

File No.: 37-OP-2025-005
Municipality: Town of LaSalle
Subject Lands: South of Normandy Street between
Malden Road and County Road 9

Date of Decision: June 9, 2025
Date of Notice: June 9, 2025
Last Date of Appeal: June 29, 2025

NOTICE OF DECISION

**With respect to an Official Plan Amendment
Subsection 17(35) and 21 of the Planning Act**

A decision was made on the date noted above to approve with modifications Amendment No. 2 to the Official Plan for the Town of LaSalle, as adopted by By-law 2025-020.

Purpose and Effect of the Official Plan Amendment

The purpose of Official Plan Amendment No. 2 is to implement the Howard Bouffard Secondary Plan to guide the urbanization of lands within the Howard Bouffard Secondary Plan Area. A copy of the decision with modifications is attached.

Effect of Written Submissions on Decision

The written submissions received by the Municipality and County Planning regarding OPA No. 2 were considered as a part of the County's review process. Modifications are proposed through the County's decision.

When and How to File An Appeal

Notice to appeal the decision to the Ontario Land Tribunal (OLT) must be filed with the County of Essex no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of the Manager, Planning Services at the address shown below and it must,

1. include the reasons for the appeal and identify the specific part(s) of the proposed official plan or amendment to which the appeal applies; and
2. be accompanied by the prescribed filing fee by the Tribunal

How to file an appeal:

1. Appeals are to be submitted to the County of Essex Manager, Planning Services via the Ontario Land Tribunal's (OLT) online e-file service. Go to <https://olt.gov.on.ca/e-file-service/>. If the OLT's e-file service is not working, please contact the Manager, Planning Services at the contact information listed below.
2. Sign in to your My Ontario Account on the e-file service (first-time users will need to register for a My Ontario Account).
3. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "Essex (County of)".
4. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at <https://olt.gov.on.ca/fee-chart/>.
5. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the County of Essex Manager, Planning Services at the address listed below.

Who Can File An Appeal

At any time before the approval of the official plan amendment, the following may appeal the decision by filing a notice of appeal with the approval authority:

1. A specified person (as defined by the *Planning Act*) who, before the plan was adopted, made oral submission at a public meeting or written submissions to the Council;
2. A public body (as defined by the *Planning Act*) that, before the plan was adopted, made oral submissions at a public meeting or written submissions to Council;
3. The Minister; or
4. The applicant.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council, or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Other Related Applications:

The subject property is not the subject of an application under the Planning Act for a minor variance, consent, an amendment to Zoning By-Law, approval of a plan of subdivision, or a Minister's zoning order.

Getting Additional Information

Additional information about the application is available by contacting the Manager, Planning Services by email or phone.

County of Essex
Attention: Rebecca Belanger, MCIP, RPP
Manager, Planning Services
360 Fairview Avenue West, Essex, ON N8M 1Y6
Email: rbelanger@countyofessex.ca
Tel: (519) 776-6441, Ext. 1325

DECISION

With respect to Official Plan Amendment No. 2 Official Plan of the Town of LaSalle Subsection 17(34) of the Planning Act

I hereby approve with modifications Amendment No. 2 to the Official Plan for the Town of LaSalle, as adopted by By-Law 2025-020.

Modification #1

Section 5.3.3.2 e) and f) regarding Specific Policy Areas are moved to a new dedicated subsection under 5.3.3 Land Use Designations so that they become “5.3.3.6 Specific Policy Area 1” and “5.3.3.7 Specific Policy Area 2”.

Modification #2

Schedule “F1” is modified to expand the SPA 2 boundary 300 metres radially from the property boundary of 5000 Howard Business Parkway, but clipped to remain within the Howard Bouffard Secondary Plan Area. The SPA 2 will include Mixed Use Corridor Designation and Residential District Designation.

Modification #3

Section 5.3.3.2 f) is deleted in its entirety and replaced with the following, now located as policy 5.3.3.7:

- a) Lands within the Residential District Designation or the Mixed Use Corridor Designation that are identified within the Specific Policy Area 2 (SPA 2) on **Schedule “F1”** are within the 300 metre Area of Influence of an existing Class II Industrial Facility, which is located within the Business Park District Designation.
- b) Lands within the Residential District Designation or the Mixed Use Corridor Designation that are specifically identified as within SPA 2 on Schedule “F1” are subject to all of the applicable policies of the underlying Residential District Designation or the Mixed Use Corridor Designation. In addition to the applicable policies of the underlying land use designations, and to specifically address land use compatibility within SPA 2, the following additional policies shall apply:

- i. Development applications for a sensitive land use within those areas identified within SPA 2 shall be subject to the preparation of a Land Use Compatibility Study, in accordance with the relevant Ministry of Environment, Conservation and Parks D-6 and NPC-300 Guidelines, in order to minimize and mitigate potential impacts on the long-term economic viability of the existing Class II Industrial Facility that is within the Business Park District Designation;
- ii. The required Land Use Compatibility Study shall be prepared by qualified professionals to the satisfaction of the Town and the relevant Approval Authority. In consideration of the findings of the Land Use Compatibility Study, the Town may restrict or preclude identified sensitive land uses within the implementing Zoning By-law and/or impose mitigation requirements through an applicable Development or Site Plan Agreement; and
- iii. Development of a sensitive land use within SPA 2 shall be located outside of the 70 metre recommended minimum separation distance, in accordance with the Ministry of Environment, Conservation and Parks D-6 Guidelines, unless determined otherwise through the outcome of a completed Land Use Compatibility Study.

Modification #4

Section 5.3.2 Natural Heritage System, e) Environmental Impact Study, is amended to add the word “County” after “Provincial”, as well as the words “relevant Approval Authority” after “All Environmental Impact Studies shall be to the satisfaction of the Town and”.

Modification #5

Section 5.3.6.1 Implementation Pre-Zoning/Holding Provisions g), the last sentence of the second paragraph is deleted in its entirety and replaced with the following:

In addition, the Town and relevant Approval Authority may require the satisfactory completion of:

Modification #6

Section 5.3.6.1 Implementation Pre-Zoning/Holding Provisions g), is amended to add “Land Use Compatibility Study” to the list of studies.

Dated at Essex, Ontario this 9th day of June, 2025

ORIGINAL SIGNED

Rebecca Belanger, MCIP, RPP
Manager, Planning Services
County of Essex