

THE CORPORATION OF THE TOWN OF LASALLE

OFFICIAL PLAN AMENDMENT NUMBER 1

(Planning File: OPA-01-2024)

November, 2024

Prepared By:

Town of LaSalle Planning and Development Department

AMENDMENT NUMBER 1 TO THE OFFICIAL PLAN OF THE TOWN OF LASALLE, AS AMENDED.

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AMENDMENT NO. 1 TO THE OFFICIAL PLAN OF THE TOWN OF LASALLE.

I, Jennifer Astrologo, Clerk of the Town of LaSalle, certify that this is a/the original/duplicate original/ certified copy of Amendment No. 1 to the Official Plan of the Town of LaSalle.

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Jennifer Astrologo, Clerk

This Amendment No. 1 to the Official Plan of the Town of LaSalle, which has been adopted by the Council for the Corporation of the Town of LaSalle, is hereby approved in accordance with Section 17, 22, and 27 of the Planning Act, R.S.O. 1990, as amended, as Amendment No. 1 to the Official Plan of the Town of LaSalle.

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DATE

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**The Corporation of the Town of LaSalle**

**By-law Number 8944**

Being a By-law to adopt Official Plan Amendment Number 1 to the  
Town of LaSalle 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 of the Corporation of the Town of LaSalle in accordance with the provisions of Sections 17, 22, and 27 of the Planning Act, R.S.O., 1990, as amended, hereby enacts as follows:

Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:

1. Amendment No. 1 to the Official Plan of the Town of LaSalle, consisting of the attached schedule, is hereby adopted;
2. That the Clerk is hereby authorized and directed to make application to the County of Essex for approval of Amendment No. 1 to the Official Plan of the Town of LaSalle;
3. That this by-law shall come into force and effect on the day of the final passing thereof.

**Read** a first and second time and finally passed this 10 day of December, 2024.

1st Reading – December 10, 2024

2nd Reading – December 10, 2024

3rd Reading – December 10, 2024

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Mayor

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Clerk

I, Jennifer Astrologo, Clerk of the Corporation of the Town of LaSalle, do hereby certify that the foregoing is a true and correct copy of By-law Number 8944 passed by the Council of the Town of LaSalle on the 10<sup>th</sup> day of December, 2024.

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Jennifer Astrologo, Clerk  
Corporation of the Town of LaSalle

## THE CONSTITUTIONAL STATEMENT

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

PART B - THE AMENDMENT, consisting of the following attached Schedule "B" Land Use Plan, constitutes Amendment No. 1 to the Official Plan for the Town of LaSalle.

PART C - THE APPENDICES does not constitute part of this amendment. These appendices contain the planning analysis and public involvement associated with this amendment.

## PART A - THE PREAMBLE

### Purpose of the Amendment

The purpose of Official Plan Amendment No. 1 is to amend the 'Provincially Significant Wetland' designation on Schedule 'B' Land Use Plan to "Residential" 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.

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 (MNR) to qualify as a Provincially Significant Wetland (PSW).

A Planning Justification Report, provided by Jackie Lassaline, MCIP, RPP, concluded that since MNR does not recognize the subject lands as containing PSW, then there is no actual removal of a PSW.

On April 8, 2024, the County of Essex Official Plan Amendment No. 5 was approved which amended 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'.

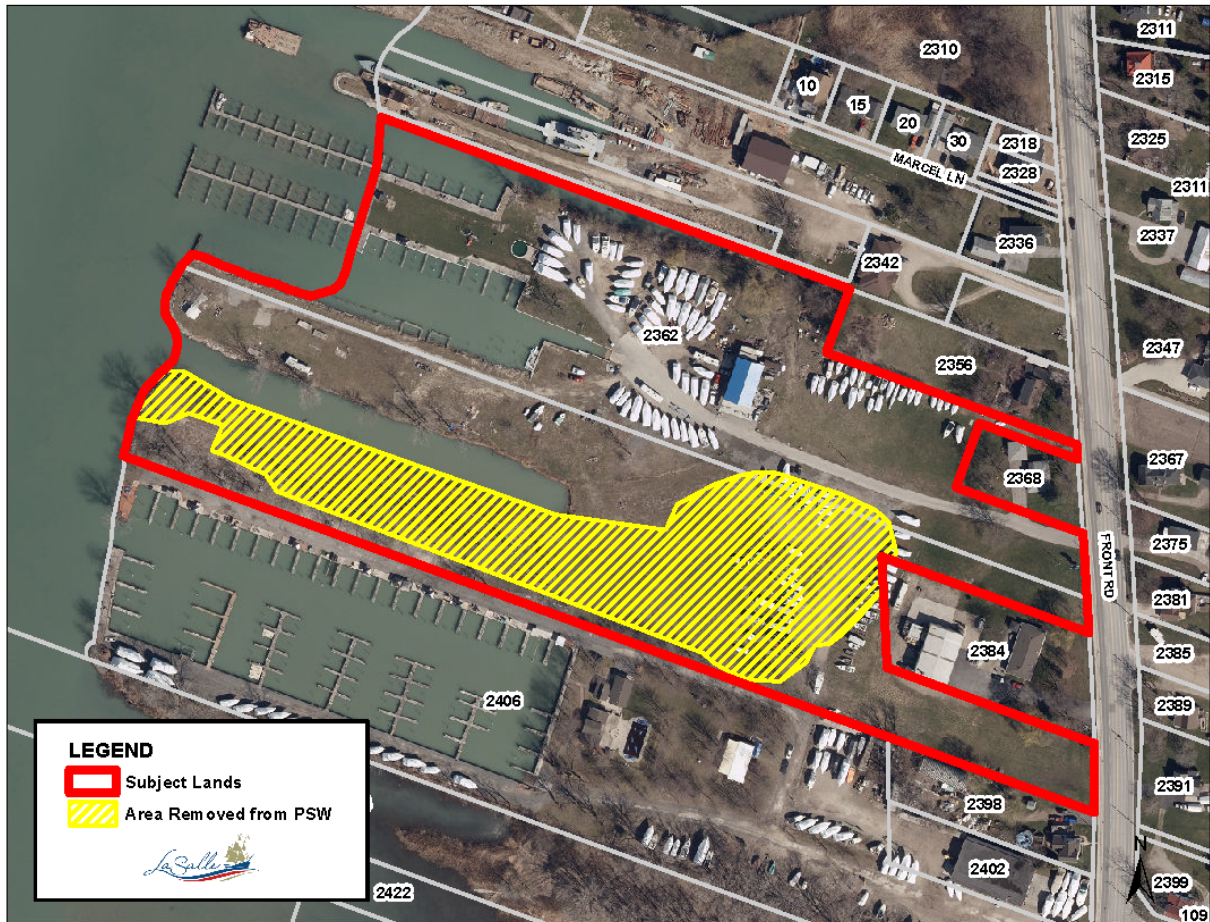
In accordance with Section 27 of the Planning Act the lower-tier municipality (Town of LaSalle) shall make amendments to their Official Plan to conform with the Official Plan of the upper-tier municipality (County of Essex). In this case, the amendment to the



Official Plan to replace the 'Provincially Significant Wetland' with the 'Residential' is required.

Map 1

The subject lands to be redesignated from 'Provincially Significant Wetland' to 'Residential', on Schedule 'B' Land Use Plan in accordance with Section 4.11, of the Official Plan.



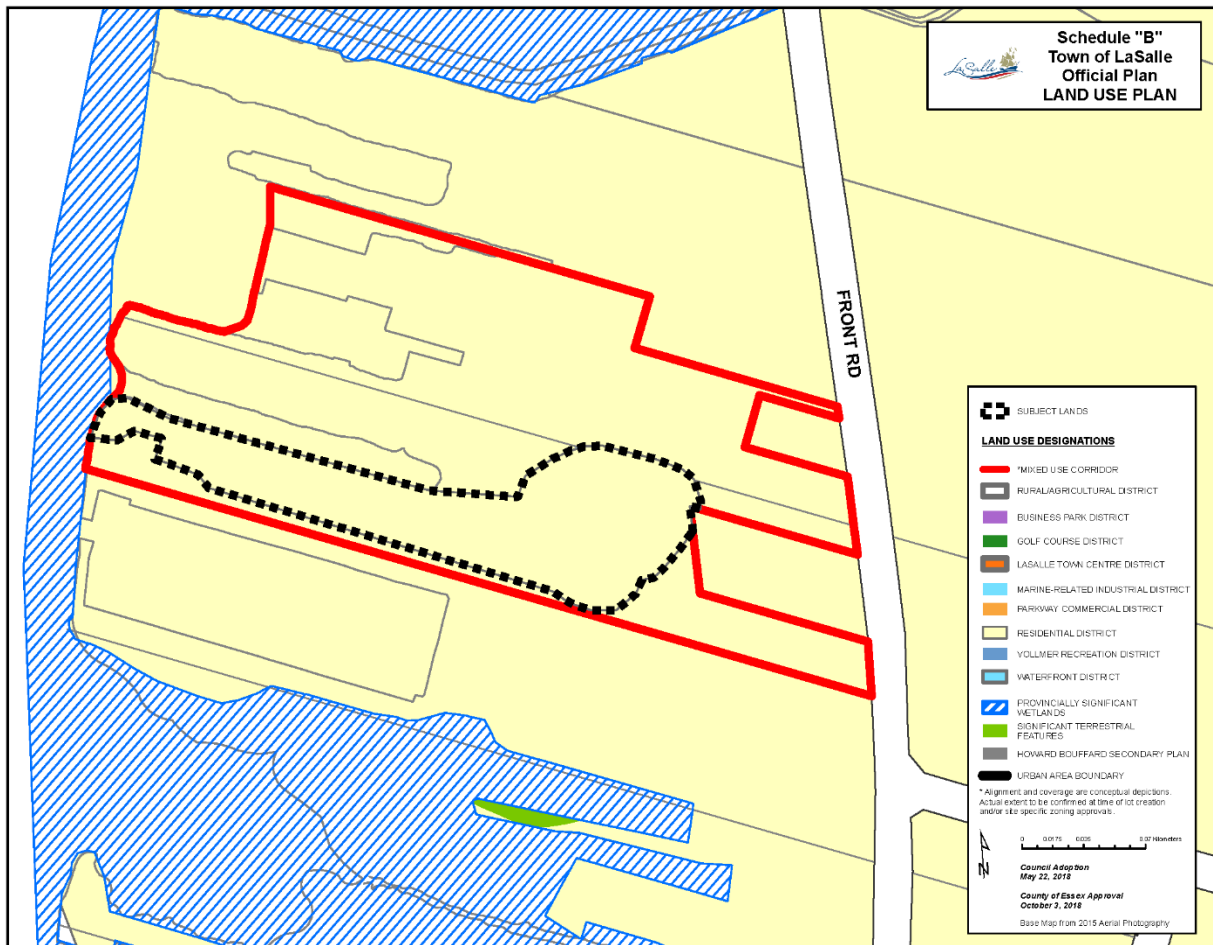
## PART B - THE AMENDMENT

### Details of the Amendment

The Official Plan for the Town of LaSalle is amended as follows:

1. That Schedule “B” 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 ‘Provincially Significant Wetland’ to ‘Residential’.

**Amendment to Schedule:  
Schedule “B” Land Use Plan – Town of LaSalle Official Plan**  
The subject lands are redesignated from ‘Provincially Significant Wetland’ to  
‘Residential’.



## PART C – APPENDICES

The following appendices do not constitute part of Amendment No. 1 but are included for information supporting the amendment.

APPENDIX 1 – The rationale and the planning analysis in support of this official plan amendment is contained within the attached staff report dated October 18, 2024.

APPENDIX 2 - The minutes from the public meeting held on November 12, 2024 to consider this amendment are attached.