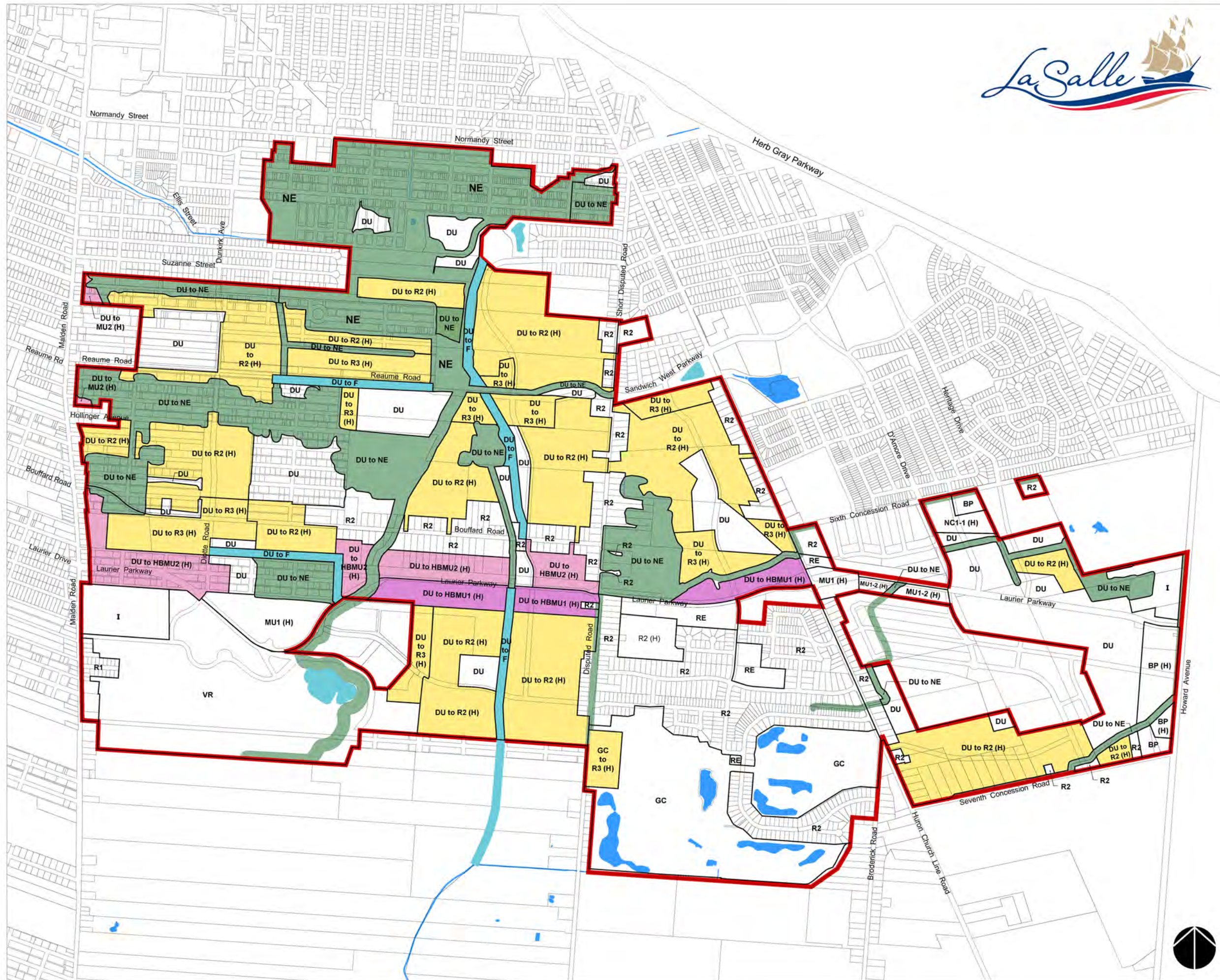




Howard Bouffard Proposed Zoning Map

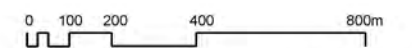


Legend

Secondary Plan Boundary

- R1 Residential One Zone
- R2 Residential Two Zone
- R3 Residential Three Zone
- I Institutional Zone
- NC Neighbourhood Commercial Zone
- HBMU1 Mixed-Use One Zone
- HBMU2 Mixed-Use Two Zone
- BP Business Park Zone
- VR Vollmer Recreation Zone
- RE Recreation Zone
- GC Golf Course Zone
- DU Deferred Urban Zone
- NE Natural Environment Zone
- (H) Holding Zone
- F Floodway Zone

NOTE: Zoning identified in RED text is existing zoning



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 Two Zone Hold - R₂(H-1)
- c) Residential Three Zone Hold - R₃(H);
- d) Howard Bouffard Mixed-Use One Zone Hold - HB MU₁(H);
- e) Howard Bouffard Mixed-Use Two Zone Hold - HB MU₂(H); and
- f) Natural Environment Zone (NE).

Item 2 That Section 3.27 Uses Permitted in all Zones of By-law 8600, as amended, 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 3 That **Section 4.2, Residential Two Zone (R2)** of By-law 8600, as amended, is hereby amended by the addition of the following new subsection n) which shall read as follows:

- "n) 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 4.3, Residential Three Zone (R3)** of By-law 8600, as amended, is hereby amended by the addition of the following new subsection m) which shall read as follows:

- "m) 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 5 That **Section 4.5, Institutional Zone (I)** of By-law 8600, as amended, is hereby amended by the addition of the following new subsection m) which shall read as follows:

"m) *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 6 That **Section 4.9, Mixed-Use One Zone (MU1)**, subsection a) of By-law 8600, as amended, 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 7 That **Section 4.9 Mixed-Use One Zone (MU1)**, of By-law 8600, as amended, is hereby amended by the addition of the following new subsections s) and t) which shall read as follows:

"s) *That for lands identified as within the Howard Bouffard Mixed-Use One Zone (HB MU1), all of the regulations identified in Section 4.9, subsections b) through p) are applicable. In addition, development within the Howard Bouffard Mixed-Use One Zone (HB MU1) shall be required to include a*

minimum of 50 percent of its at-grade Gross Floor Area as non-residential land uses, provided the site has frontage and access along Laurier Parkway.

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 the minimum prescribed non-residential Gross Floor Area at-grade, and, where satisfied, stand-alone residential buildings may be permitted.

For the purposes of this By-law, non-residential uses include any permitted use within the HB MU1 Zone that is not a residential dwelling unit, and includes lobby space and recreation facilities, regardless of whether they are open to the public, or provided solely for the use of the residents of the development. Live-work units shall be considered a non-residential use. Non-residential uses unit shall specifically not include outdoor recreation space, or any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, storage or loading areas located above or below grade."

- t) As a condition of the approval of any application for the removal of the Hold (H) Symbol, where applied to the Howard Bouffard Mixed-Use One Zone (HB MU1), 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 8 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 9 That Section 4.10 Mixed-Use Two Zone (MU2), of By-law 8600, as amended, is hereby amended by the addition of the following new subsections q) and r) which shall read as follows:

- "q) That for lands identified as within the Howard Bouffard Mixed-Use Two Zone (HB MU2), all of the regulations identified in Section 4.10, subsections b) through p) are applicable. In addition, development within the Howard Bouffard Mixed-Use Two Zone (HB MU2) shall be required to include a minimum of 25 percent of its at-grade Gross Floor Area as non-residential land uses, provided the site has frontage and access along Laurier Parkway.

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 the minimum prescribed non-residential Gross Floor Area at-grade, and, where satisfied, stand-alone residential buildings may be permitted.

For the purposes of this By-law, non-residential uses include any permitted use within the HB MU2 Zone that is not a residential dwelling unit, and includes lobby space and recreation facilities, regardless of whether they are open to the public, or provided solely for the use of the residents of the development. Live-work units shall be considered a non-residential use. Non-residential uses unit shall specifically not include outdoor recreation space, or any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, storage or loading areas located above or below grade.

- r) As a condition of the approval of any application for the removal of the Hold (H) Symbol, where applied to the Howard Bouffard Mixed-Use Two Zone (HB MU2), 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 10 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 xxxxxxxx, 2025

1st Reading -

2nd Reading -

3rd Reading -

Mayor

Clerk