



Town of LaSalle

Notice of Public Planning Meeting to Consider a Zoning By-law Amendment

TAKE NOTICE that the Council of the Corporation of the Town of LaSalle will hold a Public Meeting on Tuesday, January 28th, 2025 at 4:30 p.m. to consider a proposed Zoning By-law Amendment Application Z-11-2024 under Section 34 of the Planning Act, R.S.O. 1990 c.P. 13. The Meeting will be held in-person in Council Chambers at the LaSalle Civic Centre, 5950 Malden Road, LaSalle, N9H 1S4. 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 subject lands are located on the south side of Cousineau Road, between Heritage Drive and Durocher Drive, as shown on the key map in Figure 1. The subject land is legally described as Part 1 on 12R-1292, in the Town of LaSalle. The site is approximately 0.24 ha in area with approximately 24.6 metres of frontage along Cousineau Road. The applicant is proposing the construction of a 14-unit, 2-storey stacked townhome development on the lands with a total of 28 parking spaces, as shown on the concept plan in Figure 2.

The applicant is requesting an amendment from the current Residential One Zone (R1), to a site-specific Residential Three Zone to permit the proposed stacked townhome use on the site. Additional reliefs are requested as part of the Zoning By-law Amendment:

- A reduction in the Minimum Lot Area from 2,800 m² to 2,350 m²;
- A reduction in the Minimum Lot Frontage from 30.0 m to 24.9 m; and
- An increase in the Maximum Building Height as it relates to the Angular Plane to 7.5m.

The development is subject to Site Plan Control. All other zone requirements will be met.

If you are an owner of a property containing seven (7) or more residential units, you are requested to post this notice in a location visible to all residents.

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 January 24th, 2025 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 Civic Centre night deposit box. Written correspondence received by noon on January 24th, 2025 will be published on the Town's website as an Additional Document to the Agenda. 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 OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

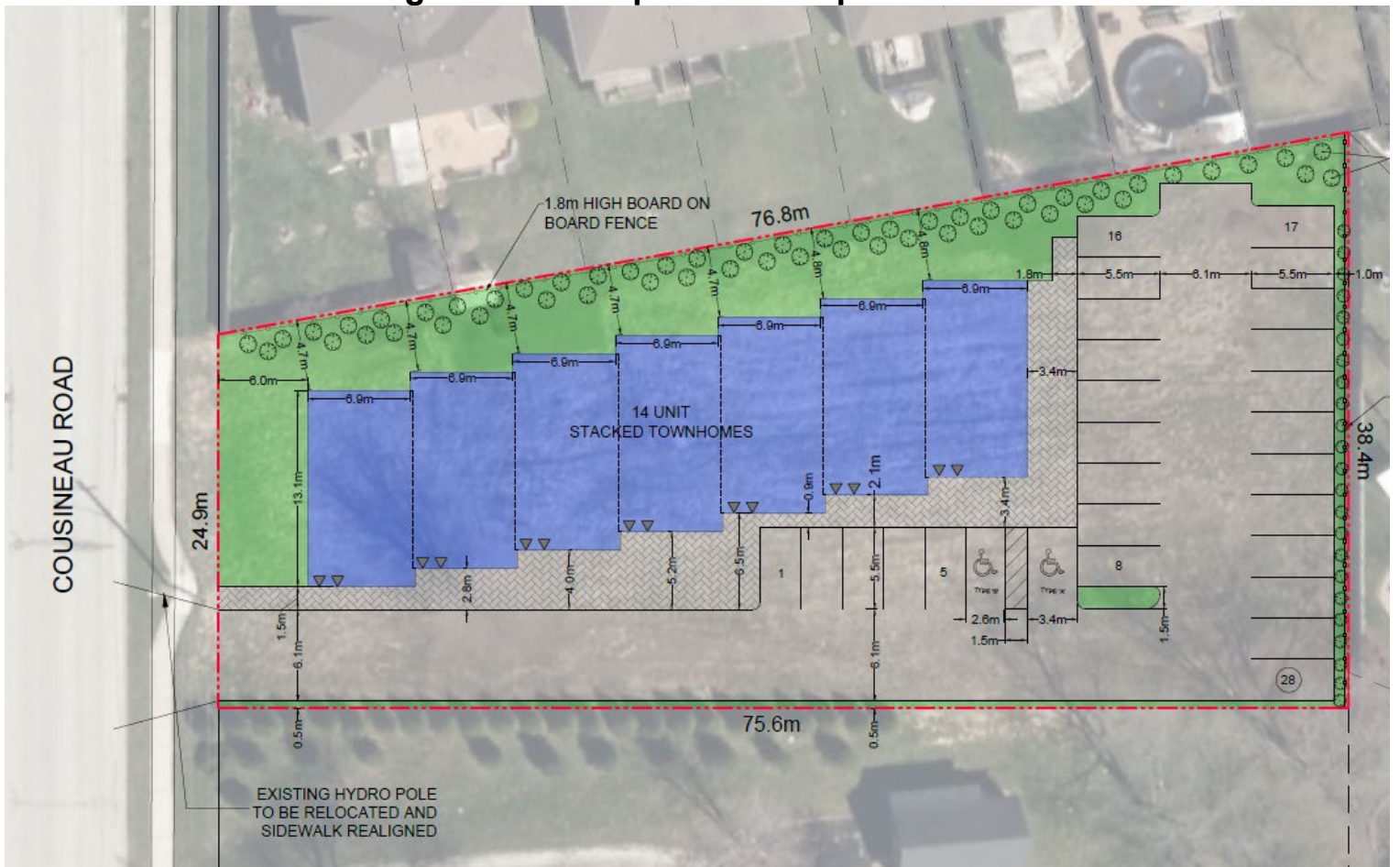
If a person or public body that files an appeal of a decision of the Town of LaSalle in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting or does not make written submissions to the Town of LaSalle before the proposed Zoning By-law Amendment is adopted 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.

Figure 1: Key Map of the Subject Property



Subject Lands affected by this Zoning By-Law Amendment Application Z-11-2024

Figure 2: Conceptual Development Plan



DATED at the Town of LaSalle 17th day of December, 2024