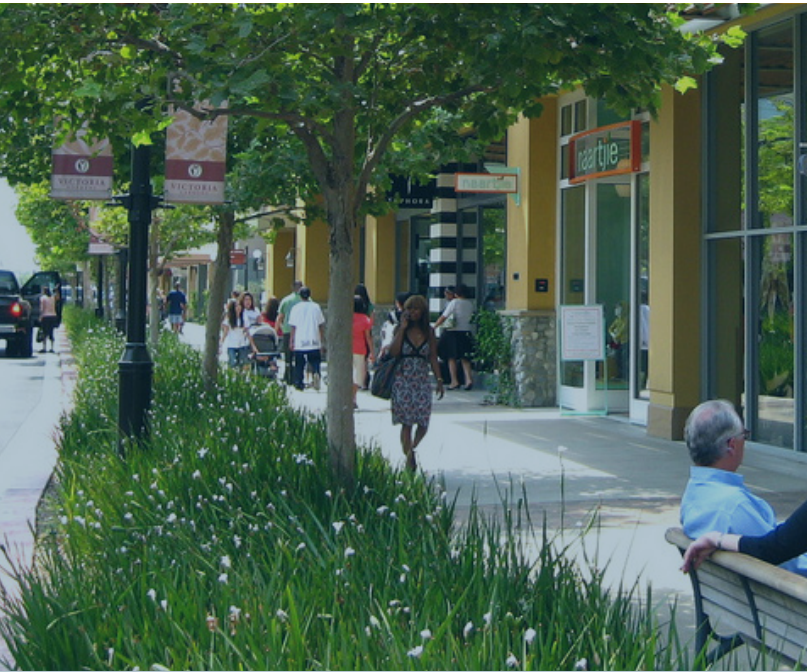


**DRAFT FOR DISCUSSION**



Town of LaSalle  
**HOWARD  
BOUFFARD**

**Zoning By-law  
Amendment**

August 2024 • **DRAFT**



# The Corporation of the Town of LaSalle

## By-law Number **XXXX**

A By-law to Amend Zoning By-law No. 8600,  
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 Council of the Town of LaSalle to pass this By-law;

**And whereas** this By-law conforms to 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:**

**Item 1** That Schedule "A", Maps 7, 8, 13, 14, 15, 16, 21, 22, 23, 24 and 25 of By-law 8600, as amended, are hereby further amended by changing the zone classifications on those lands depicted on Schedule "A" attached hereto and forming part of this By-law from the Deferred Urban (DU) Zone to:

- a) Residential Two Zone Hold - R2(H);
- b) Residential Three Zone Hold - R3(H);
- c) Institutional Zone Hold - I(H);
- d) Mixed-Use One Zone Hold - MU1(H);
- e) Mixed-Use Two Zone Hold - MU2(H);
- f) Recreation Zone Hold - RE(H); and,
- g) Natural Environment Zone (NE).

**Item 2** That the following Sections of By-law 8600, as amended, are hereby amended by the addition of new subsections, identified as follows:

- a) Section 4.2 be hereby amended by the addition of a new subsection n);
- b) Section 4.3 be hereby amended by the addition of a new subsection m);

- c) Section 4.5 be hereby amended by the addition of a new subsection m);
- d) Section 4.9 be hereby amended by the addition of a new subsection s);  
and
- e) Section 4.10 be hereby amended by the addition of a new subsection q).

**Item 3** That all of the Sections identified in Item 2 above are hereby amended by the addition, in the identified new subsection, of the following text:

***"Removal of the Hold "H" Symbol - As a condition of the approval of any application for the removal of the Hold (H) Symbol, the following shall be completed to the satisfaction of the Town, in consultation with any agency having jurisdiction:***

- i) *An Analysis of Species at Risk, in accordance with the Endangered Species Act, and its associated regulations;*
- ii) *An Environmental Impact Study;*
- iii) *An Archaeological Assessment;*
- iv) *A Wastewater Capacity Allocation;*
- v) *Agreements, including financial agreements and development agreements, to build and to pay for required municipal service infrastructure improvements; and,*
- vi) *All studies required by the Town under Section 5.3.6.1, subsection g) and Section 7.12 of the Official Plan."*

**Item 4** That Section 3.27 Uses Permitted in all Zones is hereby amended by the addition of the following text within subsection b):

*"iii) Stormwater Management Facilities, including all of the components of the Master Drainage Solution, which is subject to the Howard Bouffard Master Drainage Environmental Assessment."*

**Item 5** That Section 4.9 Mixed-Use One Zone (MU1), subsection a) is hereby amended by the addition of the following permitted uses:

- "xv) Institutional Uses;*
- xvi) Recreational Facilities;*

- xvii) Cultural Facilities;
- xviii) Entertainment Facilities;
- xix) Convention/Conference Facilities;
- xx) Places of Worship; and,
- xxi) Live-Work Units."

**Item 6** That **Section 4.9 Mixed-Use One Zone (MU1)**, is hereby amended by the addition of the following subsection q), and renumber, which states:

"q) Development within the Mixed-Use One Zone (MU1) shall be required to include a minimum of 60 percent of its at-grade Gross Floor Area as non-residential land uses. For the purposes of this Plan, uses that support the residential use, as well as Live-Work Units are also to be considered as non-residential uses.

*Further, where a site includes multiple buildings, the Town will accept a comprehensive plan that ensures that the aggregate total of non-residential Gross Floor Area at grade equals at least 60 percent, and, where satisfied, stand-alone residential buildings may be permitted."*

**Item 7** That **Section 4.10 Mixed-Use Two Zone (MU2)**, subsection a) is hereby amended by the addition of the following permitted use:

"xii) Live-Work Units."

**Item 8** That **Section 4.10 Mixed-Use Two Zone (MU2)**, subsection a) is hereby amended by the addition of the following permitted uses:

"p) Development within the Mixed-Use Two Zone (MU2) shall be required to include a minimum of 25 percent of its at-grade Gross Floor Area as non-residential land uses. For the purposes of this Plan, uses that support the residential use, as well as Live-Work Units are also to be considered as non-residential uses.

*Further, where a site includes multiple buildings, the Town will accept a comprehensive plan that ensures that the aggregate total of non-residential Gross Floor Area at grade equals at least 25 percent, and, where satisfied, stand-alone residential buildings may be permitted."*

**Item 9** That 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 **xx** day of **xxxxxxx**, 2024

1st Reading -

2nd Reading -

3rd Reading -

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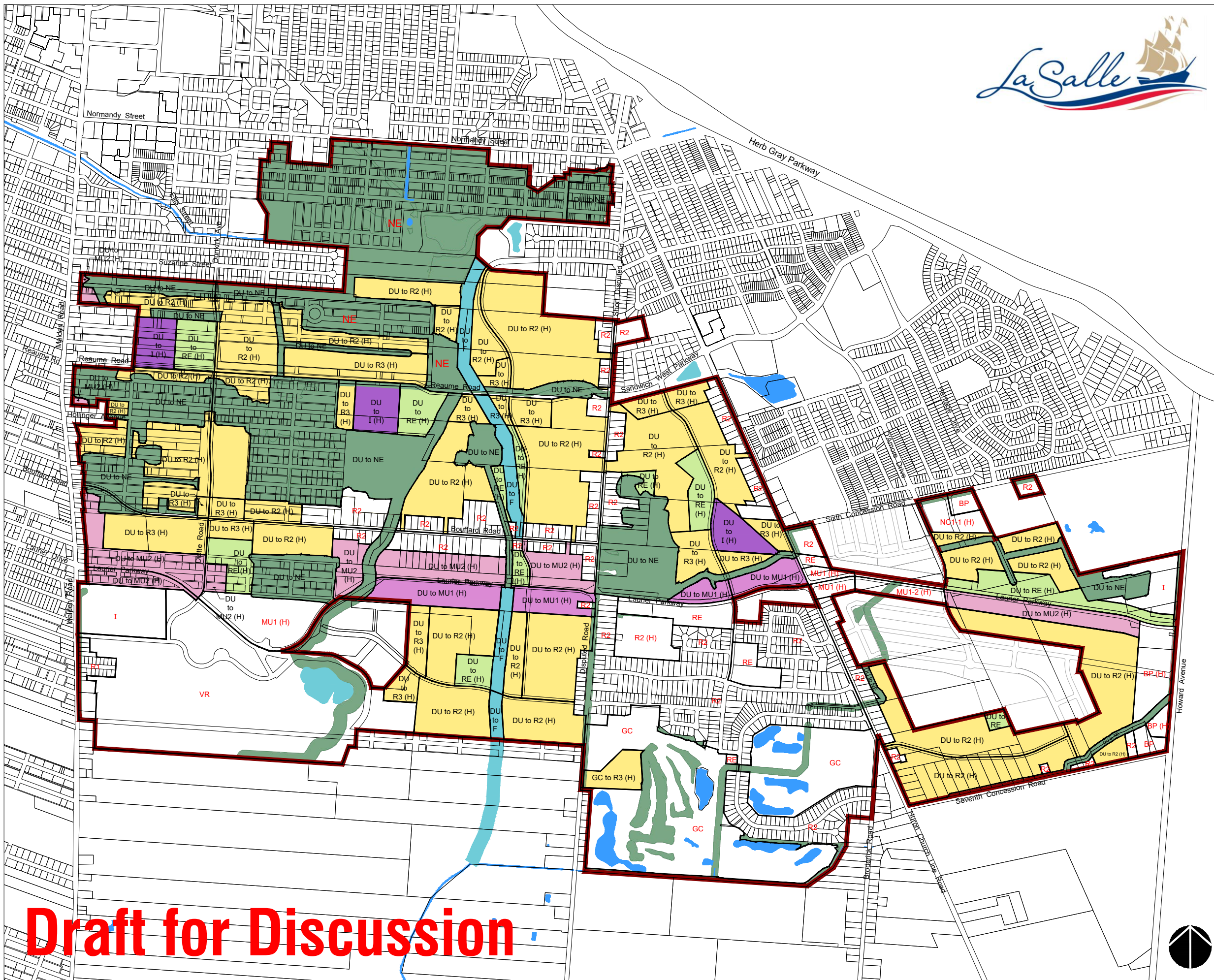
Mayor

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Clerk



# Howard Bouffard Proposed Zoning Map



## Legend

Secondary Plan Boundary

- R1 Residential One Zone
- R2 Residential Two Zone
- I Institutional Zone
- NC Neighbourhood Commercial Zone
- MU1 Mixed-Use One Zone
- MU2 Mixed-Use Two Zone
- BP Business Park Zone
- VR Vollmer Recreation Zone
- RE Recreation Zone
- GC Golf Course Zone
- NE Natural Environment Zone
- (H) Holding Zone
- F Floodway Zone

NOTE: Zoning identified in RED text is existing zoning

# Draft for Discussion

