

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER 8112

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 1, 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 Residential One Holding Zone - "R1(h)" to a Residential Four (R4- 10) Holding Zone - "R4-10(h)" and a Residential Five (R5-7) Holding Zone - "R5-7(h)";
2. Section 9, Residential Four (R4) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 9.3.10 to read as follows:

"9.3.10 - DEFINED AREA R4-10 as shown on map 1, Schedule "C" of this By-law:

a) Permitted Uses

- i. semi-detached dwellings;
- ii. townhouse dwellings;
- iii. one home occupation per dwelling unit in accordance with subsection 5.39 of this by-law;
- iv. uses accessory to the forgoing uses in accordance with subsection 5.20 of this by-law.

b) Zone Provisions

- | | |
|-------------------------------------|-------------------------------------|
| i. Minimum Lot Area | 350 square metres per dwelling unit |
| ii. Minimum Lot Frontage | 10 metres per dwelling unit |
| iii. Maximum Lot Coverage | 50 percent |
| iv. Minimum Landscaped Open Space | 30 percent |
| v. Maximum Height of Main Buildings | 10.5 metres |

- vi. Minimum Yard Dimensions for Main Buildings
 - a) Minimum Front Yard Depth 6.1 metres
 - b) Minimum Rear Yard Depth 5.9 metres
 - c) Minimum Interior Side Yard Depth 1.2 metres between lot lines. No side yard shall be required between common vertical wall dividing one unit from the adjoining dwelling unit
 - d) Minimum Exterior Side Yard Width 3.0 metres"

- 3. Section 10, Residential Five (R5) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 10.3.7 to read as follows:

"10.3.7 - DEFINED AREA R5-7 as shown on map 1, Schedule "C" of this By-law:

a) Permitted Uses

- i. Apartment buildings;
- ii. One home occupation per dwelling unit in accordance with subsection 5.39 of this by-law;
- iii. Uses accessory to the forgoing uses in accordance with subsection 5.20 of this by-law.

b) Zone Provisions

- i. Minimum Lot Area 133 square metres per dwelling unit
- ii. Minimum Lot Frontage 20 metres
- iii. Maximum Lot Coverage 40 percent
- iv. Minimum Landscaped Open Space 30 percent
- v. Maximum Height of Main Buildings 12 metres

vi. Minimum Yard Dimensions for Main Buildings

- a) Minimum Front Yard Depth 4.5 metres
- b) Minimum Rear Yard Depth 4.5 metres
- c) Minimum Side Yard Depth 3.5 metres

- vii. Notwithstanding any other provisions of this by-law to the contrary, the location and maximum size of the accessory garage structures and the accessory pavilion structure shall be in accordance with the size and location shown on the approved site plan drawing."

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 on February 13, 2018.

1st Reading - February 13, 2018

Mayor

2nd Reading - February 13, 2018

3rd Reading - February 13, 2018

Clerk

SCHEDULE "A"

Town of LaSalle



Residential One Holding Zone - "R1(h)" to a Residential Four (R4- 10) Zone - "R4-10"



Residential One Holding Zone - "R1(h)" to a Residential Five (R5- 7) Zone - "R5-7"

This is Schedule "A" to By-law No. 8112
Passed on February 13, 2018.

Signed

Mayor

Clerk

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 # 8112 on the 13th day of February, 2018 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 8th day of March, 2018 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 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 16th day of February, 2018.

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

EXPLANATORY NOTE

This zoning by-law amendment affects approximately 2.1 hectares of land located along Newman Boulevard north of Sprucewood Avenue.

The subject land is being rezoned from a Residential One Holding Zone- "R1-h" to a Residential Four Zone- "R4-10" and a Residential Five Zone- "R5-7"

This by-law amendment will permit a maximum 139 new townhouse and apartment style dwelling units to be built at this location.

KEY MAP



Residential One Holding Zone - "R1(h)" to a Residential Four (R4- 10 Zone - "R4-10"



Residential One Holding Zone - "R1(h)" to a Residential Five (R5- 7) Zone - "R5-7"