

## 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

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Mayor

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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**

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**Mayor**

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**Clerk**