as a whole. The amending by-law proposes to add the following uses to a new site-specific BP zone provision:

- *Recreational Facility*
- *Restaurant* in conjunction with an operational *Recreational Facility*
- *Parking* for the *Restaurant* requires a minimum of 1 space / 25m²
- *Retail* in conjunction with an operational *Recreational Facility*

The zoning by-law will be written in such a way that does not permit the Restaurant nor the Retail component to operate separate from the Recreational Facility shall the Recreational Facility cease operations.

The concept site plan in Figure 2 illustrates the proposed parking lot layout to include 61 spaces to accommodate the proposed re-use of the 0.79 ha site for eight indoor pickleball courts, with a recreationally-related restaurant and an accessory retail area for corresponding equipment and apparel.

Below is a regenerated version of the parking table provided in the PJR. The table identifies the parking provisions utilized and the resulting parking spaces which is reciprocated on the concept plan:

Proposed Use	Approximate Size	Zoning Provision	Parking Required	Parking Provided
Recreational Facility	Maximum capacity of 32 players	1 space / 4 persons (maximum)	8	31
Restaurant in conjunction with a recreational facility	148.64 m ²	1 space / 25 m ² of GFA	6	15
Associated retail sales	230.96 m ²	1 space / 25 m ² of GFA	10	15
Total	N/A	N/A	24	61

As illustrated in the table above, the proposed pickleball facility is projected to exceed the required parking by providing 37 spaces. Furthermore, if capacity is met, the available 61 parking spaces would be able to accommodate one vehicle parking space per player, with an additional 13 parking spaces left for spectators and guests.

Following discussions with the planning department, the applicant proceeded to utilize the parking regulation for ‘Restaurant in conjunction with a Golf Course’ which is 1 space / 25 m² compared to the ‘Restaurant’ parking regulation which is 1 space / 10 m². The number of parking spaces to be provided for the restaurant in conjunction with the pickleball facility is considered reasonable given the fact that the facility can accommodate a maximum of 32 players at a time.

The overall proposed zoning by-law amendment maintains the intent of the Zoning By-law.

Conclusion

The application and supporting documents have rationalized that the application is consistent with the PPS, conforms to both the County of Essex Official Plan and the Town of LaSalle Official Plan. As a result, Administration is in support of the proposed Zoning By-law Amendment.

Agency & Public Comments

No comments were received at the time of writing the report. Comments received up until the Public Planning Meeting will be shared with both the Applicant and Council.

Consultations

Municipal Engineering and Building Department.

Financial Implications

There are no financial implications resulting from the approval of this Zoning By-law Amendment.

Prepared By:



Manager, Planning and Development

Link to Strategic Goals

1. Enhancing organizational excellence - No
2. Strengthen the community's engagement with the Town - No
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - No

Communications

A copy of the Council Agenda and Report will be provided to the Applicant and their Agent.

Notifications

Notifications were provided pursuant to the Planning Act.

Report Approval Details

Document Title:	Z-05-2024 6140 Morton Industrial Pickeball.docx
Attachments:	- Figure 1- Location Map.pdf - Figure 2- Concept Plan.pdf - Figure 3- Official Plan.pdf - Figure 4- Zoning.pdf
Final Approval Date:	Oct 29, 2024

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



Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia



Legend:



LaSalle File No: Z-05-2024

Applicant: 2534937 Ontario Inc.

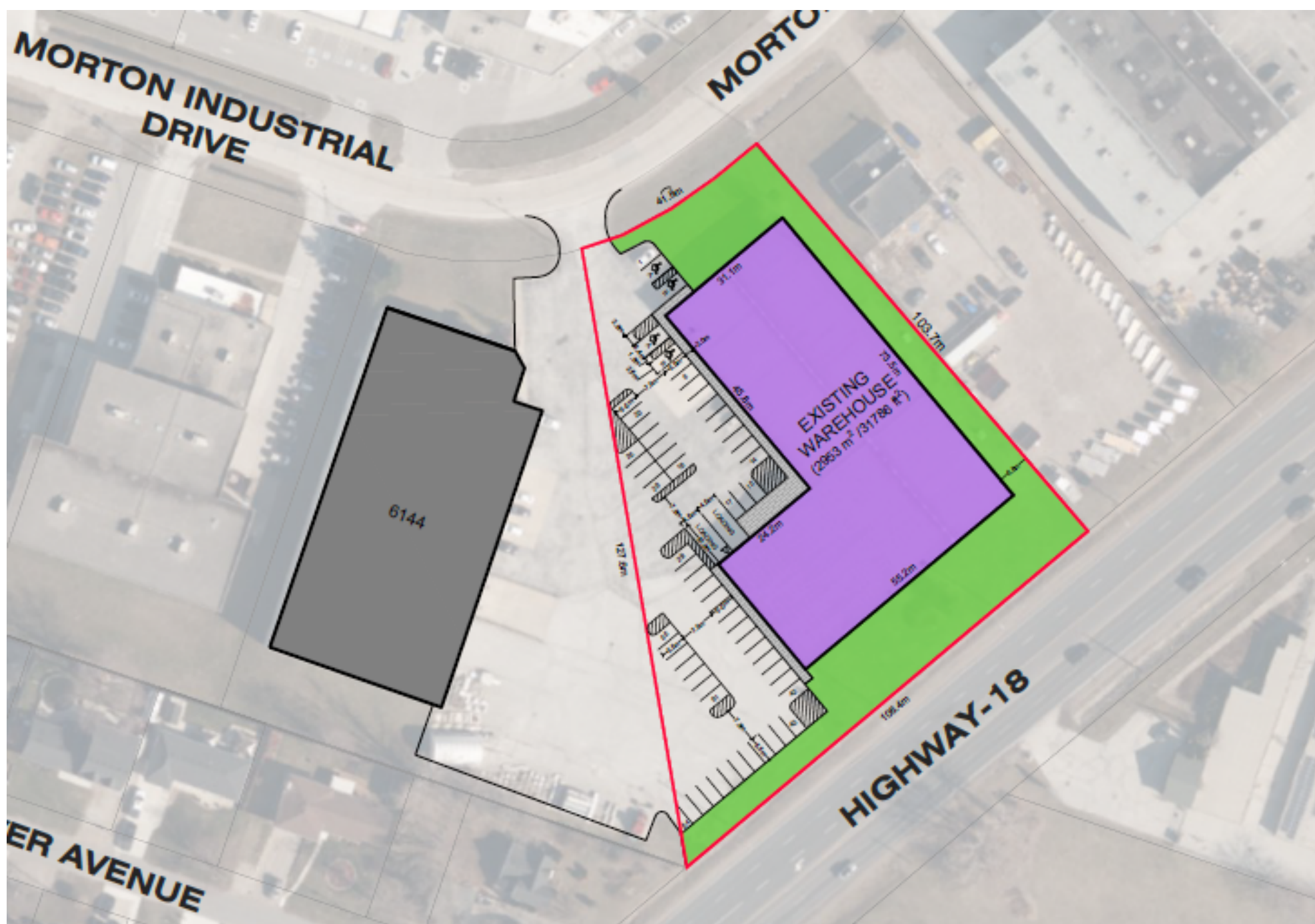
Date: October 21, 2024

Title:

FIGURE 1 -SUBJECT LANDS

Notes:
51

This document is not a Legal Plan of Survey.



Legend:



LaSalle File No: Z-05-2024

Applicant: 2534937 Ontario Inc.

Date: October 21, 2024

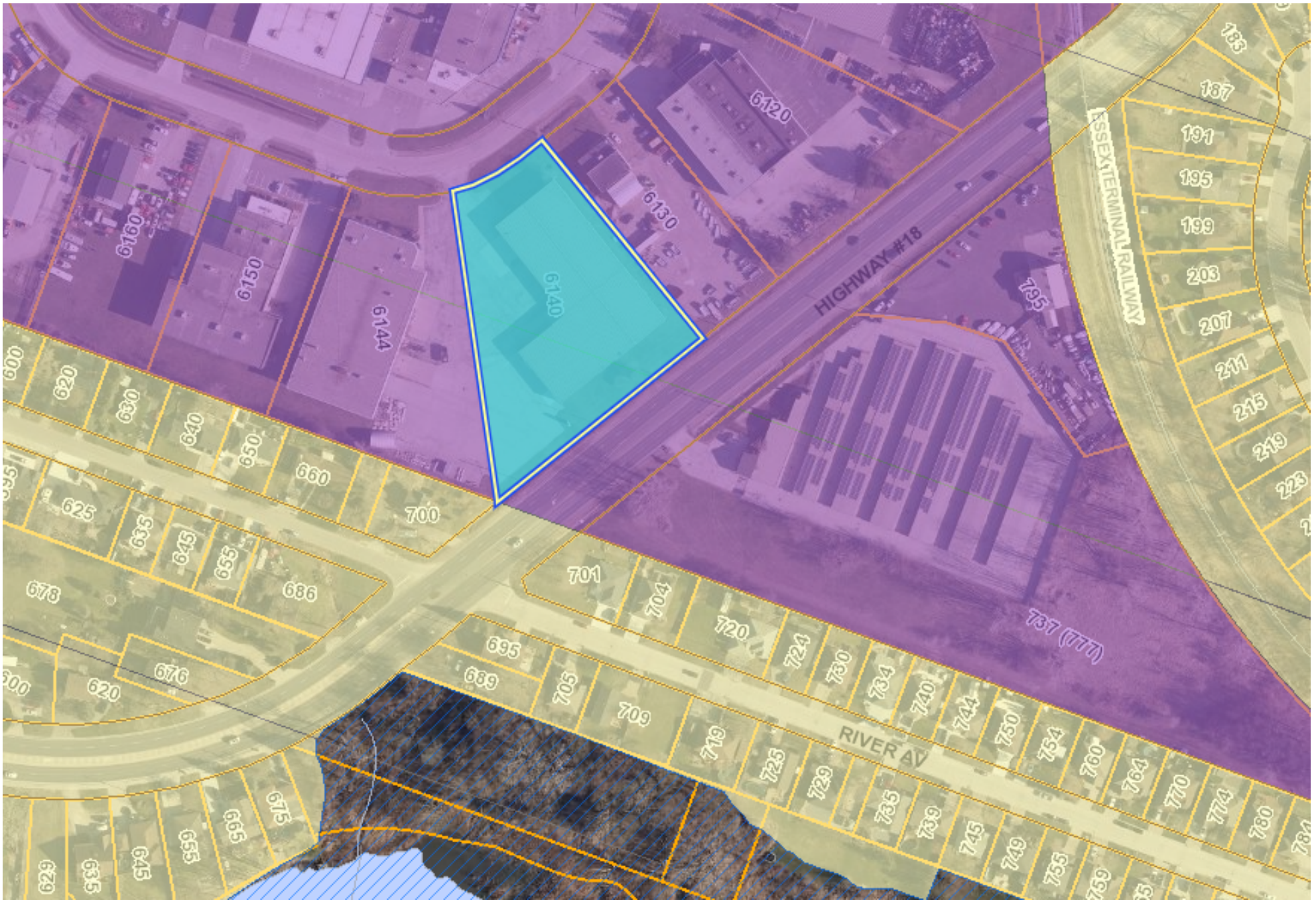
Title:

FIGURE 2 -CONCEPT PLAN

Notes:

52

This document is not a Legal Plan of Survey.



Legend:



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Applicant: 2534937 Ontario Inc.

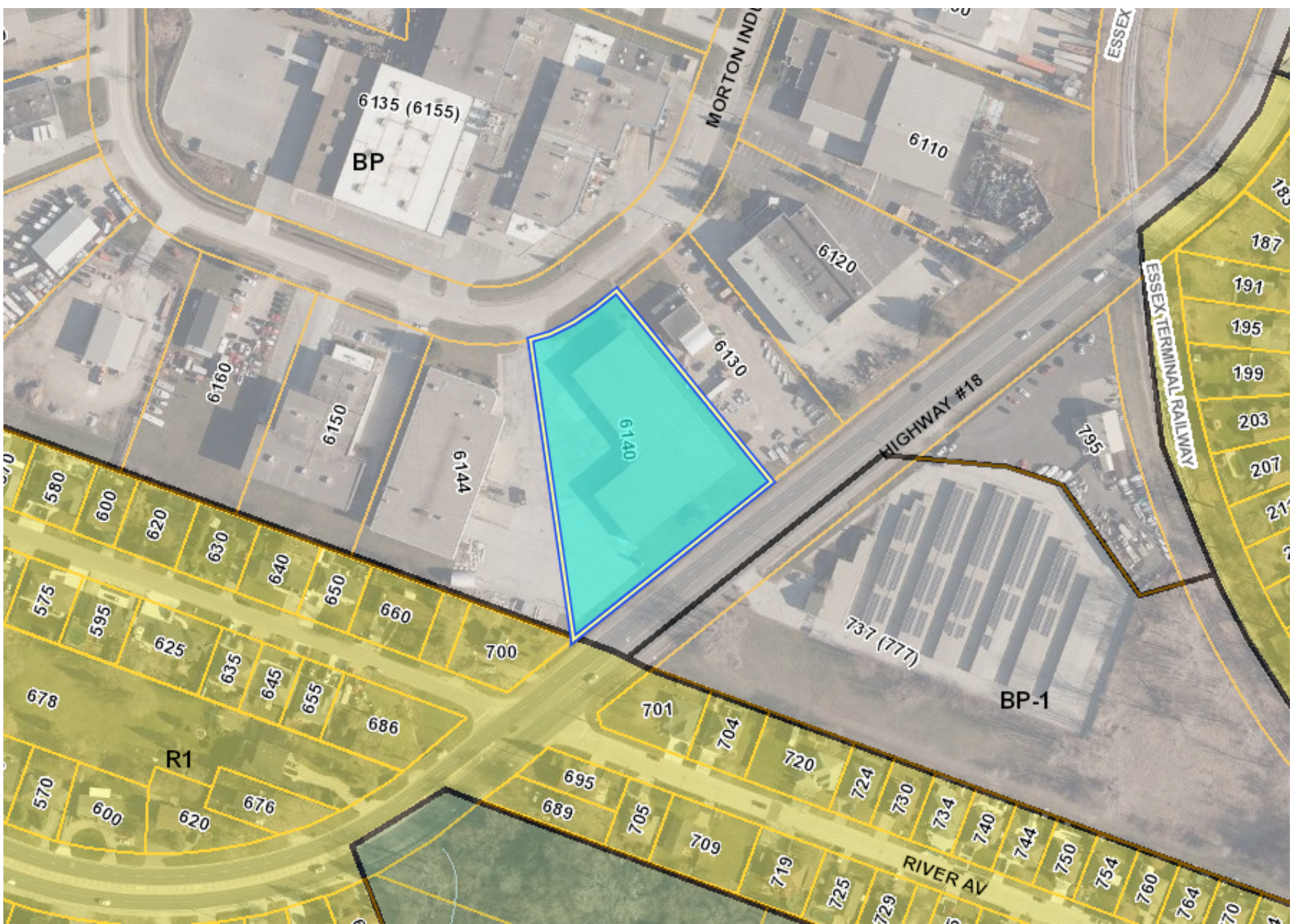
Date: October 21, 2024

Title:

FIGURE 3 - Official Plan

Notes:
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Date: October 21, 2024

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FIGURE 4 -ZONING

Notes:

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