



The Corporation of the Town of LaSalle

Minutes of the Public Planning Meeting of the Town of LaSalle

November 12, 2024

4:30 pm

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present:

Deputy Mayor Michael Akpata, Councillor Terry Burns, Councillor Mark Carrick, Councillor Jeff Renaud, Councillor Anita Riccio-Spagnuolo

Members of Council Absent:

Mayor Crystal Meloche, Councillor Sue Desjarlais

Administration Present:

J. Milicia, Chief Administrative Officer, P. Marra, Deputy Chief Administrative Officer, G. Beggs, Director of Planning and Development, D. Langlois, Director of Finance and Treasurer, K. Brcic, Manager of Planning & Development, D. Dadalt, Legal Counsel, C. Bartlett, Supervisor of Engineering, L. Jean, Deputy Clerk, I. Middleton, Supervisor of IT

A. Opening Business

1. Call to Order

Deputy Mayor Akpata called the meeting to order at 4:31 pm.

2. Land Acknowledgement Statement

Deputy Mayor Akpata read the land acknowledgement statement.

B. Disclosures of Pecuniary Interest and General Nature Thereof

None disclosed.

C. Purpose of the Meeting and Confirmation of Notice

Deputy Mayor Akpata explained the purpose of this Public Planning Meeting is to offer members of the public an opportunity to provide comment with respect to an Official Plan Amendment for 2362 Front Road and the southern adjacent Vacant Lands and a Zoning Bylaw amendment for 6140 Morton Industrial Drive.

This meeting is designed for Administration to gather feedback from the public.

Deputy Mayor Akpata reminded attendees that no decisions will be made during the meeting and that Administration will not be offering responses to comments presented at this time.

D. Subject Application

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

K. Brcic, Manager of Planning and Development, presented the report and noted the sole purpose of this meeting is regarding the proposed Official Plan Amendment for 2362 Front Road and southern adjacent vacant lands, and that applications for development will be presented at a future date.

J. Lassaline, Lassaline Planning Consultants, and B. Myler, Myler Ecological Consulting, both representing the applicant, (Beatties Sunset Marina) requested the Official Plan be amended to redesignate the vacant lands from on the Town of LaSalle Official Plan Schedule "B" from Provincially Significant Wetlands to Residential Area; and identified that this is consistent with the Provincial Planning Statement (PPS) and conforms with the County of Essex Official Plan and Provincial Wetland Mapping.

Councillor Renaud noted that some of the comments received do not address the current matter but instead raise concerns about future development on this property. Ms. Brcic advised that while not all comments pertain to the current subject matter, all comments received are considered. She further noted that all property owners within 120 meters of the subject land will receive notice regarding future development.

Councillor Carrick confirmed that the Ministry of Natural Resources, Essex Region Conservation Authority and the County of Essex Official Plan have confirmed this parcel of land is not considered wetland. Ms. Brcic advised this statement is correct.

No further comments were received from the audience.

PPM-04-2024

Moved by: Councillor Carrick

Seconded by: Councillor Burns

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 the Official Plan Amendment and corresponding by-law be brought back to Council for consideration.

Carried.

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

K. Brcic, Manager of Planning and Development presented the report and noted the purpose of this meeting is regarding a Zoning By-law Amendment on 6140 Morton Industrial Drive to rezone the subject lands from Business Park Zone (BP) to a site-specific BP to permit the redevelopment of the site for an indoor pickleball facility.

A. Farkas, Planner, Dillon Consulting, on behalf of the applicant, (1000822057 Ontario Inc., DBA PrimeTime Pickleball c/o Dino Quaarociocchi (Applicant) & 2534937 Ontario Inc. c/o Tony Amato (Registered Owner)) presented background information on the proposed planning application noting that the proposed amendment is consistent

with the Provincial Planning Statement (PPS), conforms with the County of Essex Official Plan, and conforms with the Town of LaSalle Official Plan.

No further comments were received from the audience.

PPM-05-2025

Moved by: Councillor Renaud

Seconded by: Councillor Riccio-Spagnuolo

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 the corresponding by-law be brought forward for Council consideration.

Carried.

E. Adjournment

The meeting is adjourned at 5:06 p.m.

PPM-06-2025

Moved by: Councillor Carrick

Seconded by: Councillor Burns

Motion to Adjourn.

Carried.

Mayor

Deputy Clerk