

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER 8445

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

1. Schedule "C", Map 25, 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 Light Industrial Zone – "M1" to Traditional Neighbourhood Design Neighbourhood Centre One (TND-NC1-1)" Holding Zone – "TND-NC1-1(h)".
2. Section 31, Traditional Neighbourhood Design Residential Three (TND-NC1) Zone - "TND-NC1" Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 31.1.4 to read as follows:

"31.1.4 DEFINED AREA TND-NC1-1 as shown on Map 25, Schedule "C" of this bylaw.

a. Permitted Uses

- i. retail store with a maximum floor area of 929 square metres;
- ii. personal service establishment;
- iii. pharmacy;
- iv. delicatessen;
- v. financial institution;
- vi. office, excluding clinics

b. Permitted Buildings and Structures

- i. Buildings and structures for the permitted uses serviced by a public water supply and a public sanitary sewage system.

c. Zone Provisions

i. Lot Size and Building Height

The minimum lot frontage shall be 30 metres, and the minimum lot depth shall be 90 metres. The maximum building height shall be 10.5 metres.

ii. Front Yard

The minimum front yard shall be 3 metres.

iii. Side Yard

The minimum side yard shall be 3 metres.

iv. Rear Yard

The minimum rear yard shall be 7.5 metres.

v. Landscaped Open Space

A minimum of 10 percent of the lot area shall be usable landscaped open space.

vi. Parking

A minimum of 3 parking spaces per 100 square metres of GFA are required for any permitted use. No parking is permitted within 3 metres of a front or an exterior side lot line.”

3. 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, as amended.

Read a first and second time and finally passed this 14th day of July, 2020.

1st Reading – July 14, 2020

2nd Reading – July 14, 2020

3rd Reading – July 14, 2020

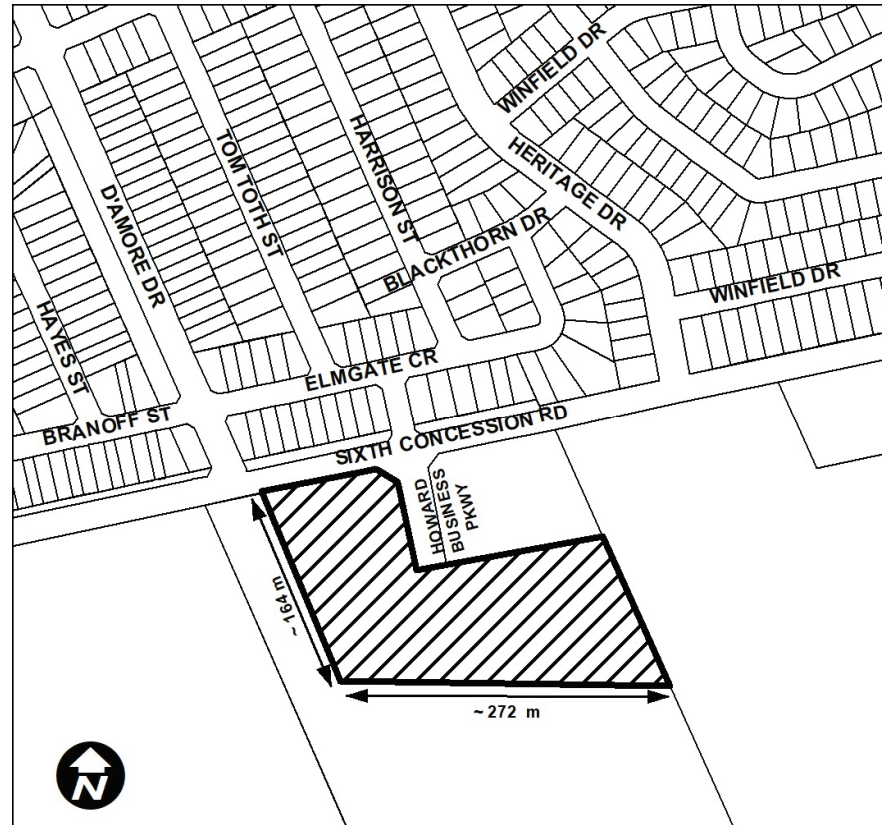
Mayor

Clerk

SCHEDULE "A"

**Part of Lot 1, Lot 10, Part of Howard Business Parkway
(Part 2, 12R-13375 & Part 3, 12R-12033)**

Town of LaSalle



Light Industrial Zone – "M1" to Traditional Neighbourhood Design
Neighbourhood Centre One (TND-NC1-1)" Holding Zone –
"TND-NC1-1(h)"

This is Schedule "A" to By-law No. 8445

Passed on July 14, 2020

Signed

Mayor

Clerk