

## The Corporation of the Town of LaSalle

### By-law Number 2025-070

A By-law to establish Site Plan Control under Section 41 (2) of the Planning Act, R.S.O. 1990 c. P.13 as amended

**Whereas** under Section 41 (2) of the Planning Act, R.S.O. 1990, as amended, (the “*Planning Act*”), municipal councils are authorized to enact site plan controls for lands within their corporate limits;

**And whereas** the Town of LaSalle’s Official Plan (2018) designates the Town of LaSalle in its entirety as a Site Plan Control Area.

**Now therefore the Council of the Corporation of the Town of LaSalle hereby enacts as follows:**

#### I – Interpretation

1. In this by-law:

- (a) “**development**” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in subsection 164 (4) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be, or of sites for the location of three or more mobile homes as defined in subsection 46 (1) of this Act or of sites for the construction, erection or location of three or more land lease community homes as defined in subsection 46 (1) of this Act. R.S.O. 1990, c. P.13, s. 41 (1); 1994, c. 4, s. 14; 2002, c. 17, Sched. B, s. 14 (1); 2006, c. 32, Sched. C, s. 47 (8);
- (b) “**Director of Planning and Development**” means the Director of the Planning and Development for the Town of LaSalle or any successor to that position, which includes the acting Director of Planning and Development or his/her designate;
- (c) “**site plan application**” means an application for approval of plans and drawings for development under Section 41 of the *Planning Act*;
- (d) “***Planning Act***” means the *Planning Act*, R.S.O. 1990 c. P.13 as amended;
- (e) references to land use classifications in this by-law shall be interpreted in accordance with the provisions of the Town of LaSalle’s Zoning By-law, as amended, passed under Section 34 of the *Planning Act*.

#### II – Designation of Site Plan Control Area

- 2. The whole of the Town of LaSalle is hereby designated as a Site Plan Control Area pursuant to Section 41 of the *Planning Act*.

3. Any person who undertakes development within the Site Plan Control Area without the approval of the Director of Planning and Development, or other than in accordance with the approved plans and drawings and any conditions of approval, is guilty of an offence under Section 67 of the *Planning Act*. If the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention is guilty of an offence under that section.

### **III – Classes of Development Requiring Site Plan Approval**

4. Subject to Section 5 of this by-law, the following classes of development require site plan approval:
  - (a) all developments containing 11 dwelling units or greater;
  - (b) all developments containing 10 units or fewer within proximity of a 'prescribed area' as described in Ontario Regulation 254/43 (O.Reg.254/23)  
  
A 'prescribed area' being:
    - Any area that is within 300 m of a railway line;
    - Any area that is within 120 m of a wetland;
    - A river or stream valley that has depressional features associated with a river or stream, whether or not it contains a watercourse.
  - (c) all non-residential development;
  - (d) all other types of development;
  - (e) a temporary construction and/or a sales office, incidental to and necessary for the construction and/or sales of a development in connection with a registered plan of subdivision/plan of condominium/site plan control agreement.

### **IV – Exemptions from Site Plan Approval**

5. Site plan approval is not required for:
  - (a) residential freehold street townhouse units approved as part of a registered plan of subdivision, unless a specific condition in the subdivision agreement requires site plan approval;
  - (b) any additional residential unit constructed either on a lot, or within a detached dwelling, a semi-detached dwelling or a townhouse dwelling;
  - (c) the placement of a portable classroom on a school site of a district school board;
  - (d) in accordance with section 62.0.2 of the *Planning Act*, an undertaking of the following post-secondary institutions for the objects of the institution:
    - i) publicly-assisted universities, as defined in section 1 of the Ministry of Training, Colleges and Universities Act; or
    - ii) colleges and universities federated or affiliated with a publicly-assisted university referred to in paragraph i.

- (e) All agricultural buildings and structures used for agricultural purposes (i.e. barns, silos, drivesheds, and manure storage facilities) in an agricultural designation. Buildings and structures used for on-farm diversified uses, agri-tourism, mushroom cannabis production facilities, and commercial-scale greenhouse operations (including farm accommodations) are not exempt from Site Plan Control;
- (f) All licensed mineral aggregate resource operations;
- (g) Any amendment to an approved site plan, that in the opinion of the Director does not materially affect an existing Site Plan registered against that property;
- (h) Any land, building, structure and/or parking areas owned by the Town of LaSalle.

## **V – ADMINISTRATION**

### **Extensions and the Expiry of Site Plan Approvals**

- 6. Approvals of site plan applications shall expire three years from the date of the earlier of conditional or final approval.
- 7. The Director of Planning may grant an extension of the conditional or final approval of a site plan application for a period of up to a maximum of one year. The extension period shall commence from the date of expiry of the approval.
- 8. A request in writing by the registered owner for an extension of the site plan approval must be received prior to the expiry of the conditional or final approval.

### **Applications**

- 9. In order for a site plan application to be considered under this by-law, the applicant must submit the required fees and materials as listed in accordance with the Town's Official Plan, as may be amended from time-to-time.

### **Severability**

- 10. If a court of competent jurisdiction declares any section or part of a section of this By-law to be invalid, it is the intention of Council that the remainder of the By-law shall continue to be in force unless the court makes an order to the contrary.

### **Short Title**

- 11. This by-law may be referred to as the "Site Plan Control By-law"

### **Repeal**

- 12. By-law 4339 is hereby repealed.

**Read** a first, second and third time, and finally passed this 12th day of August, 2025.

1st Reading – August 12, 2025

2nd Reading – August 12, 2025

3rd Reading – August 12, 2025

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Mayor

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Clerk