



The Corporation of the Town of LaSalle

Minutes of the Public Planning Meeting of the Town of LaSalle

June 24, 2025

4:30 pm

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Council Present:

Mayor Crystal Meloche, Councillor Terry Burns, Councillor Mark Carrick, Councillor Anita Riccio-Spagnuolo

Members of Council Absent:

Deputy Mayor Michael Akpata, Councillor Jeff Renaud

Administration Present:

J. Milicia, Chief Administrative Officer, G. Beggs, Director of Planning and Development, D. Langlois, Director of Finance and Treasurer, K. Brcic, Manager of Planning & Development, A. Burgess, Supervisor of Planning & Development, N. DiGesù, Manager of IT, L. Jean, Deputy Clerk, C. Bartlett, Supervisor of Engineering

Additional Administration Present:

Jessica Prevost, Summer Student, Planning Department

A. Opening Business

1. Call to Order

Mayor Meloche called the meeting to order at 4:31 p.m.

2. Land Acknowledgement Statement

Mayor Meloche read the Land Acknowledgement Statement.

B. Adoption of Agenda

PPM-09-2025

Moved by: Councillor Burns

Seconded by: Councillor Riccio-Spagnuolo

That the June 24, 2025, Public Planning Meeting Agenda be adopted as presented.

Carried.

C. Disclosures of Pecuniary Interest and General Nature Thereof

None disclosed.

D. Purpose of the Meeting and Confirmation of Notice

Mayor Meloche read the purpose of the meeting and confirmed that proper notice had been given.

E. Subject Application

1. Public Planning Meeting for Zoning By-law Amendment File Z-03-2025 for 6220 Malden Road

a. Presentation

T. Pillon-Abbs, Principal Planner at Pillon Abbs Inc. and agent for the applicant, provided an overview of the application.

She advised that the property currently contains an existing two-storey residential building, which is proposed to be converted to commercial. The proposal includes three new mixed-use two-storey buildings containing ground floor commercial each with residential unit on the second floor, with paved parking for 28 vehicles. The development is subject to site plan control.

Ms. Pillon-Abbs stated that the proposed development is not expected to adversely impact traffic in the area and that no negative impacts are anticipated as a result of the development. A shadow study was conducted, which identified only minor impacts on adjacent properties.

She further noted that the proposal is consistent with provincial objectives to increase housing supply and support economic development. The application is consistent with the PPS, conforms with the intent and purpose of the County of Essex Official Plan, the Town of LaSalle Official Plan, and the Town of LaSalle Zoning By-law.

b. Comments from Administration

Ms. Brcic advised that, in addition to the studies previously noted, she confirmed that the application complies with the Provincial Planning Statement (PPS) and the applicable Official Plans. She further advised that a letter was received today from Mrs. Wigle, 6295 Malden Road, opposed to the application.

She noted that the applicant is currently undertaking the site plan application process with the Town. Comments from the Essex Region Conservation Authority (ERCA) were received the previous day, indicating no concerns with the proposed development.

Ms. Brcic also stated that the lands fronting Malden Road are already zoned Mixed Use Two (MU2), which permits the proposed structures.

c. Public Comments

Kelley Smith, 1799 Argus Street, expressed concerns regarding potential adverse impacts of the proposed development on traffic in the area. She suggested that the findings of the submitted traffic impact study are inconsistent with current traffic conditions and patterns in the neighbourhood. Ms. Smith also voiced her opposition to the introduction of a commercial plaza within her residential area and noted concerns regarding increased shadowing, referencing the angular plane and potential for more shadows on adjacent properties.

Mahmoud Algarousha, 1822 Edgemore Avenue, although registered to attend was not available to speak at the meeting.

Juanita Wigle, 6295 Malden Road, submitted written comments and also appeared at the meeting. She indicated that existing traffic conditions already make it difficult to exit her driveway and stated that she is not in favour of the proposed development.

Robert Bradford, 1885 Westview Court Boulevard, expressed opposition to the proposed development, echoing concerns raised by other residents.

Thuraya Suleiman, 1822 Edgemore Avenue, raised concerns about increased traffic volumes and the resulting impacts on safety, particularly for children in the area.

d. Written Submissions

Written submission received on June 24th, 2025 from Juanita Wigle, 6295 Malden Road.

e. Questions and Statements by Council Members

Councillor Carrick asked for clarification on the fencing at the rear of the property. He further commented on how the proposed development conforms to the character of the neighbourhood. He noted that the applicant could construct a taller building within the existing zoning permissions; however, they have chosen to maintain a design that aligns with the surrounding area in terms of scale and compatibility. Ms. Brcic confirmed that fencing will be installed along the property line abutting R1 zoned lands, which is addressed through the Site Plan Control process. She further noted that the design also considers the angular plane guideline to help mitigate impacts on adjacent properties.

Councillor Burns requested clarification on the depth of the rear yard and whether the requested variances are considered minor. Clarification was also requested on how the proposed development complies with zoning requirements and where garbage storage would be located. Ms. Brcic explained that the rear yard setback variances apply to the existing building on the site. She further explained that garbage storage areas are identified in the site plan and will not be located along the yards abutting residential properties. It was further noted that even if the variances were denied, the applicant retains the right to develop the site in accordance with the current zoning regulations, which permit a building with a 3-metre setback along Edgemore.

Councillor Riccio inquired about privacy for residents at the rear of the property. Ms. Brcic confirmed that a privacy fence will be installed along the rear lot line, which is addressed as part of the Site Plan Control process.

Mayor Meloche asked whether the proposed building is comparable in size to a two-storey home. Ms. Brcic clarified that the property is zoned MU2 and the applicant is permitted to construct a building up to the maximum height allowed within that zone, which could be taller than the current proposal. If the requested variances are not

approved, the applicant could revise the project and proceed with a taller structure that complies with existing zoning.

In response to concerns regarding traffic, Mayor Meloche noted that improvements are planned for Malden Road. These include the acquisition of land to widen the road to three lanes and the installation of a new traffic signal at the intersection of Reaume Road and Malden Road, which is expected to help alleviate traffic impacts in the area.

f. Action by Council

PPM-10-2025

Moved by: Councillor Carrick

Seconded by: Councillor Riccio-Spagnuolo

That the report of the Manager of Planning and Development dated May 27, 2025 (PD-25-2025) regarding Zoning By-law Amendment Z-03-2025 be received;

and that the requisite Zoning By-law Amendment be brought forward for Council's consideration at a subsequent Council meeting.

Carried.

F. Adjournment

Meeting is adjourned at 5:23 pm.

Mayor

Deputy Clerk