

# THE CORPORATION OF THE TOWN OF LASALLE

## BY-LAW NUMBER 8086

Being a by-law to amend Zoning by-law

No. 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 12, 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 Neighbourhood Commercial Holding Zone – "C1(h)" to a Neighbourhood Commercial Zone – "C1-9" and Neighbourhood Commercial Holding Zone – "C1(h)" to a Neighbourhood Commercial Zone – "C1-10";
2. Section 11, Neighbourhood Commercial (C1) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 11.3.9 to read as follows:

"11.3.9 – DEFINED AREA C1-9 as shown on Map 12, Schedule "C" of this By-law:

**a) Permitted Uses**

- i) All uses permitted in subsection 11.1.1 of this by-law;
- ii) retail store;
- iii) health studio and professional studio.

**b) Permitted Buildings and Structures**

- i) Buildings and structures for the other permitted use, serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the permitted uses.

**c) Zoning Provisions**

- |                                  |            |
|----------------------------------|------------|
| i) Minimum Lot Area              | Nil        |
| ii) Minimum Lot Frontage         | 23 metres  |
| iii) Maximum Lot Coverage        | 30 percent |
| iv) Minimum Landscape Open Space | 10 percent |

v) Minimum Yard Dimensions

- |                             |           |
|-----------------------------|-----------|
| a. Minimum Front Yard Depth | 16 metres |
| b. Minimum Side Yard Width  | Nil       |
| c. Minimum Rear Yard Depth  | 9 metres  |

- |                             |             |
|-----------------------------|-------------|
| vi) Maximum Building Height | 10.5 metres |
|-----------------------------|-------------|

d) Other provisions

Notwithstanding any other provisions of this by-law to the contrary:

- i) Buffer strip requirements of this by-law do not apply to lands zoned "C1-9";
- ii) A minimum of 43 parking spaces are required to be provided and maintained on lands zoned "C1-9";
- iii) Outside Display and Sale of Goods and Materials and Outside Storage is not permitted on lands "C1-9".

3. Section 11, Neighbourhood Commercial (C1) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 11.3.10 to read as follows:

**"11.3.10 – DEFINED AREA C1-10 as shown on Map 12, Schedule "C" of this By-law:**

a) Permitted Uses

- i) automobile repair garage;
- ii) building or contracting establishment;
- iii) commercial storage units.

b) Permitted Buildings and Structures

- i) Buildings and structures for the other permitted use, serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the permitted uses.

c) Zoning Provisions

- |                                   |            |
|-----------------------------------|------------|
| iv) Minimum Lot Area              | Nil        |
| v) Minimum Lot Frontage           | 23 metres  |
| vi) Maximum Lot Coverage          | 30 percent |
| vii) Minimum Landscape Open Space | 10 percent |
| viii) Minimum Yard Dimensions     |            |
| a. Minimum Front Yard Depth       | 16 metres  |
| b. Minimum Side Yard Width        | Nil        |

- c. Minimum Rear Yard Depth 9 metres
- ix) Maximum Building Height 10.5 metres

x) Outside Display and Sale of Goods and Materials and Outside Storage

- a. The area used for outside display and sale shall not be more than twice the floor area above grade of the commercial building, or a portion of any such buildings constructed upon the lot, and used for the commercial purposes for which outside display and sale is permitted, and in any event, such area for outside display and sale shall not be than 50 percent of the lot area;
- b. Any outside display shall comply with all other yard, setback and coverage requirements of this section;
- c. Any areas used for permitted outside display and sale shall be in addition to and separate from such areas as may be required by this By-law for the provisions of loading spaces;
- d. Prior to the establishment of an area for the outside display and sale of finished goods and products, the owners file in writing with the Corporation a notice thereof giving full particulars including a sketch or survey of the lands to be used in relation to all buildings or other structures on the same lot;
- e. No outside storage of unfinished goods, products or materials shall be permitted;
- f. No outside storage is permitted in areas designated for required parking.

d) Other provisions

Notwithstanding any other provisions of this by-law to the contrary:

- xi) Buffer strip requirements of this by-law do not apply to lands zoned "C1-10";
- xii) A minimum of 27 parking spaces are required to be provided and maintained on lands zoned "C1-10".

4. 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 this 28 day of November, 2017.

1<sup>st</sup> reading – November 28, 2016

\_\_\_\_\_  
MAYOR

2<sup>nd</sup> reading – November 28, 2016

3<sup>rd</sup> reading – November 28, 2016

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

This zoning by-law amendment affects approximately 0.8 hectares of land located along the west side of Malden Road.

The subject land is being rezoned from a Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-9" and a Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-10".

This by-law amendment add retail store and health studop and professional studio to the list of permitted uses in the C1-9 zone. The permitted uses in the C-10 zone will be automobile repair gargage, building or contracting estlabishment, and commerical storage units.

### KEY MAP



Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-9"



Neighbourhood Commercial Holding Zone-"C1(h)" to a Site Specific Neighbourhood Commercial Zone-"C1-10".

**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 # 8086 on the 28th day of November, 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 21st day of December, 2017 an appellant form must be completed and be accompanied by a certified cheque or money order in the amount of \$300.00 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](http://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 1st day of December, 2017.

---

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