

THE CORPORATION OF THE TOWN OF LASALLE

BY-LAW NUMBER 8446

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", Maps 25 and 26, of By-law 5050, as amended, are 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" and Light Industrial Holding (M1(h)) Zone to Traditional Neighbourhood Design Residential One (TND-R1-2) Zone - "TND-R1-2", Traditional Neighbourhood Design Residential Three (TND-R3-1) Zone – "TND-R3-1", Traditional Neighbourhood Design Mixed Use Corridor One (TND-MU1) Zone – "TND-MU1", Recreational Zone – "RE", and Institutional Zone – "I".
2. Schedule "A" of By-law 5050, as amended, is hereby further amended by adding a new Section 34, Traditional Neighbourhood Design Mixed Use Corridor One (TND-MU1) Zone, in accordance with the text and illustrations as set out in Schedule "B" attached hereto and forming part of this by-law, and all other Sections are re-numbered accordingly.
3. Section 28, Traditional Neighbourhood Design Residential One (TND-R1) Zone - "TND-R1" Regulations, of By-law No. 5050, as amended, is hereby further amended by deleting subsections 28.1.9 c) (iii) and (v) in their entirety and replacing these subsections with new subsections c) (iii) and (v) to read as follows:

"(iii) Side Yards

The minimum interior side yard shall be 1.2 metres. No side yard shall be required between common vertical wall dividing one unit from the adjoining dwelling unit. For a corner lot, the exterior side yard shall be a minimum of 2.0 metres.

(v) Porches and Steps

Steps and porches may encroach to within 2.5 metres of the front lot line. No encroachment is permitted on an exterior side yard on a corner lot."

4. Section 30, Traditional Neighbourhood Design Residential Three (TND-R3) Zone - "TND-R3" Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 30.1.4 to read as follows:

"30.1.4 DEFINED AREA TND-R3-1 as shown on Map 25, Schedule "C" of this bylaw.

a) Permitted Uses

- i) An Apartment building with a maximum of 80 dwelling units

b) Permitted Buildings and Structures

- i) An apartment building 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 40 metres, and the minimum lot depth shall be 160 metres. The maximum building height shall be 18 metres.

ii) Front Yard

The minimum front yard shall be 30 metres.

iii) Side Yard

The minimum side yard shall be 3 metres.

iv) Rear Yard

The minimum rear yard shall be 20 metres.

v) Landscaped Open Space

A minimum of 20 percent of the lot area shall be usable landscaped open space.

vi) Parking

A minimum of 1.5 parking spaces are required for each dwelling unit.

- 5. 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 14th day of July, 2020.

1st Reading – July 14, 2020

Mayor

2nd Reading – July 14, 2020

3rd Reading – July 14, 2020

Clerk

SCHEDULE "A"

North Side of Laurier Parkway – Part of Lots 1 to 4, Part of Manheim Avenue, 12M-353, Part Lot 1, Concession 6, Township of Sandwich, being Parts 2 & 4, 12R-20851, Part of Part 5 & 12, 12R-12033

South Side of Laurier Parkway – Part of Lots 1 & 2, Concession 6, Township of Sandwich, being Part of Part 17, 12R-12033, Part of Part 7, 12R-6478, and Part of Part 9 & 10, 12R-133375

Town of LaSalle

Light Industrial Zone – “M1” and Light Industrial Holding (M1(h)) Zone to Traditional Neighbourhood Design Residential One (TND-R1-2) Zone - “TND-R1-2”



Light Industrial Zone – “M1” and Light Industrial Holding (M1(h)) Zone to Traditional Neighbourhood Design Residential Three (TND-R3-1) Zone – “TND-R3-1”



Light Industrial Zone – “M1” and Light Industrial Holding (M1(h)) Zone to Traditional Neighbourhood Design Mixed Use Corridor One (TND-MU1) Zone – “TND-MU1”



Light Industrial Zone – “M1” and Light Industrial Holding (M1(h)) Zone to Recreational Zone – “RE”



Light Industrial Zone – “M1” and Light Industrial Holding (M1(h)) Zone to Institutional Zone – “I”

This is Schedule "A" to By-law No. 8446

Passed on July 14, 2020

Signed

Mayor

Clerk