

LaSalle Howard Bouffard Emerging Plan - Developers Comments Matrix - August 2024

Comments Received from Developers

#	Name	Comment	Response
	<p>Respondents: > Kyle Edmunds > Hal Kersey > Karl Tanner > Melanie Muir > Raffaello Meo > David Mady > Casey Kulchycki > Larry Silani</p>	<p>The purpose of the Bouffard Secondary Plan is to be comprehensive, and to consider and balance a host of competing objectives. The Plan has been prepared with an understanding of its existing development context, its inherent constraints and its potential opportunities. It has been prepared with a fulsome understanding of Provincial and County-wide policy requirements, with particular reference to its long-term status as an area to be planned for, and accommodate urban development.</p> <p>The Secondary Plan has been established on the basis of the following key objectives:</p> <ul style="list-style-type: none"> > To understand and implement, where possible, the aspirations of the development community, in recognition of the specifically identified constraints to development related to the requirements for stormwater management facilities and wastewater plant capacity limitations; > To protecting and, where possible, restore the Natural Heritage System. The Natural Heritage System has been established in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County; > To establish an urban structure generally as it is identified in the Town's Official Plan, with a focus on Laurier Parkway as the primary mixed-use and higher intensity corridor and to create an interconnected greenlands system, including natural heritage features, stormwater management facilities and public open space (parks spaces and trails); > To promote a complete community, with places to live, places to shop and eat, recreational opportunities, educational opportunities and places to work as well as to provide a full range and mix of housing types; > To implement a logical road network, utilizing the Town's Transportation Master Plan, and to recognize the need for a robust and interconnected active transportation network; > To implement all of the work carried out by the Town in their effort to unlock development potential by resolving key stormwater management issues. Work related to the Stormwater Management System includes the Bouffard Howard Planning Districts Class Environmental Assessment Addendum Final Report (2017) and the recently approved Howard Bouffard Master Drainage Environmental Assessment (2024) which has resulted in the Master Drainage Solution; and > To establish criteria and a process for the Town to manage growth in recognition of the Town's ability to provide a wastewater plant capacity allocation, in accordance with the existing Wastewater Agreement with the City of Windsor. <p>The Team has received a lot of great commentary from affected landowners. That commentary has been received and discussed at one-on-one meetings. All of those comments have been understood, evaluated and, where possible, reflected in the Plan. It is important to note that not all developer aspirations can be accommodated, given the constraints on development potential established through the aforementioned Wastewater Agreement with the City of Windsor.</p> <p>The comments from the development community are generally categorized as follows:</p> <ul style="list-style-type: none"> > Preference for more and higher density development opportunities on their property; > Don't want stormwater facilities on their property, or want them to be smaller, or in a different location; > Too Much Public Parkland on their Property; > Don't want a School Site on their property; and > Don't agree that their property includes a natural heritage feature, or the identified feature is too large. 	

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1	<p>Kyle Edmunds, P. Eng.</p> <p>Dillon Consulting Limited</p> <p>On behalf of 1614969 Ontario Inc. - Mora Property</p>	<p>Following our assessment of the "emerging preferred plan" it has come to our attention that a significant portion of the property has been designated as "Park/Open Space", constituting approximately 19% of the gross area of the property. This allocation to "Park/Open Space" surpasses the 5% threshold outlined in the Planning Act.</p> <p>In our previous meetings to review the potential options and then the presentation of the "emerging preferred plan", it was established that there is to be a "mixed-use" corridor is to be built along Laurier Parkway. During these meetings it was requested that the because of the relatively small size and to allow flexibility of development on the property, that the "mixed-use" designation be extended to the entire property. This would allow for a more continuous and cohesive development.</p> <p>We formally request that the municipality consider our proposition for the elimination of this designation for the entire parcel of land in question, with cash-inlieu as an alternative and expanding the mixed-use designation to the entire property.</p>	<p>Public parkland is an extremely important part of any community, creating a focal point for various forms of recreation, and supporting active, healthy lifestyles. Fundamentally, a new community requires a robust and connected public park system. The Plan is based on the requirement that development is to occur comprehensively, where Public Parks are expected to be established for the benefit of the broader community and that some land owners may be required to dedicate more land for Public Parks than others. It is not logical for every land parcel dedicate their 5%, and attempt to make a reasonable park system on that basis. The Town will ensure appropriate compensation to over-contributing landowners for their relative loss of development potential through their cash-in-lieu of parkland account, other legal mechanisms available to the Town and/or more directly by benefitting land owners.</p> <p>The Mixed-Use Corridor along Laurier Parkway has been adjusted in the Secondary Plan partly to reflect property boundaries, and partly to reflect existing zoning.</p>
	<p>Kyle Edmunds</p> <p>Dillon Consulting</p> <p>On behalf of 1614969 Ontario Inc. (Mora Property)</p>	<p>At our meeting, you requested comments related to the three (3) options (attached). We can confirm that Option 3 is our preferred plan for our client's lands and have no opinion related to other lands in the area. The mixed-use designation is generally in keeping with our client's needs (see attached Conceptual Development Plan).</p>	<p>The Secondary Plan does not reflect any one identified option as previously presented, but rather is a compendium of attributes from each of those options.</p>
	<p>Kyle Edmunds</p> <p>Dillon Consulting</p> <p>On behalf of 1614969 Ontario Inc.</p> <p>For lands located north of Laurier Parkway</p>	<p>Following our assessment of the "emerging preferred plan" it has come to our attention that a significant portion of the property has been designated as "Park/Open Space", constituting approximately 19% of the gross area of the property. This allocation to "Park/Open Space" surpasses the 5% threshold outlined in the Planning Act.</p> <p>In our previous meetings to review the potential options and then the presentation of the "emerging preferred plan", it was established that there is to be a "mixed-use" corridor is to be built along Laurier Parkway. During these meetings it was requested that the because of the relatively small size and to allow flexibility of development on the property, that the "mixed-use" designation be extended to the entire property. This would allow for a more continuous and cohesive development.</p> <p>We formally request that the municipality consider our proposition for the elimination of this designation for the entire parcel of land in question, with cash-inlieu as an alternative and expanding the mixed-use designation to the entire property.</p>	<p>Public parkland is an extremely important part of any community, creating a focal point for various forms of recreation, and supporting active, healthy lifestyles. Fundamentally, a new community requires a robust and connected public park system. The Plan is based on the requirement that development is to occur comprehensively, where Public Parks are expected to be established for the benefit of the broader community and that some land owners may be required to dedicate more land for Public Parks than others. It is not logical for every land parcel dedicate their 5%, and attempt to make a reasonable park system on that basis. The Town will ensure appropriate compensation to over-contributing landowners for their relative loss of development potential through their cash-in-lieu of parkland account, other legal mechanisms available to the Town and/or more directly by benefitting land owners.</p>
	<p>Kyle Edmunds, P. Eng.</p> <p>Dillon Consulting Limited</p> <p>On behalf of RKE Properties Inc.</p>	<p>Through our review of the "emerging preferred plan" presented at the public workshop, it has come to our attention that a significant portion of the property has been designated as "Park/Open Space", constituting approximately 9% of the gross area of the property. This allocation to "Park/Open Space" surpasses the 5% threshold outlined in the Planning Act. In addition to the surplus allocated "Park/Open Space", there is significant portion of lands, approximately 10% of the gross area, which are designated as "Utilities". By natural of the utilities within this corridor, these lands cannot have development occur within the easement and will resulting being maintained as "Open Space".</p> <p>We formally request that the municipality adjust the "Park/Open Space" designation to be in line with the 5% allotment as detailed in the Planning Act and consider the use of the Utility Corridor as part of that allocation.</p>	<p>Public parkland is an extremely important part of any community, creating a focal point for various forms of recreation, and supporting active, healthy lifestyles. Fundamentally, a new community requires a robust and connected public park system. The Utility Corridor is specifically not acceptable as part of the parkland dedication. The Plan is based on the requirement that development is to occur comprehensively, where Public Parks are expected to be established for the benefit of the broader community and that some land owners may be required to dedicate more land for Public Parks than others. It is not logical for every land parcel dedicate their 5%, and attempt to make a reasonable park system on that basis. The Town will ensure appropriate compensation to over-contributing landowners for their relative loss of development potential through their cash-in-lieu of parkland account, other legal mechanisms available to the Town and/or more directly by benefitting land owners.</p>

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<p>Kyle Edmunds Dillon Consulting On behalf of RKE Properties</p> <p>For lands located south of Sandwich West Parkway February 8, 2024</p>	<p>Through our review of the “emerging preferred plan” presented at the public workshop, it has come to our attention that a significant portion of the property has been designated as "Park/Open Space", constituting approximately 9% of the gross area of the property. This allocation to "Park/Open Space" surpasses the 5% threshold outlined in the Planning Act. In addition to the surplus allocated “Park/Open Space”, there is significant portion of lands, approximately 10% of the gross area, which are designated as “Utilities”. By natural of the utilities within this corridor, these lands cannot have development occur within the easement and will resulting being maintained as “Open Space”.</p> <p>We formally request that the municipality adjust the “Park/Open Space” designation to be in line with the 5% allotment as detailed in the Planning Act and consider the use of the Utility Corridor as part of that allocation.</p>	<p>Public parkland is an extremely important part of any community, creating a focal point for various forms of recreation, and supporting active, healthy lifestyles. Fundamentally, a new community requires a robust and connected public park system. The Plan is based on the requirement that development is to occur comprehensively, where Public Parks are expected to be established for the benefit of the broader community and that some land owners may be required to dedicate more land for Public Parks than others. It is not logical for every land parcel dedicate their 5%, and attempt to make a reasonable park system on that basis. The Town will ensure appropriate compensation to over-contributing landowners for their relative loss of development potential through their cash-in-lieu of parkland account, other legal mechanisms available to the Town and/or more directly by benefitting land owners.</p>
<p>Kyle Edmunds Dillon Consulting On behalf of Sterling Lakes LLP</p> <p>For lands located south of Sixth Concession Road February 8, 2024</p>	<p>Through our review of the “emerging preferred plan” presented at the public workshop, it has come to our attention that a change in designation has been made to lands north of Laurier Parkway from the plan presented to our client at our November 8, 2023 meeting. The land use designation for the property as “Residential”, has been converted to “Park/Open Space”. We would like to formally request that the previous designation be maintained.</p> <p>Our client has obtained Draft Plan of Subdivision approval for Phase 1 of the development. As part of this approval and following applicable regulations, adequate parkland for the entire development has been allocated. We kindly request that the municipality remove the “Park/Open Space” designation and apply a “Low-rise Residential” designation.</p>	<p>Public parkland is an extremely important part of any community, creating a focal point for various forms of recreation, and supporting active, healthy lifestyles. Fundamentally, a new community requires a robust and connected public park system. The Plan is based on the requirement that development is to occur comprehensively, where Public Parks are expected to be established for the benefit of the broader community and that some land owners may be required to dedicate more land for Public Parks than others. It is not logical for every land parcel dedicate their 5%, and attempt to make a reasonable park system on that basis. The Town will ensure appropriate compensation to over-contributing landowners for their relative loss of development potential through their cash-in-lieu of parkland account, other legal mechanisms available to the Town and/or more directly by benefitting land owners.</p> <p>The Secondary Plan and DRAFT Zoning By-law Amendment have been adjusted to reflect the Parkland issue identified.</p>
<p>Kyle Edmunds Dillon Consulting On behalf of RKE Properties</p>	<p>Following our meeting with Mr. Palmer and your administration on Thursday Nov 9th we determined that your emerging preferred plan for our lands in the Bouffard secondary plan area posed serious concerns. As requested, please see our plan attached. We have put careful thought and consideration with our professional consultants at Dillon prior to this submission and guideline plan.</p>	<p>A Guideline Plan provides valuable input to a broader Secondary Plan process where it is a requirement to be comprehensive, and to consider and balance a host of competing objectives - including the aspirations of all the other landowners within Howard Bouffard. The Secondary Plan has been prepared with an understanding of existing development context, including inherent constraints and potential opportunities. It has been prepared with a fulsome understanding of Provincial and County-wide policy requirements. The information provided through the Guideline Plan has not been dismissed, it is, however, considered to be a reflection of the aspirations of two landowners, without regard for the need to comprehensively plan for the entirety of Howard Bouffard.</p>
<p>Kyle Edmunds Dillon Consulting On behalf of Sterling Lakes LLP</p>	<p>The mix of mid-density (townhomes and multi-unit buildings up to 15m), mixed-use and business park is generally in keeping with our client’s needs (see attached Conceptual Development Plan). Please note the differences in the road network with your three (3) options and the Conceptual Development Plan. The extension of Howard Business Parkway from Sixth Concession to Howard Avenue has been removed. The collector road connecting Sixth Concession Road to Laurier Parkway and through to Seventh Concession will be D’Amore Drive. This right-of-way was established by the Draft Plan of Subdivision for Phase 1 of Sterling Lakes.</p>	<p>The Secondary Plan reflects the most up-to-date information available with respect to the road alignment.</p>

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2	Hal Kersey President HRK Realty Services Ltd.	<p>Following are comments from a review of the 3 Options provided at our meeting on August 31, 2023.</p> <p>LA LAnd Corporation (1 on Index Map) The former Klingbyle lands within the northwest corner of the planning area. A considerable amount of time, energy, and cost went into producing a draft plan for the area and we would appreciate the same being incorporated into the preferred Secondary Plan. As shown on the attached Option 3 markup plan we request that the SWM pond be reoriented from its eastwest configuration to a northwest configuration as shown on the attached Dillon plan. Additionally, we kindly request that the mid-rise residential designation be continuous along Reaume Road as shown on the attached markup plan.</p>	<p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p>
		<p>LA LAnd Corporation (13 on Index Map) These lands are to the south of the Klingbyle lands. The SWM pond is shown as being too large, note the relative size of the SWM pond on the attached Dillon plan that was subject to detailed design.</p> <p>Valente Development Corporation (10 on Index Map) These lands show a SWM pond on the east side of the most westerly street as the attached Dillon plan shows the pond on the west side of the street. We kindly request that the SWM pond be located on the west side of the street in accordance with the Dillon plan.</p> <p>We kindly request that the former Leonhardt lands be designated mid-rise residential; the former Holmolka IIA lands be designated mid-rise residential, and; that these be designated mixed-use being an extension of the mixed-use designation fronting on Malden Road.</p>	<p>SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.</p>
		<p>In making the above comments and requests we would appreciate confirmation that the mid-rise residential designation includes townhome development.</p> <p>A few general comments: We suggest that the Bouffard Road realignment from Malden Road into the area be shown on the preferred Secondary Plan. We question the storm water corridor shown in the mid-section of Reaume Road? is it to be in a pipe or an open corridor? In the most northwest corner of the area consideration should be given to extending the mixed-use designation to match the adjacent mixed-use area that is not within the plan boundary.</p>	<p>The built form types for the land areas within Howard Bouffard are identified in the DRAFT Zoning By-law, which utilizes the R2 and R3 zone categories of the Town's Comprehensive Zoning By-law. R2 permits Street Townhouses, and R3 permits Block Townhouses and Apartments. The key issue in achieving these built forms is achieving an appropriate wastewater plant allocation.</p>

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<p>Hal Kersey HRK Realty Services Ltd.</p>	<p>L.A. Land Corporation (1 on Index Map) (Klingbyle) This property is located on the northside of Reaume Road from Malden Road extending easterly. The Emerging Preferred Plan presented on November 9, 2023 shows these lands designated mostly Low-Rise Residential, with a portion along Reaume Road on the east side of the property designated Mid-Rise Residential. There is also a SWM pond in a central location on the property, and a Buffer along the east side of the SWM pond and in a linear eastwest direction on the east side of the property. The land owners preference is to have all of the lands fronting on Reaume Road that are designated Low-Rise Residential redesignated Mid-Rise Residential. At the very least, the strip of land shown as Mid-Rise Residential should be located in the westerly portion of the property closer to Malden Road. There is concern that the eastwest linear Buffer is not conducive to orderly development and the owners request that it be eliminated.</p>	<p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p> <p>SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.</p>
	<p>L.A. Land Corporation (13 on Index Map) (Homolka) This property is located on the north side of Bouffard Road east of Malden Road. The Emerging Preferred Plan presented on November 9, 2023 shows these lands designated Mid-Rise Residential on Bouffard Road with Low-Rise Residential adjacent to the north, and a SWM pond area in the most northerly portion of the lands. The previous Draft Plan of Subdivision prepared by Dillon Consulting illustrated a smaller stormwater management pond, we kindly request information that supports the size of the pond area illustrated on the Emerging Preferred Plan presented on November 9, 2023. The owners of L.A. Land Corporation kindly request confirmation from the Town of LaSalle that it will assist in securing oversizing reimbursement for land and construction of the SWM pond from benefitting owners in the catchment area.</p>	<p>SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.</p>

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<p>Harold (Hal) Kersey, PMP President HRK Realty Services Ltd.</p> <p>On behalf of Valente Development Corporation</p>	<p>Valente Development Corporation (12 on Index Map) (Homolka 2b) This property is located on the north side of Bouffard Road east of the proposed Diotte Road northerly extension. The Emerging Preferred Plan shows this parcel designated as Low-Rise Residential. The owner kindly requests that consideration be given to designating these lands Mid- Rise Residential in kind with the Mid-Rise Residential designation on the property adjacent to the west. At the very least consideration should be given to designating the west portion of these lands Mid-Rise Residential so that it lines up with the Mid-Rise Residential designation on the opposite side of Bouffard Road. The Town advised that they would investigate the request and respond with a decision.</p> <p>Valente Development Corporation (Lots 72, 73, 74 & 75, Registered Plan 767) This property is located on the north side of Bouffard Road east of Malden and west of the proposed northerly extension of Diotte Road. This property was acquired by Valente Development Corporation with the explicit intention of land development for residential purposes. We note that the Emerging Preferred Plan shows this parcel designated Core Features. We also note that the property is flanked by Low-Rise Development on its east and west boundaries. The Emerging Preferred Plan also shows a strip of land designated Core Features with a Buffer area along Bouffard Road. We question the viability of Core Features in a narrow linear fashion along a roadway that doesn't provide any linkage opportunity to Core Feature areas north, south, or east. We kindly request that the Town remove the Core Feature designation on this parcel of land and replace the same with Low-Rise or Mid-Rise Residential land use.</p> <p>The Town advised that the Core Features designation was placed on the lands by LGL Consultants that identified all lands in the area to be protected from development given their ecological value. The suggested that if the owner wishes to challenge the Core Features designation that they would need to provide evidence contrary to the LGL information that is expected to be provided to the Town shortly. Both parties agreed to await the LGL information and further discuss thereafter.</p>	<p>This SWM pond has been moved back into its original position to conform with the Town's work on the overall stormwater management system for Howard Bouffard. The Secondary Plan provides the appropriate flexibility, through the development application process, to make adjustments to the size and location of stormwater management facilities.</p> <p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p> <p>The Natural Heritage System has been established in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County. Notwithstanding the level of work completed to date, the policy framework of the Plan establishes an opportunity to challenge the extent of the natural features through the preparation of an Environmental Impact Study.</p>
<p>Harold (Hal) Kersey, PMP President HRK Realty Services Ltd.</p> <p>On behalf of lands owned by Tuscany Oaks Ltd.</p>	<p>Tuscany Oaks Ltd. (10 on Index Map) (Homolka 2a) This property is located on the north side of Bouffard Road just west of Disputed Road. The Emerging Preferred Plan now shows a stormwater management facility on the west side of the north-south collector Road which is in accordance with the owners wishes. Therefore, the owners are satisfied and appreciative of changes made by the Town.</p> <p>Tuscany Oaks Ltd. (11 on Index Map) (Leonhard) This property is located on the south side of Bouffard Road between Malden and Disputed. The Emerging Preferred shows this property designated Low-Rise Residential that permits singles, semi-detached, block and street townhomes. The owners requested that the Town consider these lands for Mid-Rise Residential given that the lands have a depth that is not conducive to Low-Rise Residential lot layout.</p>	<p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p>
	<p>Town representatives asked where the additional density would come from? The owner's response was that their property on Bouffard Road closer to Malden Road (Tuscany 2) be changed from Mixed-Use Corridor to Mid-Rise Residential thus freeing up capacity for this property. Town representatives agreed to investigate the owner's request.</p> <p>Tuscany Oaks Ltd. (14 on Index Map) (Tuscany 2) This property is located on the south side of Bouffard Road at Malden Road. The Emerging Preferred Plan shows this property designated Mixed-Use and Mid-Rise Residential. The owners are agreeable to changing these lands to Mid-Rise Residential in their entirety. Town representatives agreed to investigate the owner's request to change Tuscany 2 (removal of mix-use/high rise res) in an exchange for the mid-rise residential on Leonhard.</p>	<p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p>

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	<p>Harold (Hal) Kersey, PMP President HRK Realty Services Ltd.</p> <p>On behalf of lands owned by Tuscany Oaks Ltd.</p>	<p>Tuscany Oaks Ltd. (10 on Index Map) (Homolka 2a) This property is located on the north side of Bouffard Road just west of Disputed Road. The Emerging Preferred Plan presented on November 9, 2023 shows a stormwater management facility on the east side of the north-south collector Road on this property. We bring to your attention the attached Draft Plan of Subdivision (file 163478-DPS(H2B)) for this property that shows the stormwater management facility on the west side of the collector road. We understand that the Emerging Preferred Secondary Plan identifies general locations for stormwater management facilities that may be moved around within the catchment area for each facility. Given that there is flexibility in the precise location of stormwater management facilities we kindly request that the pond on this property be relocated on the Emerging Preferred Secondary Plan to a location west of the collector road, perhaps in the area shown as Block 4 (Future Development Area) on the attached file 163478-DPS(H2B). The requested relocation of the stormwater management facility on these lands will facilitate orderly development of the residential lands on the east side of the collector road as shown on the attached draft plan.</p> <p>Tuscany Oaks Ltd. (11 on Index Map) (Leonhard) This property is located on the south side of Bouffard Road between Malden and Disputed. The Emerging Preferred Plan presented on November 9, 2023 shows this property designated Low-Rise Residential that permits singles, semi-detached, block and street townhomes. We note that the property adjacent to the west is designated Mid-Rise Residential. We are of the opinion that it would be logical to extend the Mid-Rise Residential designation easterly to include these lands. We kindly request that these lands be designated Mid-Rise Residential.</p> <p>Tuscany Oaks Ltd. (14 on Index Map) (Tuscany 2) This property is located on the south side of Bouffard Road at Malden Road. The Emerging Preferred Plan presented on November 9, 2023 shows this property designated Mixed-Use and Mid-Rise Residential. Please consider designating the entirety of these lands Mixed-Use being contiguous to the Mixed-Use designated lands adjacent to the south of this parcel.</p>	<p>SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.</p> <p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p>
3	<p>Karl Tanner, MCIP RPP</p> <p>Dillon Consulting Limited</p> <p>On behalf of Sorge Enterprises Inc. – Fiorina Street Lands</p>	<p>It has come to our attention that the municipality is proposing to change the designation of the Fiorina Street Lands from the current land use designation for the property as "Residential", as confirmed by previous municipal documents to "Core Environmental". We would like to formally request that the current designation be maintained for the foreseeable future.</p> <p>Our client has made their intentions clear since 2016 to develop the Fiorina Street lands and the larger Harmony Lakes Subdivision for residential purposes and retaining the existing land use designation aligns with their future plans. We understand that there may be certain considerations to be addressed prior to the commencement of any development activities and we will work with our client to meet the requirements at the appropriate time.</p> <p>Also, we would like to be notified of any further meetings, work shops, PICs, etc. such that we can provide input.</p>	<p>The Natural Heritage System has been established in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County. Notwithstanding the level of work completed to date, the policy framework of the Plan establishes an opportunity to challenge the extent of the natural features through the preparation of an Environmental Impact Study.</p>
	<p>Paul E Grespan</p> <p>Sorge Lands</p>	<p>The Sorge lands should be designated as "low rise residential" subject to appropriate studies to delineate any environmental features or natural habitat that may be contained within these lands.</p>	<p>The Natural Heritage System has been established in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County. Notwithstanding the level of work completed to date, the policy framework of the Plan establishes an opportunity to challenge the extent of the natural features through the preparation of an Environmental Impact Study.</p>

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<p>Karl Tanner, MCIP RPP</p> <p>Dillon Consulting Limited</p> <p>On behalf of Windsorland Homes</p>	<p>The mix of low density (single detached and semi-detached dwellings) and one (1) high rise block (8 storeys) is generally in keeping with our client’s needs (see attached Conceptual Development Plan).</p> <p>As discussed at our meeting, we appreciate the Town’s commitment to “Pre-zone” lands within the Secondary Plan Area. Notwithstanding, we will be required to obtain Draft Plan of Subdivision approval from the County of Essex and are respectfully requesting the Town’s support for our client to begin that process in late fall 2023 or early 2024. As you are aware, we are committed to servicing the lands at our first opportunity.</p>	<p>The Town has recently released the Secondary Plan and an associated DRAFT Zoning By-law Amendment for review. Importantly, once those elements of the package are approved, the development application/approval process will begin. Additional work is required, including:</p> <p>> The Province requires that all applications for development be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act;</p> <p>> The Town requires all application for development be accompanied by an Environmental Impact Study, and Archaeological Assessment and a Wastewater Plant Capacity Allocation Criteria Evaluation.</p>
	<p>Based on our discussion, our development concept has not changed, and it is our intention to proceed through the planning approvals early next year contemporaneously with the approval of the Secondary Plan. At our meeting, you requested comments related to the three (3) options (attached). We can firm that Option 2 is our preferred plan for our client’s lands and have no opinion related to other lands in the area. The mix of low density (single detached and semi-detached dwellings) and one (1) high rise block (8 storeys) is generally in keeping with our client’s needs (see attached Conceptual Development Plan).</p>	<p>> In addition, the Town may require the satisfactory completion of:</p> <ul style="list-style-type: none"> - A Planning Rationale Report; - A Block Plan; - An Urban Design Study; - A Stormwater Management Plan; - A Functional Servicing Report; - A Transportation Impact Study; - A Financial Impact Study; and <p>> Terms of Reference for each of the listed studies, with the exception of the analysis of Species at Risk and their habitat - which is mandated by the Province, are included in an Appendix to the Secondary Plan.</p>
<p>Karl Tanner Dillon Consulting</p> <p>On behalf of RKE Properties Inc. Lankor Horizons Development Inc.</p> <p>Sept. 19, 2023</p>	<p>At the meetings, you provided three (3) options for consideration and comment (attached). At the same meetings, you spoke about the potential for developers/landowners to work together to advance servicing in “developer groups” based on what we have called, “neighbourhoods” in the Howard Bouffard Area. We see these neighbourhoods as being distinct and mutually exclusive from one another. For ease of reference, we envision the neighbourhoods to be as follows (refer to Figures 1 and 2):</p> <ul style="list-style-type: none"> · East Neighbourhood; · Central Neighbourhood (Triangle Lands); and · Western Neighbourhood. <p>We can confirm that our clients will work together, entering into a developer agreement for the Triangle Lands servicing. They do not see a need to engage with the other neighbourhood developers/landowners. We can confirm that Option 2 is generally acceptable to our clients. To assist you with your mapping, we have prepared a revised conceptual development plan. This revised plan incorporates your options and work completed for the Triangle Lands Guideline Plan. We have utilized your land use categories in the revised conceptual development plan (refer to Figure 3).</p>	<p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town’s Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p>
<p>Additional letter November 28, 2023</p>	<p>For background, prior to the Secondary Plan be initiated by the Town in mid-2023, RKE spent considerable time and resources in 2022 to prepare a Guideline Plan to coordinate development between RKE and the Horizon’s Group for the Triangle Lands (refer to attached plan). It’s our opinion that this foundational work has largely been dismissed and as does not form part of the Emerging Plan before Council.</p>	<p>A Guideline Plan provides valuable input to a broader Secondary Plan process where it is a requirement to be comprehensive, and to consider and balance a host of competing objectives - including the aspirations of all the other landowners within Howard Bouffard. The Secondary Plan has been prepared with an understanding of existing development context, including inherent constraints and potential opportunities. It has been prepared with a fulsome understanding of Provincial and County-wide policy requirements. The information provided by the development community, and the comments provided to date have not gone “unheard”. They have been fully understood and considered.</p>

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		<p>Client is concerned their comments will go unheard:</p> <p>For example, there are marked differences between the Guideline Plan for the Triangle Lands and Emerging Plan. There are large portions of the RKE lands, currently under agricultural production and better suited to residential development than the recommended Park/Open Space designation. RKE's believes that the existing hydro corridor is being dismissed as an opportunity to link the Town's trail network and existing open spaces. There are a number of other examples that can be addressed during the next phase of the study.</p>	<p>Public parkland is an extremely important part of any community, creating a focal point for various forms of recreation, and supporting active, healthy lifestyles. Fundamentally, a new community requires a robust and connected public park system. The Plan is based on the requirement that development is to occur comprehensively, where Public Parks are expected to be established for the benefit of the broader community and that some land owners may be required to dedicate more land for Public Parks than others. It is not logical for every land parcel dedicate their 5%, and attempt to make a reasonable park system on that basis. The Town will ensure appropriate compensation to over-contributing landowners for their relative loss of development potential through their cash-in-lieu of parkland account, other legal mechanisms available to the Town and/or more directly by benefitting land owners.</p>
4	<p>Melanie Muir, MCIP RPP</p> <p>Dillon Consulting Limited</p> <p>On behalf of Lankor Horizons Development Inc. - Horizons City/Laurier Plaza Lands</p>	<p>It has come to our attention that the municipality is proposing to change the designation of the Horizon City Lands of the property to "Mixed Use", "Mid-Rise Residential", "Institutional", "Stormwater Management", "Park and Open Space", "Natural Environment" and "Natural Environment Overlay". While we are in agreement with the majority of the proposed designations, we would like to formally request that minor changes be made to the "Mixed Use", "Stormwater Management" and "Natural Environment Overlay" areas on our site.</p> <p>Our client has made their intentions clear since February 2022 to develop the Horizon City/Laurier Plaza Lands for mixed use and residential purposes. The site is currently two (2) parcels, the southern lands formerly owned by Sorge Enterprises, and the northern lands formerly known as the Walter's lands. The intent has been to develop the southern parcel of land for mixed use (northwest corner of Huron Church Road and Laurier Parkway – known as the Laurier Plaza Lands) and commercial uses further west, just east of the future extension of Meo Boulevard and multi-unit residential to the west of Meo Boulevard. Through all of our discussions with the Town and the Secondary Plan team, the drain was intended to be relocated to the northern boundary of the southern parcel and the entire parcel would be utilized for mixed use purposes. Dillon has already been appointed the Drainage Engineer for this work and the plan should reflect the drain relocation as proposed.</p>	<p>It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.</p> <p>The Natural Heritage System has been established in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County. Notwithstanding the level of work completed to date, the policy framework of the Plan establishes an opportunity to challenge the extent of the natural features through the preparation of an Environmental Impact Study.</p>
		<p>In addition, there is concern with the designation of the large pond area for stormwater management area and its restrictive nature. While we understand that stormwater management is needed and a focus in the area, we would suggest that instead of designating specific areas of land for stormwater management, that stormwater ponds be permitted in all designations under the plan and these lands be designated otherwise. This would allow for more flexibility in the size of the pond and the ability to utilize underground storage in certain developments thus allowing for more developable area to be utilized. The general locations of the ponds could be maintained on the plan but the designation could be more flexible to permit adjustments in the size of the facilities. In particular, our clients request that the area located on the southern parcel designated stormwater management be removed to permit a different strategy to be utilized on this site.</p> <p>As a result of the relocation of the drain, it is our request that the "emerging secondary plan" be amended on the southern parcel to reflect the proposed development pattern requested with the drain relocated, all mixed use designation and no stormwater management area. This will also reflect the use of the northeast corner of the Meo Boulevard extension as the potential EMS/Fire Station by the Town.</p> <p>The northern parcel was intended to be developed for mid to high rise and townhome developments along with parkland and institutional uses if required. We are, in general, in agreement with the designations on this parcel.</p>	<p>SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.</p>

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	<p>Melanie Muir, MCIP RPP</p> <p>Dillon Consulting Limited</p> <p>On behalf of Lankor Horizons Development Inc. - Horizons City/Laurier Plaza Lands</p> <p>February 8, 2024</p>	<p>Since February 2022, the client intends to develop the Horizon City/Laurier Plaza Lands for mixed-use and residential purposes. The site includes two parcels, with the southern parcel planned for mixed-use and commercial uses, and the northern parcel for mid to high-rise and townhome developments, parkland, and institutional uses if required.</p> <p>The client expects the drain to be relocated to the northern boundary of the southern parcel to allow for mixed-use development. Dillon has been appointed as the Drainage Engineer for this work, and the plan should reflect this relocation.</p> <p>There is concern about the restrictive nature of the large pond area designated for stormwater management. The client suggests that stormwater ponds be permitted in all designations under the plan to allow for more flexibility in the size and location of these facilities. They request the removal of the stormwater management designation on the southern parcel to permit a different strategy.</p>	<p>SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.</p>
		<p>The client requests an amendment to the "emerging secondary plan" to reflect the proposed development pattern with the drain relocated, all mixed-use designation, and no stormwater management area on the southern parcel. This also includes reflecting the potential use of the northeast corner of the Meo Boulevard extension as an EMS/Fire Station by the Town.</p> <p>The client generally agrees with the designations on the northern parcel, intended for mid to high-rise and townhome developments, parkland, and institutional uses if required.</p>	
5	<p>Raffaele Meo, P.Eng., P.E.</p> <p>MEO & ASSOCIATES INC.</p> <p>on behalf of Seven Lakes</p>	<p>The following comments and requests are made for the Seven Lakes lands.</p> <p>4.1 Environmental Protection - In all cases the areas identified as environmentally important (core feature) will be preserved. No changes required.</p> <p>4.2 Farmland - Note that there is no farmland taken out of production, but merely an exchange of one existing non-agricultural use for another.</p> <p>4.3 The 18-hole championship course will continue to operate as present, hopefully for many decades. It was designed by Architect Bruce Matthews III as four individual complete courses, to suit all skill levels, from beginners to professionals. The shortest yardage is made up of two distinct 9-hole courses, each so superior to the Old Course that there cannot be a comparison made. This facility renders the Old Course redundant. No changes required.</p>	<p>The Secondary Plan and DRAFT Zoning By-law Amendment reflect the opportunity to achieve your development aspirations. Importantly, the Secondary Plan also recognizes the existing legal agreement affecting future development, and the need to review that agreement prior to any additional residential development being permitted.</p>
		<p>4.4 The Old Course lands, being about 20.225 ha, are legally described as Part 6 of 12R-20502, with 310.24 m of frontage on Disputed Road. These lands have been used as an executive 9-hole course that was built in 1970. But reality has proven that it has not been viable for years, and it will not survive for much longer. This is due to its age, design and physical restrictions to meet today's golfers' expectations, as well as the annual financial losses incurred. Therefore, 19 ha of the Old Course lands are surplus and must be necessarily re-purposed. Seven Lakes has determined that the most viable use is for mid-rise residential, which will provide very much needed residences to our local community, particularly the aging population. Also, this would finally fulfil an original 1996 objective of the Seven Lakes project, namely to provide affordable homes to both young people and seniors, but which so far has eluded realization in this area, given that the constructed homes vary from one to three million dollars in cost. The secondary plan designation for these 19 ha of the Old Course lands should be suitable for the R3 zoning category.</p>	

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	Ralph Meo Meo and Associates on behalf of Seven Lakes	Could you please confirm that your next steps will show mid-rise residential on the Seven Lakes lands, as per my January 8, letter? The low-rise designation is not feasible nor desirable. It will not address the current market needs/demands and certainly not the current housing policies of both the provincial and federal governments.	It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.
6	David Mady V.P Real Estate Development Rosati Group	With respect to the parcel of land that we own, per below, we would like as much flexibility as possible as we have yet to develop a concept plan for the property. Per our last chat, we would like to be able to develop apartments / condos, townhomes, institutional uses such as a place of worship along with some commercial.	The Secondary Plan and DRAFT Zoning By-law Amendment reflect the opportunity to achieve your development aspirations, in the context of the Mixed-Use Corridor designation.
7	David Mady (Rosati Laurier Land)	With respect to the parcel of land that we own, per below, we would like as much flexibility as possible as we have yet to develop a concept plan for the property. Per our last chat, we would like to be able to develop apartments / condos, townhomes, institutional uses such as a place of worship along with some commercial.	The Secondary Plan and DRAFT Zoning By-law Amendment reflect the opportunity to achieve your development aspirations, in the context of the Mixed-Use Corridor designation.
8	Casey Kulchychki Senior Associate Zelinka Priamo Ltd.	We have reviewed the three land use plan options provided, and note that each option has the Phase 2 lands designated as 'Business Park'. We have concerns regarding this designation as it is not consistent with the current 'Residential' designation in the Town of LaSalle Official Plan, and would not permit Phase 2 of the proposed development. As the preparation of the Secondary Plan moves into its next stage, and the preferred land use plan is prepared, we request that the Phase 2 lands of 1780 Sixth Concession Road be designated as 'Residential' to ensure Phase 2 can be implemented as proposed.	The Secondary Plan and DRAFT Zoning By-law Amendment reflect the opportunity to achieve your development aspirations.
9	Larry Silani, MCIP, RPP On behalf of lands owned by Dr. Tabib and Vince Balsamo	Comment highlights: Inaccurate Representation of Landowner Aspiration Plan (Option 2): Requested Changes: Low-rise residential (singles, semis, and townhomes) should be designated north of SW Parkway and next to the existing elementary school, not mid-rise residential. The land uses adjacent to the proposed widened storm drainage corridor also need revision to match the provided concept plans.	It is important to note that Schedule 1 of the Secondary Plan does not specifically identify the distribution of residential density throughout the Howard Bouffard Area, with the exception of the Mixed-Use Corridor abutting Laurier Parkway. Density categories are identified in the DRAFT Zoning By-law Amendment. The allocation of residential density throughout Howard Bouffard requires careful consideration given the very specific constraints to development as a result of the Town's Wastewater Flow Agreement with the City of Windsor. As a result, it is not possible to fulfill the development aspirations of all of the various landowners. The focus for higher density development is generally adjacent to road corridors that have the potential to be long-term transit corridors, or where there is a unique amenity opportunity.
		Storm Drainage and Climate Change Resiliency: Unfinalized HBMDS EA Work: The storm drainage engineers have provided comments and recommendations to reduce construction costs and enhance climate change resiliency. A meeting is requested to discuss these benefits and revise Option 2 accordingly.	SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. All development interests will either be required to include a facility on their property, or appropriately compensate another land owner for providing the facility on another property. The stormwater management facilities shown in the Plan have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment. It is inappropriate to start to shrink the facilities or to move those facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so. However, the flexibility to shrink and/or move facilities is provided in the Plan, subject to that technical support.
		Opposition to Mid-Rise Residential (Option 3): There is opposition to mid-rise residential along the west side of Disputed Road and other specified areas outside the MD sites.	Existing single-detached dwellings along the west side of Disputed Road are identified as Existing Residential in the Secondary Plan, and are not rezoned.

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	<p>Fair and Reasonable Cost-Sharing Framework: There should be an up-front cost-sharing framework for infrastructure benefiting multiple landowners and municipalities. This principle was supported in the September 1st meeting and should continue in the Secondary Plan work.</p>	<p>This was discussed during the process, with no agreement on a Developer's Group Agreement. Please review the policies in the Secondary Plan that are intended to ensure landowner's that benefit from the provision of required lands/facilities on another property will appropriately compensate the owner that provides the lands/facilities.</p>
	<p>Market Realities and Flexibility: The Secondary Plan must reflect market realities, allowing flexibility in housing types, sizes, and prices to meet changing demands and affordability needs.</p>	<p>Market realities change over time. No market study has been provided, however, when the Secondary Plan is reviewed, it will be recognized that substantial flexibility has been provided.</p>
	<p>Orderly Phasing of Development: Policies should allow for logical phasing of development, accommodating the time required to design, finance, and construct the permanent storm drainage outlet.</p>	<p>Phasing will occur generally on the basis of requirements for the provision of appropriate stormwater management facilities, and the ability to achieve an appropriate wastewater plant capacity allocation. The Plan includes policies that deal with both of those requirements.</p>
	<p>Extension of Mixed-Use Corridor: The Mixed-Use Corridor designation should extend to newly acquired parcels of land along the north side of Laurier Parkway.</p>	<p>The Secondary Plan and DRAFT Zoning By-law Amendment reflect the opportunity to achieve your development aspirations.</p>
	<p>Revisions in Preferred Secondary Plan Option: All proposed revisions should be incorporated into the preferred Secondary Plan option, aligning with the Town's approved Official Plan and planning principles.</p>	

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Comments Received from First Nations

Respondents:			
> Zack Hamm > Natalya Garrod > Jonathan D. Choquette			
#	Name	Comment	Response
1	Zack Hamm, R, MA, Department Manager Environment & Consultation Department Caldwell First Nation	<p>Caldwell First Nation expresses concerns about potential adverse impacts on their Constitutionally protected Aboriginal Rights due to a Master Drainage Study. The study's recommendations may disrupt ecosystems and biodiversity in a National Urban Park co-governed by Caldwell, affecting culturally significant sites like Turkey Creek with unregistered archaeological sites and burial mounds. The proposed development of greenfield sites will increase impervious surfaces and stormwater quantity, impacting burial grounds in the Turkey Creek watershed.</p> <p>Stormwater management recommendations also affect the National Ojibway Urban Park, where Caldwell is pursuing co-governance with Parks Canada. Despite initial intent to be consulted, Caldwell received the Notice of Completion for the study before finalizing capacity funding agreements with the Town of LaSalle. The short review period until February 9th, 2024, hinders a thorough consultation process. Caldwell requests additional time to review, provide comments, and engage in consultation.</p>	<p>Comments are with respect to the Master Drainage Study / Environmental Assessment Study, not the Howard Bouffard Secondary Plan, notwithstanding that, the Secondary Plan does implement the findings of the Master Drainage Study/ Environmental Assessment, so there is an inherent link between the documents.</p> <p>From the perspective of the Secondary Plan, the Master Drainage Solution is included on mapping and in the text however, importantly, the Secondary Plan is not the end of the planning approval process, but the beginning.</p> <p>All development/ site alteration, prior to subsequent approvals, will be required to submit:</p> <ul style="list-style-type: none"> > An Environmental Impact Study; > An Archaeological Assessment; and > An Analysis of Species at Risk. <p>These studies are required to provide specific details regarding the resources and attributes that may be identified on any site, and a program to protect those resources and attributes and/or mitigate any impacts on those resources and attributes.</p>
		<p>The Indigenous Community Engagement record in the study inaccurately reflects conversations between Caldwell and the Town, with no acknowledgment of meetings or discussions. Furthermore, Section 4.2 Natural Environment omits the LaSalle Wood Provincially Significant Wetland and fails to list several endangered species and provincially significant plants identified in the Natural Heritage Information Centre, including the Wood Thrush, Eastern Wood Peewee, Climbing Prairie Rose, Purple Twayblade, White Colicroot, Eastern Flowing Dogwood, Willow-leaved Aster, Pugnose Minnow, Eastern Meadowlark, Snapping Turtle, Yellow breasted Chat, Pugnose Shiner, and American Chestnut.</p> <p>The Alternative #3 which was chosen as the preferred option proposes to construct a stormwater management pond directly adjacent to a Butternut Tree & Willow Leaf Aster. Both species are of special importance to the nation and will require significant accommodations for any impacts that might occur to these species.</p>	
		<p>Caldwell requests that the Minister of MECP issue a Section 16 Order to bump up the Individual EA to a Comprehensive EA and place conditions on the proponent that they conduct meaningful consultation with Caldwell First Nation and conduct further study into the impact of Alternative Solution #2 on Turkey Creek (culturally significant site) and the impact on wildlife for severing the existing ecological corridor. Meaningful consultation is providing Caldwell First Nation a reasonable and sufficient period of time to complete a review of the Master Drainage Study recommendations, meet with us to listen to our concerns, address our concerns and amend the report and or accommodate where they cannot address our concerns.</p>	

LaSalle Howard Bouffard Emerging Plan - First Nations Comments Matrix - August 2024

2	Natalya Garrod Caldwell First Nation	<p>Recommended amendments to the Master Drainage Study:</p> <ol style="list-style-type: none"> 1. The Environment and Consultation Department (ECD) requires an amendment to Section 3.10. 2. Engagement with Indigenous Communities and Appendix A Consultation Materials - Section 9 of the Howard Bouffard Drainage Study draft to reflect the engagement between Caldwell and the Town of LaSalle. Caldwell First Nation initially met with the Town of LaSalle. 3. On August 2, 2023, to discuss the project, we indicated an intent to be consulted but expressed a need for capacity funding to review the project and the need to sign an agreement to secure the funding. We sent drafted agreements to LaSalle on August 11, 2023. 4. On January 8, 2024, the project consultants from Dillon Consulting sent a Notice of Completion for the Master Drainage Study. January 18, 2024, the Town of LaSalle returned the signed capacity agreement to review the project and uploaded project materials into our consultation portal. 5. The deadline to complete a review and submit comments on this Drainage Study is February 9, 2024. Three weeks of time for review and to prepare comments is an insufficient period of time and does not afford us the opportunity to complete a fulsome consultation process with the Town of LaSalle. 6. Due to the high volume of projects that ECD must prioritize and respond to, completing a fulsome review of the Drainage Study by February 9, 2024, is not possible. The 30-day review period mandated by MECP is both inadequate and not conducive to the capacity level of ECD. For these reasons, Caldwell First Nation ECD requires an accommodated review period which extends to February 23, 2024. It is essential that ECD is able to complete a proper review of this Drainage Study. 	
		<ol style="list-style-type: none"> 7. Section 4.2 Natural Environment does not list acknowledgment of the LaSalle Wood Evaluated Provincially Significant Wetland adjacent to Normandy Street. The Natural Heritage section does not list all the Endangered Species, Species of Special Concern, and Threatened Species identified on the province's Natural Heritage Information Centre. The following species were not identified: the Wood Thrush, Eastern Wood Peewee, Climbing Prairie Rose, Purple Twayblade, White Colicroot, Eastern Flowing Dogwood, Willow-leaved Aster, Pugnose Minnow, Eastern Meadowlark, Snapping Turtle, Yellow-breasted Chat, Pugnose Shiner, and American Chestnut. 8. Please provide rationale for why these natural heritage features are not acknowledged in the report or ensure that the natural heritage section is amended and adequately considers the impacts on these natural heritage resources. 9. The Alternative #3, which was chosen as the preferred option, proposes to construct a stormwater management pond directly adjacent to a Butternut Tree & Willow Leaf Aster. Both species are of special importance to the nation and will require significant accommodations for any impacts that might occur to these species. 10. Consultation with Caldwell on the impact on both species and mitigation measures for anticipated impacts will be necessary. 	
		<p>Concerns over the Howard Bouffard Secondary Plan & Impacts from Stormwater:</p> <p>Caldwell anticipates a high increase to stormwater overflows with the proposed build out of the Howard Bouffard Secondary Plan area which proposes to change a large portion of Greenfield sites into developed areas. What are the anticipated stormwater impacts as a result of this build-out? Caldwell would like to raise our concerns regarding the impact/disruption to the unregistered burial grounds located within the Turkey Creek watershed. Turkey Creek contains unregistered archaeological sites. Caldwell also has concerns about the impact of this development on the ecosystem and biodiversity of the site of the National Ojibway Urban Park of which Caldwell First Nation is pursuing co-governance of with Parks Canada. Caldwell First Nation is asserting their rights and responsibilities to steward the lands within the Ojibway Urban Park lands.</p>	

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		<p>Requests for Town of LaSalle:</p> <ol style="list-style-type: none"> 1. A meeting with yourself and Dillon consulting (who prepared the report) to discuss these outstanding concerns. 2. Amendments to the Master Drainage Study be considered or rationale provided for why requests cannot be accommodated. 3. A copy of the Turkey Creek Watershed Study, comments from the Essex Region Conservation Authority on the Master Drainage Study. 4. A plain language explanation of the Master Drainage Study be provided. 	
3	Jonathan D. Choquette Lead Biologist, Ojibway Prairie Reptile Recovery Wildlife Preservation Canada	<p>In principle, I would support a plan that includes provisions for the protection of existing natural heritage features, and incorporates functional ecological corridors between those features, with a particular focus on the protection and recovery of endangered plants and reptiles. Further, due to time constraints, I will scope my detailed comments in this letter to one key problematic element depicted on all three options.</p> <p>The land use zoning designation proposed for the eastern-most portion of the LaSalle Woods ESA is “Low-Rise Residential” (The area between Short Disputed Rd., Silver Maple Rd., Sandalwood Ct., and Normandy St.). The residential zoning designation is in direct conflict with the “Critical Habitat” designation identified for this same general area by the Government of Canada in the National Recovery Strategy for the Massasauga (Parks Canada Agency 2015). “Critical Habitat” has been identified to “...ensure that it is protected from human activities that would result in its destruction”, and building housing is identified as an activity that would result in the destruction of Critical Habitat (Parks Canada Agency 2015). As per the Species at Risk Act “No person shall destroy any part of the critical habitat of a listed endangered species or a listed threatened species that is in a province or territory and that is not part of federal lands” (Government of Canada 2023). As such, I request that future mapping options reflect the Critical Habitat designation by depicting it as proposed “Natural Environment” zoning.</p>	<p>The identified significant natural heritage features and their associated ecological functions have been identified and protected from development within Howard Bouffard, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited. The Plan includes two identifiers for the Natural Heritage System:</p> <ul style="list-style-type: none"> > The first is the Environmental Protection Designation that identifies properties to be protected from urban development; and > The Second is the Feature Assessment/Restoration Overlay, which covers a number of natural heritage features that have been identified, but that require additional study through the preparation of an Environmental Impact Study. <p>All applications for development, or site alteration within Howard Bouffard shall be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act as well as an Environmental Impact Study.</p>
			<p>With respect to ecological corridors, there are two primary opportunities within Howard Bouffard to create "wildlife corridors". The first is the Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town.</p> <p>The Second is the Primary Outlet Drain. It is anticipated that the Drain will be wide enough to accommodate its crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that abut the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities.</p>

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#	Respondent Name	Comment	Response
1	A.L. Meloche	<p>Discusses the need to consider climate change and natural heritage</p> <p>Emphasizes the importance of maintaining and creating wildlife corridors to allow for natural movement of wildlife between natural areas, includes realigning stormwater elements and widening corridors along the Cahill Drain to create viable wildlife corridors.</p>	<p>Ms. Meloche has provide numerous comments. Some are duplicated, some overlap. The intent of this response is to respond to those comments, but to avoid duplication where her comments/ issues have been raised multiple times. Keeping in mind that Howard Bouffard has been identified and planned to accommodae urban development for over 20 years, the Secondary Plan represents an approach that inherently is a response to a changing climate. The Secondary Plan:</p> <ul style="list-style-type: none"> > Promotes development that is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints; > Is planned as a complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips. > Provides for mobility options, including an integrated road and trails network in support of walking, cycling and other micro-mobility options, and establishes an urban structure that focuses density on key corridors expected to accommodate enhanced transit; and > Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County.
		<p>Integrating natural heritage into planning -- it is suggested that natural heritage be integrated into all planning efforts to mitigat impacts of climate change and create a harmonious and healthy environment. This includes incorporating wetlands, native tree species, and naturalized areas of stormwater and drainage.</p> <p>Realignment of stormwater ponds -- 3 potential realignments of stormwater ponds are proposed to enhance wildlife and human use corridors. Includes moving ponds to create linkages between woodlots and natural heritage areas, and creating corridors along the edge of new ponding areas.</p>	<p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands.</p> <p>More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
		<ol style="list-style-type: none"> 1. The first potential realigned pond would be on the Cahill Drain, south of a significant woodlot with a bald eagle nest. Moving this pond is an attempt to link this woodlot more directly to the woodlot to the west, creating a corridor. The premise is that the areas of single residence residential would be exchanged for the area of stormwater management. 2. The second potential realignment of ponding is just north of the large significant woodlot north of the Vollmer Center, a repositioning coming from the twin ponds further to the north and west. 2 corridors are created along the edge of this new ponding, one reconnects this woodlot to the Overlay Natural Heritage Area to the north, as well as another which links into the corridor-drain running just north of Laurier. The latter corridor would run between areas of individual residences and commercial zoning. This corridor could be a sort of conservation easement, berm area, to give some separation to the residential and commercial use in this area as well as wildlife connectivity. 	<p>Stormwater management facilities have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to both the Bouffard Howard Planning Districts Class Environmental Assessment Addendum Final Report (2017) and the Howard Bouffard Master Drainage Environmental Assessment (2024). It is inappropriate to start to move those crucial facilities around within the Secondary Plan Area without the supporting technical information that justifies doing so.</p>

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		<p>3. The third area of potential realignment of ponds occurs south of the Laurier Parkway, along the East Cahill Drain with a very large pond giving up some real estate to be repositioned to widen, enhance a natural corridor along the drain. The 2 new areas keep alive a corridor which can still be linked to the remnants of the Canard River. The northern piece is realigned just south of a potential wildlife culvert area under Laurier Parkway. The sizable extent of the larger stormwater ponds in this area would appear to have habitat potential for wildlife and would be a draw from the habitat areas to the north and the south.</p>	
		<p>Overall comments:</p> <p>Would like to see broader wildlife corridors wherever possible and use of conservation easements to augment corridors</p> <p>Use of ecopassages and culverts, both large and small, to facilitate wildlife movement and connectivity especially where traffic is heavier i.e. Laurier.</p> <p>Maintain strong connections between disparate habitat pieces by valuing the core habitat principle. For example the environmental overlay mapping, shows how a certain area labelled environmental overlay is central as a connectivity link between at least 3 natural heritage features. Linkages to this central habitat is vital to keep all 4 heritage areas well linked. In my map I have drawn in several new corridors and connectivity areas to link all of the above natural heritage areas. In a couple cases, stormwater features have been moved to try to achieve this end.</p>	<p>There are two primary opportunities within Howard Bouffard to create "wildlife corridors". The first is the Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town.</p> <p>The Second is the Primary Outlet Drain. It is anticipated that the Drain will be wide enough to accommodate it crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that about the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities.</p>
<p>Anna Lynn Meloche February 9, 2024</p>		<p>Inadequacy of Current Flood Data: Concerns about the adequacy of using 1 in 100-year flood data for the Howard Bouffard Planning District Master Drainage Study. Recent extreme weather events, such as the 2017 rainfall in LaSalle, suggest the need for re-evaluating flood data and precipitation standards. Environmental Priorities: Emphasis on giving due consideration to the environment within the Howard Bouffard Planning District. The natural heritage, such as the Ojibway-LaSalle area, needs to be preserved and connected to form a coherent natural heritage system. Proposed Land Use and Stormwater Design Changes: Suggestions to create dual-use human and wildlife corridors by integrating stormwater features with natural heritage elements. Specific areas on the planning map have been altered to reposition residential development and enhance natural heritage features.</p>	<p>The issues related to flooding within Howard Bouffard are considered within the substantial work carried out by the Town on stormwater management. Regulatory floods and associated restriction on development and under the jurisdiction of the Conservation Authority, who are an agency involved in this Secondary Plan process.</p> <p>The Natural Heritage System has been identified and protected in accordance with the most up-to-date information available, and has been prepared by highly experienced and qualified environmental scientists, in accordance with Provincial and County of Essex requirements.</p>

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		<p>Wildlife Corridors and Urban Barriers: Concerns about Laurier Parkway creating a barrier between natural areas, with suggestions to realign stormwater elements to maintain wildlife connectivity. Proposed wildlife underpasses and culverts to provide safe crossings.</p> <p>Stormwater Pond Realignment: Realignment of stormwater ponds to enhance wildlife corridors and human use. Suggestions for three specific areas where stormwater ponds could be repositioned to improve connectivity and environmental resilience.</p> <p>General Comments on Planning and Conservation: Broader wildlife corridors and conservation easements should be included wherever possible. Use of ecopassages and culverts to maintain connectivity in areas with heavy traffic. Combining stormwater features with naturalization efforts to enhance the landscape and experience for residents.</p> <p>Integration of Studies: Although comments are aimed at two distinct studies (Secondary Plan and Master Drainage Study), they are interconnected and should be considered together for comprehensive planning.</p>	<p>The Secondary Plan implements the Town's Master Transportation Plan, as well as all of the Town's work related to stormwater management, and the establishment of the Master Drainage Solution.</p>
<p>Anna Lynn Meloche Sep 25, 2023</p>		<p>Support for LaSalle's Natural Heritage: LaSalle is recognized for its natural heritage, with efforts to connect people to nature. The Ojibway National Urban Park and Herb Gray Parkway Project have preserved local natural areas. The Howard Bouffard Secondary Plan documents lack sufficient environmental studies and connectivity between environmental features.</p> <p>Difficulties with Access and Public Input: The public comment period for the plan is short and many residents are unaware of it. The online platform for comments, Placespeak, is difficult to navigate. There should have been open house events to inform and engage the public.</p> <p>Environmental Concerns: Environmental planners and experts should be involved in designing natural heritage cores, trails, and corridors. Existing natural areas are being removed from planning maps, and proposed roads could fragment these areas. High-rise towers near migratory bird habitats could have negative impacts due to bird collisions and light pollution.</p>	
		<p>Impact on Natural Heritage: Development should buffer natural areas and maintain connectivity to minimize impacts on wildlife. Critical linkages should be preserved to keep connectivity corridors intact. More green spaces and wildlife corridors are needed to mitigate development impacts.</p>	

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	<p>Commercial and Residential Development: Commercial development should be diverted away from natural areas. The plan includes high-rise towers, which could disrupt the small-town ambiance and views. The density of development proposed is inconsistent with LaSalle's identity as a small town.</p> <p>Drainage and Water Management: Drainage plans should include naturalized components to act as viable corridors for wildlife. The proposed development could negatively impact natural drainage patterns and green spaces.</p> <p>Employment and Industrial Development: The older plan provided more employment opportunities. Industrial parks can serve as corridors and habitats for wildlife.</p>	<p>Commercial development is appropriately located outside of identified natural heritage features.</p> <p>Higher density built forms are appropriate to provide a range and mix of housing types to support transit and to support the appropriate response to a changing climate.</p> <p>If industrial parks can serve as wildlife corridors then public parks, stormwater management facilities and school sites can also serve that function - The Secondary Plan maximizes those opportunities.</p>
	<p>Energy Efficiency and Climate Adaptability: Developments should consider energy efficiency and climate adaptability. High-rise buildings are less energy-efficient and can contribute to increased emissions.</p> <p>Traffic and Infrastructure: Concentrated commercial land use near natural areas could increase traffic and road mortality. The current plan's traffic management is inefficient and could lead to congestion.</p>	<p>Higher density housing reduces the per person energy use and per person carbon footprints. The Secondary Plan implements the Town's Master Transportation Plan.</p>
Anna Lynn Meloche	<p>High rise towers near migratory bird habitats (like the Ojibway National Urban Park and LaSalle Natural Heritage located on the convergence of the Mississippi and Atlantic Flyways) are not a good idea as bird collisions occur and increase with building height. Light pollution also negatively impacts birds. The need for more housing can be better met by urban renewal in already developed city areas, it would be more affordable. The theory of towers is to free up more natural heritage and farmland, but that is not what is happening, just more intense sprawl... Although towers seem the answer, the taller the building the less efficient for energy use, I doubt carbon neutrality would be achieved. The Town of LaSalle could take a carbon neutrality pledge, like other Canadian cities have done.</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years.</p> <p>It is expected that the vast majority of housing within Howard Bouffard will be "ground contact" housing - consisting of single-detached, semi-detached and townhouse dwellings, although generally at higher densities than typical in LaSalle today - those built forms will be limited in height to 10.5 metres - the same permissions for those built forms throughout LaSalle. There are some, limited opportunities for low-rise apartment buildings, up to maximum building heights of 15.0 metres.</p>
	<p>An interesting fact just googled....Home ownership in LaSalle is 95 percent according to Royal LePage. The average in Windsor Essex is 72.5% is there really an appetite for building affordable rental units here.....</p>	<p>Taller built forms are also permitted, but only along Laurier Parkway, which is identified as an appropriate location for higher density and taller buildings - in support of a much more robust transit service, as well as providing opportunities for smaller apartment units that have the potential to be more affordable, and the propensity to be rental units.</p>
	<p>The Placespeak website does not work properly ... It does not always open under Resources. Also I had a more detailed link with all the text, many pages including the color coded keys and but cant seem to access this anymore..... Why is this information so hard to access.....</p>	
	<p>Southern Ontario is a very significant bread basket of Canada, In the last 30 years, arable land per capita has shrunk by approx. 1/3 in this country. All the while populations are growing here and abroad. More people to feed will lead to higher prices. If a community wants to be sustainable, then to the extent possible it should supply the factors that would make it sustainable, green space, (carbon sinks) farmland, employment, etc. Otherwise it is relying on other communities to pick up the slack....Canada has 4.25% arable land. With growing populations here and abroad, and with the added burdens of climate change, good land stewardship should be a consideration...Not everything can be grown in a green house.</p>	

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		<p>The Howard Bouffard plan should be delayed until LaSalle's Natural Heritage report is complete and publicly reviewed. The new Ontario Provincial Climate Change Assessment emphasizes the need for immediate action to mitigate unprecedented climate impacts.</p> <p>The plan needs to enhance connectivity between LaSalle Woods, candidate Natural Heritage Areas, the expanded Ojibway National Urban Park, and River Canard via the Cahill drain.</p> <p>More greenspace and farmland preservation are needed. High-density developments should free up land for conservation or farming, not more development.</p>	
		<p>The Climate Change Assessment highlights that socio-economic factors like population density and housing stock increase stress on natural environments, demanding more ecosystem services and exacerbating vulnerability.</p> <p>Advocates for a system where all development contributes to sustainability, creating enhanced connectivity corridors that link natural areas and support environmental health.</p>	
2	Kevin O'Neil	<p>Comment highlights:</p> <p>Opposition to Mixed-Use Corridor on Laurier Parkway: Mixed-use development would lead to incompatible adjacent developments and long-term deterioration, as seen on Tecumseh Road and Ouellette Avenue in Windsor.</p> <p>Preference for Concentrated Commercial Development: Commercial development should be centralized at major intersections. Enforce site plan control to avoid unattractive neon-signed strips and reduce light pollution.</p> <p>Need for Public Transit: Implement reliable public transit connecting LaSalle to key areas in Windsor. Improve transit for better mobility of seniors and students, reducing the need for multiple vehicles per family.</p>	<p>The mixed-use corridor along Laurier Parkway has been anticipated in the Town's planning documents for over 20 years. It is currently identified in the Town's Official Plan.</p> <p>It is anticipated that the Town will utilize Site Plan Control for all higher density residential, mixed-use and commercial forms of development, as appropriate. Higher densities, and taller buildings are focused along Laurier Parkway in order to achieve a number of key objectives related to the provision of a range and mix of housing, support for enhanced transit and is part of an appropriate response to a changing climate.</p> <p>Agreed. Public transit must evolve along with anticipated growth within Howard Bouffard.</p>

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3	Peter Neilson	<p>After careful study of the three options, I strongly believe Option 1, essentially a logical extension of our existing Official Plan, one that has served us, and continues to serve us very well, best meets the 6 Fundamental Principles, and the 20 Evaluation Criteria, with very few exceptions. Option 3 would result in a city that I probably would not want to live in. All of the things that attracted me here would be largely erased, and it would very likely be easily amalgamated into a single regional government that I would want nothing to do with.</p> <p>Option 1 delivers: a) The most jobs, with b) The smallest, but still very substantial population growth (from 32,000 to 47,868, vs. 64,026 and 72,933!), putting far less strain on the need for expanded municipal services and infrastructure.</p> <p>It, by far, maintains the small-town feel of our community, which is a large part of its attractiveness (those who want high-rise apartments and business-lined streets have the big city next door to move to), and the family-owned residences, with that critical pride of ownership that goes with it, are also maintained the most.</p> <p>I am against developer-driven growth and development. I want the future of our town determined by our taxpayers. For that reason, I am not really happy with Option 2 (I don't want anything over 5 stories tall in our town – and even those should be limited, in my opinion), and I would be vehemently opposed to Option 3. Whatever the Final Secondary Plan recommendation might be, I would not be opposed to it being put to a plebiscite, against Option 1 – essentially the status quo. I think we need to keep control of our town. Bottom-up, not top-down governance.</p>	<p>The Secondary Plan does not implement any of the 3 options, but rather the most appropriate attributes of all 3.</p> <p>The Secondary Plan has been created in recognition on both constraints and opportunities. Growth will be limited to a maximum of 29,000 people and jobs combined.</p> <p>Most development throughout LaSalle has been developer driven. Very little development is delivered by the public sector. Higher densities, and taller buildings are focused along Laurier Parkway in order to achieve a number of key objectives related to the provision of a range and mix of housing, support for enhanced transit and is part of an appropriate response to a changing climate.</p>
4	Rachael Mills	<p>As it's been said, LaSalle is "running out of green space ... it's always threatened by development." Eager to see how LaSalle will honour those priorities and I'd love to know more about the qualified environmental consultant mentioned here and what the terms of reference are for this area, including the season this is all being conducted, as this is a very important aspect. As soon as you're able too.</p> <p>With many varieties of configurations and densities along with multiple drainage options noted in the secondary plan options and drainage study conducted - we can do better than what these 3 options are proposing for our town's undeniable growth.</p>	<p>The Natural Heritage System has been identified and protected in accordance with the most up-to-date information available, and has been prepared by highly experienced and qualified environmental scientists, in accordance with Provincial and County of Essex requirements.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
Comments from PlaceSpeak Workshop - Jan 25			

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5	Michelle Dupuis	<p>Dear Town of LaSalle, I agree with and fully support previous comments posted in this forum by organizations and individuals who are much more educated than I am in areas including land use, conservation of flora, fauna, natural greenspace and arable land. Expansion and development is a choice, not a necessity. I would like to see this community put an emphasis on preservation of clean air and water, prioritizing the expansion of natural green spaces, preserving wetlands, prioritizing the care and conservation of species at risk and all wildlife in our area. Housing is a serious problem for our young people. Can we think about creating housing in the community that the young people who were born and raised here can afford? Mc mansions are not helpful. Only the developers win. I'm willing to pay higher taxes to conserve by purchasing lands to maintain natural environments. I believe that we can do better by listening to those who have provided excellent comments and recommendations. Thank you.</p>	<p>The identified significant natural heritage features and their associated ecological functions have been identified and protected from development within Howard Bouffard, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard. The Plan includes two identifiers for the Natural Heritage System:</p> <ul style="list-style-type: none"> > The first is the Environmental Protection Designation that identifies properties to be protected from urban development; and > The Second is the Feature Assessment/Restoration Overlay, which covers a number of natural heritage features that have been identified, but that require additional study through the preparation of an Environmental Impact Study. <p>All applications for development, or site alteration within Howard Bouffard shall be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act as well as an Environmental Impact Study.</p>
6	Kathleen Woodhouse	<p>The Essex County Field Naturalists would like to offer their collective comments on the Howard Bouffard Secondary Plan. We have some concerns about some of the proposed zoning and the impact on the surrounding wildlife and their habitat. This area low level residential area located north of the proposed Reaume road extension, between a natural area and a stormwater management area, to the west of the drain. Although it is stated to be planned for residential development, it is currently a naturalized space and developing it will essentially isolate the Brunet park wildlife from the drain corridor and furthermore the rest of the southern green areas. It is not realistic to expect wildlife to be able to move in the small area where the corners of the green areas intersect. As we know, there are several at risk species in the natural area north of this site, including the Butler's gartersnake and the Eastern foxsnake among others. Furthermore, local species at risk and other wildlife would strongly benefit from stormwater managements areas being developed as "naturalized" management areas. A more naturalized stormwater management method will help with creating and maintaining wildlife corridors in this area. The next note is on the Reaume road construction. This road seeks to cut the drain corridor in half, essentially stopping most wildlife movement across it. As we know, wildlife mortality on roads is a huge issue. It is predicted that many reptiles, as well as other fauna, will try to cross this road to continue down the green corridor that is created by the drain.</p>	<p>The identified significant natural heritage features and their associated ecological functions have been identified and protected from development within Howard Bouffard, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard. The Plan includes two identifiers for the Natural Heritage System:</p> <ul style="list-style-type: none"> > The first is the Environmental Protection Designation that identifies properties to be protected from urban development; and > The Second is the Feature Assessment/Restoration Overlay, which covers a number of natural heritage features that have been identified, but that require additional study through the preparation of an Environmental Impact Study. <p>All applications for development, or site alteration within Howard Bouffard shall be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act as well as an Environmental Impact Study.</p> <p>It is agreed that the design of the stormwater management system needs to be defined by a more naturalized approach that will blend seamlessly into the protected natural features, as well as with public parks. The Urban Design Guidelines support that approach (included with the Secondary Plan as an Appendix).</p> <p>The idea of "ecopassages" is an interesting one. These comments will be passed along to the Town's engineering department for further consideration.</p>

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		<p>There is an opportunity to install under the road ecopassages when this road is built to prevent a significant amount of road mortality and keep this drain a corridor for migration and movement. Without ecopassages, this road will essentially fragment the habitat and isolate populations which can factor to those populations being wiped out completely. A similar argument can be made about the Diotte road construction bisecting the large green area in the west. As well as the seemingly unnamed road to the east (the one that intersects with Bouffard Rd and the newly proposed Reaume rd.) Specifically by the hydro lines as hydro corridors can be important wildlife corridors. Ecopassages should be considered on all of these roads as they are constructed. Finally, the multi-use area in pink that seems to stretch across the whole south of the map from east to west is concerning. It runs to risk that without proper mitigations and the preservation of the wildlife corridors, this multi-use patch will fragment the habitat and cause problems such as outlined above. A corridor of some kind is recommended Overall, we are emphasizing connectivity and wildlife corridors as this plan has forsaken important environmental factors. This plan fragments an already fragmented habitat even further, and with several species at risk that are present in the area, and the upcoming national urban park, it is more important than ever to maintain connectivity between natural areas to allow natural gene flow, migration, and movement to and from these natural areas.</p>	<p>There are two primary opportunities within Howard Bouffard to potentially create "wildlife corridors":</p> <ul style="list-style-type: none"> > The Hydro Corridor - The Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town. > The Primary Outlet Drain - It is anticipated that the Drain will be wide enough to accommodate it crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that about the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities.
<p>Kathleen Woodhouse</p>		<p>Comment highlights:</p> <p>Impact on Wildlife Movement: Current naturalized space planned for residential development could restrict wildlife movement. At-risk species like Butler's gartersnake and Eastern foxsnake would be affected.</p> <p>Naturalized Stormwater Management Areas: Recommendation for naturalizing stormwater management areas to maintain wildlife corridors.</p> <p>Concerns About Road Construction: Reaume Road construction could sever the drain corridor, affecting wildlife movement and increasing road mortality. Recommendation to install under-road ecopassages to prevent fragmentation and isolation of wildlife populations. Similar concerns for Diotte Road and the unnamed road intersecting with Bouffard Rd and proposed Reaume Rd, especially near hydro lines.</p>	
		<p>Issues with Multi-Use Area: The large multi-use area across the south of the map risks fragmenting habitats. Recommendation for preserving wildlife corridors within this area.</p> <p>Emphasis on Connectivity: Importance of maintaining connectivity and wildlife corridors to prevent further habitat fragmentation. Need to support gene flow, migration, and movement of species at risk, especially with the upcoming national urban park.</p> <p>Overall Request: Urging consideration of their comments to enhance the ecological integrity of the plan. Highlighting the necessity of wildlife corridors for maintaining healthy, connected natural areas.</p>	<p>The mixed-use corridor along Laurier Parkway has been anticipated in the Town's Planning documents for over 20 years. It is currently identified in the Town's Official Plan. It is the appropriate location for higher density and taller buildings - in support of a much more robust transit service, as well as providing opportunities for smaller apartment units that have the potential to be more affordable, and the propensity to be rental units.</p>

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7	Krystal Dagenais	<p>Key concerns:</p> <p>Habitat Fragmentation: Development will isolate wildlife in Brunet Park, impacting several at-risk species like Butler's gartersnake and Eastern foxsnake.</p> <p>Stormwater Management: They recommend naturalized stormwater management areas to maintain wildlife corridors.</p> <p>Road Construction: The construction of Reaume Road and Diotte Road will fragment habitats and increase wildlife mortality. They suggest installing under-road ecopassages to mitigate this issue.</p> <p>Connectivity and Corridors: Emphasize maintaining wildlife corridors to prevent further habitat fragmentation and ensure gene flow and migration.</p>	<p>The identified significant natural heritage features and their associated ecological functions have been identified and protected from development within Howard Bouffard, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard. The Plan includes two identifiers for the Natural Heritage System:</p> <p>> The first is the Environmental Protection Designation that identifies properties to be protected from urban development; and</p> <p>> The Second is the Feature Assessment/Restoration Overlay, which covers a number of natural heritage features that have been identified, but that require additional study through the preparation of an Environmental Impact Study.</p> <p>All applications for development, or site alteration within Howard Bouffard shall be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act as well as an Environmental Impact Study.</p> <p>It is agreed that the design of the stormwater management system needs to be defined by a more naturalized approach that will blend seamlessly into the protected natural features, as well as with public parks. The Urban design Guidelines support that approach (included with the Secondary Plan as an Appendix).</p> <p>The idea of "ecopassages" is an interesting one. These comments will be passed along to the Town's engineering department for further consideration.</p>
			<p>There are two primary opportunities within Howard Bouffard to potentially create "wildlife corridors":</p> <p>> The Hydro Corridor - The Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town.</p> <p>> The Primary Outlet Drain - It is anticipated that the Drain will be wide enough to accommodate it crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that about the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities.</p>
	Krystal Dagenais	<p>Comment highlights:</p> <p>The plans overlook crucial environmental factors, contributing to climate change and biodiversity loss, and exacerbating La Salle's urban sprawl.</p> <p>There is significant concern over the ongoing reduction of Southern Ontario's valuable farmland, which is essential for agriculture.</p> <p>The conversion of natural and agricultural lands endangers local species and disrupts vital habitats, risking extinction and ecological imbalance.</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. Further, the Plan represents an approach that inherently is a response to a changing climate. The proposed development:</p> <p>> Is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints;</p> <p>> Is planned as a complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips.</p>

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		<p>Small and disconnected naturalized areas in the plans fail to support wildlife movement and healthy ecosystems, leading to potential genetic isolation and inbreeding.</p> <p>The proximity to Ojibway Nature Centre presents a chance to restore tallgrass prairie habitats, which are critically endangered and beneficial for many species.</p> <p>The town's plans should focus more on environmental sustainability, including preserving natural areas and incorporating public input for more balanced development.</p>	<p>> Provides for mobility options, including an integrated road and trails network in support of walking, cycling and other micro-mobility options, and establishes an urban structure that focuses on key corridors expected to accommodate transit; and</p> <p>> Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p>
	Krystal Dagenais	<p>Comment highlights:</p> <p>Recommendations for Biodiversity Protection and Restoration: Preserve significant habitats and restore others where reasonable. Ensure connectivity between habitats, leveraging parks and green spaces. Improve wildlife connectivity beyond current plans, specifically including habitats east of Disputed Road and creating corridors within the golf course area.</p> <p>Specific Suggestions for the Secondary Plan: Use native plants around drainage ponds to improve wildlife connectivity and provide habitat for beneficial insects and pollinators. Naturalize retention ponds to support wildlife, such as birds feeding on plant seeds in winter. Incorporate wildlife underpasses in new road constructions to prevent road mortality, citing issues on Matchett Road as an example.</p>	<p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <p>> Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%</p> <p>It is agreed that the design of the stormwater management system needs to be defined by a more naturalized approach that will blend seamlessly into the protected natural features, as well as with public parks. The Urban design Guidelines support that approach (included with the Secondary Plan as an Appendix).</p>
		<p>Alignment with National Conservation Goals: Aim to increase natural areas from 22% to 30% to align with Canada's goal of protecting 30% of naturalized areas by 2030.</p> <p>Opportunity for Leadership and Example Setting: La Salle has the chance to lead in habitat connectivity within urban planning. Potential to set a precedent for other municipalities in Southern Ontario. Encouragement for the town to seize this opportunity for a greener future.</p>	
8	John Ambrose	<p>Comment highlights:</p> <p>Protecting Habitats: Preserve forest fragments and use stormwater management (SWM) and open spaces to buffer and connect habitats. Avoiding Sensitive Areas: Avoid developing forest openings; restore them to meadow or shrub habitats and increase density in less sensitive areas. Natural Heritage Network: Support a connected network for ecological and community benefits, including trails and climate moderation. Restoring Drains: Integrate and restore the drain system into the natural heritage network to create self-cleaning systems and restored habitats.</p>	<p>The identified significant natural heritage features and their associated ecological functions have been identified and protected from development within Howard Bouffard, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard. The Plan includes two identifiers for the Natural Heritage System:</p> <p>> The first is the Environmental Protection Designation that identifies properties to be protected from urban development; and</p> <p>> The Second is the Feature Assessment/Restoration Overlay, which covers a number of natural heritage features that have been identified, but that require additional study through the preparation of an Environmental Impact Study.</p>

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	John Ambrose	<p>Comment highlights:</p> <p>Recommendations Against Development in Sensitive Areas: Discouragement of development in forest openings. Suggestion to increase density in less sensitive areas and restore openings to meadow or shrub habitats to protect sensitive woodland habitats.</p> <p>Benefits of a Connected Natural Heritage Network: Ecological values and community amenities, including well-placed trails and climate moderation. Encouragement to incorporate the drain system into the natural heritage (NH) system.</p>	<p>All applications for development, or site alteration within Howard Bouffard shall be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act as well as an Environmental Impact Study.</p> <p>It is agreed that the design of the stormwater management system needs to be defined by a more naturalized approach that will blend seamlessly into the protected natural features, as well as with public parks. The Urban design Guidelines support that approach (included with the Secondary Plan as an Appendix).</p> <p>The idea of "ecopassages" is an interesting one. These comments will be passed along to the Town's engineering department for further consideration.</p>
		<p>Restoration of Waterways: Critique of century-old engineering solutions that straighten waterways into ditch systems, leading to maintenance issues and lost habitat. Recommendation to restore stream morphology to create self-cleaning systems and restored habitats, with naturalized or restored banks and slopes.</p> <p>Examples of Successful Restoration: Reference to the US Army Corps of Engineers' work, particularly the channelized Kissimmee River in Florida, which has reduced maintenance costs and recognized ecological value.</p>	<p>There are two primary opportunities within Howard Bouffard to potentially create "wildlife corridors":</p> <p>> The Hydro Corridor - The Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town.</p> <p>> The Primary Outlet Drain - It is anticipated that the Drain will be wide enough to accommodate its crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that abut the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities.</p> <p>Restoring Drains - The Plan identifies existing "Drains" within the Environmental Protection Designation, including a specific policy that permits consideration of realignment, relocation or removal provided that any changes are supported by an Environmental Impact Study.</p>
9	Edward Facca	<p>We would prefer to see the proposed designation of mixed use on the north side of Laurier parkway changed to a natural environment use with walking, biking trails. With the mixed use designation on the south side of the road, it will be very busy with traffic, and it may become very dangerous to use the present walking/biking trail that is unencumbered by traffic. This will also permit the north side corridor to continue to be utilized by the snakes that travel from the bush on the west side to the ditch on the east side.</p>	<p>It is unclear if this is referring to the entire north side of Laurier Parkway, or just that portion east of Huron Church Road.</p> <p>> Laurier Parkway Between Malden And Huron Church Road - These lands are currently identified in the Town's Official Plan as a Mixed-Use Corridor and have been designated as such for quite some time. It would not be appropriate to designate them to a natural environment or even recreational designation at this time, given the long-term expectation that these lands are appropriate for higher intensity mixed-use forms of development. It is anticipated that appropriate urban sidewalks and potential bicycle facilities would be incorporated into the Streetscape in this location.</p> <p>> Laurier Parkway Between Huron Church and Howard Avenue - With the exception of the actual intersection of Laurier Parkway and Huron Church, the entirety of the north side of Laurier Parkway is encumbered by the existing Hydro Corridor. No urban development forms will be permitted here.</p>

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10	Donna Waspe	Prefer Option 1 , green space is very important to me. Hard to really see on this platform as cannot read road names and really determine if green space including parks is same in option 2.	<p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
11	Anonymous	What I need as a LaSalle resident is a more efficient traffic plan to allow me to get in and out of town in a timely manner that doesn't significantly impact daily schedules. What I need is a traffic plan that allows me to get to the grocery store and back home without waiting in traffic for 25 mins as I attempt to travel 4 or 5 kilometres. What I don't need is a massive population increase in a town that cannot handle the current population. I would also welcome a plan that would maintain as much natural space and farmland as possible. I find it predictably underhanded that this proposition only showed up in the local news on the last day that this platform is accepting feedback from residents.	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. Anticipated growth has been anticipated in the Town's Master Transportation Plan, which has been implemented in the Secondary Plan. Importantly, the Secondary Plan only identifies Arterial and Collector Road Network, and the existing Local Road Pattern. Full development will also require the development of a more fulsome Local Road Network.</p> <p>The Plan also promotes Howard Bouffard as a complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips. The Plan provides for mobility options, including an integrated road and trails network in support of walking, cycling and other micro-mobility options, and establishes an urban structure that focuses on key corridors expected to accommodate transit.</p>
12	Patricia Hutz	<p>Thank you, Scott. We have lived in LaSalle for 50 years. We agree with what you have said. We vote every year, but we feel very disconnected from council decisions. It is very disappointing.</p> <p>Additional:</p> <p>At this moment there are over 700 views, and only 29 comments. That may be because the maps are very difficult to decipher and compare. It may also be that many residents feel discouraged by a process that is being rushed, with limited options that seem already preordained. Residents who aren't online are not being properly informed of these changes. ***I strongly agree with the majority of the 29 responders, who express concern for our woodlots and farmland, our infrastructure (traffic), and our community changing to a crowded subdivision. Taxpayers deserve to be heard before options are drawn up and presented in this manner. We are to respond by September 25??</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. In addition, all of the identified significant natural heritage features and their associated ecological functions have been identified and protected from development within Howard Bouffard, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p>
13	Kaitlin Larmond	I do not believe any of these options are in the best interests of our residents. Our town is not taking into account the wildlife many of these natural areas support. For example, according to all three options they want to break up the continuous woodlot that runs West of Short Disputed Road. This area suggested is dense forested area that supports a complicated and diverse ecosystem. This is just one example of many. I understand the importance of growth but I also value the importance of common sense. Some of these proposed re-zoning areas are beyond disappointing. Can we not maintain some semblance of greenery in this community? May I suggest a Town Council viewing of the Lorax?	<p>The Plan protects the Natural Heritage System in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%

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14	Nancy Pancheshan	<p>None of the planning options adequately consider LaSalle's natural heritage, including Environmentally Significant Areas, Provincially Significant Wetlands, and natural core areas.</p> <p>LaSalle's current forest (7.17%) and wetland (9.19%) coverage fall significantly short of federal guidelines (30% forest, 10% wetlands), worsening with recent development.</p> <p>Key natural areas, including forests with rare species like the swallow-tailed kite, are being destroyed by development, undermining efforts to combat climate change and preserve biodiversity.</p> <p>The plans fail to address the connectivity of natural corridors and greenways, crucial for maintaining ecosystem health and resilience.</p> <p>Preserving natural areas is essential for community health, mental well-being, and supporting rare species. The current plans do not adequately support these needs.</p>	<p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
15	Shawn Maheux	<p>As a property owner affected by the Howard/Bouffard Master Drainage Study proposal, it would appear that this Secondary Plan is dependent upon establishing and implementing a drainage solution. The drainage plan has been scaled back significantly in order to save money and have less impact on personal property. I see that this plan could accommodate growth of anywhere between 20,000 - 40,000 new residents and multiple new businesses/commercial development etc. That is a significant range. I'm sure in the background there is consideration given that these 2 plans work together, however, there's no mention of that in the public materials. For example, is the preferred drainage solution (Alternative 3 using a smaller 2100mm buried pipe across Bouffard) sufficient to meet all expansion solutions/alternatives in the updated Secondary Plan? Is there risk that drainage will not be sustained and what is that risk? Has this expansion target been fully considered in the drainage plan such that existing home owners will not be subject to future drainage/flooding issues when all this development occurs? Thank you.</p>	<p>It is recognized that SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. The Howard Bouffard Secondary Plan is partially based on the significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment.</p> <p>Growth estimates in the Howard Bouffard Secondary Plan are to accommodate between 16,000 and 29,000 new residents and jobs combined. Those growth figures are directly linked to the Town's ability to provide a wastewater plant capacity allocation.</p>
16	Luv Aggarwal	<p>As a resident affected by all 3 options, I strong oppose re-zoning the protected woods between Normandy and Silver Maple. Even though the phase 1 of the project states that review was done with homeowners, I can confirm most people I spoke with on the street have not even heard of the project.</p>	<p>It does not appear that the Silver Maple neighbourhood area in question is part of the Secondary Plan Area. The lands to north of Silver Maple up to the development on the south side of Normandy remains within the Environmental Protection Designation.</p>

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17	Mike Fisher	<p>Request that there be ample opportunities for public commentary (acknowledges public open house scheduled).</p> <p>Concerns regarding impacts to agricultural and natural heritage lands: important that natural areas be maintained to allow appropriate connectivity for species that inhabit these lands. There is a great opportunity with federal interest in a Windsor/LaSalle National Urban Park to develop this area in a way that maintains natural areas and provides a meaningful ecological corridor that could extend from Windsor and the Ojibway Prairie Complex right through to River Canard.</p> <p>Prefers option 3 in terms of providing density that creates affordable housing.</p>	<p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10% <p>The Plan promotes a development pattern that is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable.</p>
18	Ross Catauro	<p>If we continue to engage in thoughtful planning discussions I'm sure that LaSalle will continue to remain the most sought after community to reside in for decades. Witness the development in the past five years. Option 3 is my preference and retains the considerable natural habitats of which most posts here seem to be concerned.</p>	<p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%

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19	Istvan Bako	<p>None of these options appear to have taken into consideration the large amount of wildlife the natural environment in these areas support. A large herd of deer, coyotes, hawks and bald eagles thrive in the area between Disputed Rd and Huron Church Rd, as well as Disputed Rd and Malden. Any thought of a high rise directly next to the hydro line, as in option 2, is ridiculous. Homes along Disputed Rd have septic tanks, not sewers. The homes rely on adequate drainage in the area. By building massive structures in already established neighbourhoods will be detrimental to drainage all the homes along Disputed Rd. You are literally paving paradise. Even the addition of sewers, it is unlikely the current sewer infrastructure would be able to adequately support high density buildings and residential areas in the Disputed/Huron Church corridor. More studies need to be shared with the homeowners, showing the effects of each option on the natural environment, and the drainage and septic tanks for the homes that have been there since the 1970s. Developers are trying to move too quickly to make a buck. No homeowners were notified by mail regarding these options. Most are seniors who do not have access to online options. Shame on the town for not involving the people who live in the affected neighbourhoods.</p> <p>Additional:</p> <p>Will they be providing these options in a paper format to all the affected residents? Many are seniors without internet access and NO ONE I spoke to in the neighbourhood was aware of these ill-planned options.</p>	<p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>All new development will be on the basis of full municipal service infrastructure - water, wastewater and stormwater management, in accordance with the Town's ability to provide capacity within those systems.</p>
20	Rachael Mills	<p>cbc.ca article surrounding this topic with our Mayor of LaSalle Why open up this link on PlaceSpeak at this stage prior to the 'emerging preferred plan', with limited awareness to the community members, if it is not intended to go under the radar and with minimal comments or concerns? Is this stage not important? How can anyone accept and act as though THIS is the foundation for a "fair conversation" that's promised in the future, when they finally have open houses and further opportunities for community input? Again, seems to further the "wedge" and agenda by saying how much it'll cost to protect and restore the areas in consideration with important and viable habitats. Is money the ONLY thing we can consider and use to make points that affect our future and all of those who will call LaSalle home? I think our area's habitats with naturally occurring contributions to mitigate environmental concerns and dedication to preserving our diverse and unique non human species is just as important as our own human development. Where's the balance? We cannot just say or take the word that it's a priority to conserve our green space and then be presented options, such as these. that contradict this. Not sure which part is "misinformation and misunderstanding"- we're all reviewing the options presented and are calling attention to the concerning aspects. Is that not what the link was intended to do? Regardless of it being challenging to use and assess effectively...</p>	<p>Howard Bouffard has been identified as the location for urban development for over 20 years. The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
		<p>Additional:</p> <p>Can the town please provide more accessible 'option 1, 2 & 3' images (maps). Detailed maps that showcase the street names and landscape more efficiently and clearly. That would be appreciated for review.</p>	

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		<p>None of the proposed options (1, 2, or 3) are acceptable due to their biased nature and the inadequate, rushed timeline for public input and consultation.</p> <p>The planning process lacks transparency and adequate public consultation, raising significant concerns.</p> <p>Emphasizes the need to preserve and foster a connected green corridor, potentially integrating with the Ojibway National Urban Park, rather than following current development practices that neglect community and environmental needs.</p> <p>Advocates for a new Environmental Impact Assessment that considers the National Urban Park proposals and the broader environmental impacts.</p> <p>Urges for development that balances human recreation, environmental concerns, and the needs of non-human species, ensuring sustainable planning for future generations.</p> <p>Calls for better water management features beyond the proposed pond options to promote ecological viability and address flooding concerns.</p> <p>Strongly disapproves of the current timeline and options, urging for open house opportunities similar to those for the National Urban Park to ensure public engagement and transparency.</p>	<p>It is recognized that SWM facilities are absolutely a critical element required to facilitate any development within Howard Bouffard. The Howard Bouffard Secondary Plan is partially based on the significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by those studies, including all the elements of the Master Drainage Solution, that are subject to the Howard Bouffard Master Drainage Environmental Assessment.</p> <p>There are two primary opportunities within Howard Bouffard to potentially create "wildlife corridors":</p> <ul style="list-style-type: none"> > The Hydro Corridor - The Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town. > The Primary Outlet Drain - It is anticipated that the Drain will be wide enough to accommodate its crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that abut the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities
21	Jim Robinson	<p>I'm not a qualified planner so I offer only my opinion - this seems like it may be our very own "Doug Ford's Greenbelt Folly." I would like to see additional housing stock built to accommodate the growing population and understand that some farm/natural space is probably going to be sacrificed in the process. However, until all of our spaces that aren't farm/natural are built out, we shouldn't embark on destroying those areas and instead we should be honouring our obligation to contribute toward the national "30% natural coverage target."</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. The updated Secondary Plan:</p> <ul style="list-style-type: none"> > Is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints; and > Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.
			<p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%

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22	Shelagh Price-Le Clair	<p>Having gone through the exercise of downsizing which involved leaving our third and largest single dwelling home in LaSalle and moving into an apartment in a 4 story condo, I can appreciate the advantages of both types of housing. We were fortunate to be able to afford to stay in LaSalle, but I realize that most of our children's generation cannot. We still have green space, water access and farming land. Affordable housing has to be a priority probably in the form of higher level construction. The uniqueness of our natural areas is a main feature of our community which also has to be preserved. I look forward to more meaningful community input.</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. The updated Secondary Plan:</p> <ul style="list-style-type: none"> > Is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints; and > Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.
23	Sean Soanes	<p>Key issues with all 3 options:</p> <p>No green space bordering the hydro corridor - it's a very active area for local wildlife, giving predators options for where they can hunt, it provides a route for many deer to travel to other areas.</p> <p>Removal of an existing tree lot an surrounding forest are home to a pair of bald eagles - need to protect their home and hunting grounds.</p> <p>The use of Disputed as low rise multi unit housing - any multi unit housing should be located along major throughfares instead of along quiet rural country road.</p> <p>Have not received any correspondance from the town directly with regard to this project. Find out from other residents on Facebook.</p>	<p>The Plan includes substantial land areas that are designated Environmental Protection on lands abutting the Hydro Corridor. There are other lands identified on the Concept Plan (included as an Appendix to the Secondary Plan) that are identified as either Public Parkland, a School Site or the location for a Stormwater Management Facility.</p> <p>With respect to Bald Eagles, and any endangered species or species at risk, all applications for development are required to complete the following::</p> <ul style="list-style-type: none"> > The Province requires an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act; > The Town requires an Environmental Impact Study. <p>Disputed Road is primarily fronted by existing single-detached housing, and the Plan does not anticipate that changing dramatically.</p>
24	Brian & Cathy Greenham	<p>I find that each & everyone of these options will have a negative impact on the many residents of this area. We are not opposed to growth. I see all 3 options will have an impact on traffic on Bouffard Rd. This road is heavily travelled now and is not designed for additional traffic especially at Malden Rd. None of the streets associated to this new development should connect to Bouffard for this reason. I am also concerned about the effect on wildlife in this area, we have seen increases since the HerbGray pky went in. Where will the wildlife go if this is developed. My concern is also with the loss of valuable farmland. I see where two of these options allow for high rise apt buildings. Do we have fire equipment for these type of buildings. If new equipment is needed will taxpayers be responsible for that also. I understand there are presently no less that 16 apt/condo buildings under construction or proposed in LaSalle as of today. Do we need more. If I have to choose an option it would be #1.</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. The Arterial and Collector Road pattern within Howard Bouffard has been planned in consideration of future urban development through the Town's Master Transportation Plan that pre-dates the Secondary Plan. Malden Road was recently the subject of an Environmental Assessment, and widening is currently underway.</p> <p>In addition, the updated Secondary Plan:</p> <ul style="list-style-type: none"> > Is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints; and
			<ul style="list-style-type: none"> > Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.

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25	Juliette Kenney	<p>All three options lack nature. I would like to see another option that is considerate of the wildlife as well as the residents of this community who have lived here for over 40 years, some probably closer to 90 years. I sure wish I could add a photo of the corn fields and sunsets. You truly have no idea the beauty that you plan to destroy.</p>	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>Further, all applications for development are required to complete the following::</p> <ul style="list-style-type: none"> > The Province requires an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act; > The Town requires an Environmental Impact Study.
26	Kristen Derbyshire	<p>Comment highlights:</p> <p>The Town of LaSalle's proposed plans do not clearly communicate the impacts, particularly on existing ecologically important spaces.</p> <p>To understand the extent of ecological destruction, the town should release a map showing the current state of the land alongside the proposed changes.</p> <p>Residents directly affected by the changes, such as those near the wooded area at Normandy and Short Disputed Rd., were not informed about the plans. This lack of communication undermines genuine public feedback.</p> <p>The wooded area in question is rich in wildlife, serving as crucial habitat for deer, birds, and other species. Its destruction would significantly impact these populations.</p> <p>Long-time property owners near these woods were unaware of the planned demolition, raising concerns about the town's transparency and ethical practices.</p>	<p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands.</p> <p>More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10% <p>There are two primary opportunities within Howard Bouffard to potentially create "wildlife corridors":</p> <ul style="list-style-type: none"> > The Hydro Corridor - The Hydro Corridor, which will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town.
		<p>I am strongly in favour of a plan which protects the wildlife which resides in and moves through LaSalle. A plan which supports the eventual connection of the protected green spaces of Windsor Essex. The Town of LaSalle has the responsibility to preserve one of the primary attractions of living in LaSalle: the green spaces, and the wildlife that comes with them. I believe The Town of LaSalle should do what is best in the long term for its residents as well as the area's unique wildlife. The implications of the impacts on the green spaces of LaSalle should be taken into serious consideration during this planning process. The Town of LaSalle should set a positive example for other townships through improving its residents' quality of life by preserving and respecting the local nature and wildlife in an honest, informed manner.</p>	<ul style="list-style-type: none"> > The Primary Outlet Drain - It is anticipated that the Drain will be wide enough to accommodate it crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network. Every opportunity has been taken to widen the Primary Outlet Drain Corridor by locating other Stormwater Management Facilities and Public Parks on lands that about the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from 23 metres at its narrowest point (due to existing development) up to over 550 metres at its widest, where it is identified along with other SWM facilities.

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27	Nat Zorach (non-resident)	Windsor-Essex has a wealth of beautiful natural areas and farmland, and a dearth of imagination in terms of managing land use responsibly. Consequently, farmland and natural areas are both being threatened with suburban sprawl that continues to take over the county. Any plan for the future of LaSalle should take into account the importance of increasing population density along corridors with existing infrastructure (or the capacity to easily scale infrastructure) and should protect open space instead of just turning it all into single-family suburban sprawl. This is vital from a standpoint of land use planning, environmental protection, and climate change mitigation, to say nothing of the ability to create more affordable housing options rather than the more expensive, far more resource-intensive suburban sprawl that also heavily taxes municipal resources and therefore taxpayers. Thanks, A professional city planner	<p>The Howard Bouffard Area has been planned for substantial urban development for well over 20 years. The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>In addition, the Plan:</p> <ul style="list-style-type: none"> > Is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints; > Is planned as a complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips.
			<ul style="list-style-type: none"> > Provides for mobility options, including an integrated road and trails network in support of walking, cycling and other micro-mobility options, and establishes an urban structure that focuses density on key corridors expected to accommodate transit; and > Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County.
28	David Gaspar	I'm opposed to any development that would restrict any public access and the ability to completely view wooded lands in LaSalle. Regarding high and mid rise apartments/condo development; realizing that all types of housing must be made available, they should be well spaced and and not concentrated in close approximation of each other	<p>It is important to note that lands within the Environmental Protection Designation or the lands covered by the Feature Assessment/Restoration Overlay are not necessarily open and accessible to the public. That decision is completely at the discretion of the landowner. Further, there is currently no legislative authority to compel any landowner to sell such property to the Town or any other public agency.</p> <p>Density is correctly focused on key locations, and particularly Laurier Parkway to begin to establish the critical mass of people and jobs to support a much more robust transit system.</p>
29	Anna Rita Luiso	As a resident of Lasalle for over 20 years, the draw to this beautiful town was the abundance of parks and conservation areas. Contrary to what the developers may tell the Lasalle council, there are already too many high rise developments. I don't find the mid rise to be appealing either. Option 1 seems to be a little more favourable to the landowners and I hope that council will hear their concerns before agreeing/approving any further development.	<p>Growth in Howard Bouffard is fundamentally linked to the Town's ability to provide a wastewater plant capacity allocation. If the Town is ultimately limited to the existing Wastewater Agreement with the City of Windsor, Howard Bouffard will evolve in a form more characteristic of the existing community. That will be low-rise, low density residential development.</p> <p>On the other hand, if the Town moves toward an enhanced Wastewater Agreement with the City of Windsor, and more people and jobs at higher densities can be achieved, then there is the opportunity to:</p> <ul style="list-style-type: none"> > Reduce sprawl, slow the consumption of agricultural resources, create opportunities for a range and mix of housing types, including housing that is more affordable, and reduce per person carbon footprints; > Develop a more complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips; and > Provide an urban structure that focuses density on key corridors expected to accommodate transit.

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30	Matt Reaume	<p>For future development in lasalle I really think they should try and focus on single family homes as Option 1 shows. In both option 2 and 3 it showcases multi residential buildings up to 12 stories high on Bouffard? It's a shame to see the last natural habitats being affected but at least with single family homes there will be trees and gardens planted, young family's need the space to call home not an apartment.</p>	<p>Growth in Howard Bouffard is fundamentally linked to the Town's ability to provide a wastewater plant capacity allocation. If the Town is ultimately limited to the existing Wastewater Agreement with the City of Windsor, Howard Bouffard will evolve in a form more characteristic of the existing community. That will be low-rise, low density residential development. On the other hand, if the Town moves toward an enhanced Wastewater Agreement with the City of Windsor, and more people and jobs at higher densities can be achieved, then there is the opportunity to:</p> <ul style="list-style-type: none"> > Reduce sprawl, slow the consumption of agricultural resources, create opportunities for a range and mix of housing types, including housing that is more affordable, and reduce per person carbon footprints; > Develop a more complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips; and > Provide an urban structure that focuses density on key corridors expected to accommodate transit.
31	Linda Menard-Watt	<p>It is worthwhile that LaSalle is attempting to increase the number of new homes in the area but should not do so at the expense of woodlots and productive farmland. Most importantly we need to perserve all the woodlots we have, not only for the bird and mammal occupants and their impact on the entire ecosystem, but also for our human needs. Trees are carbon sinks and needed for our campaign against global warming; they also produce the oxygen we require for our very survival.. To remove even a small woodlot at this time is very shortsighted indeed. Please do not put short-term profit ahead of the long-term need for the very nature we require to survive, if not for ourselves, for our children and grandchildren. Preserve the woodlots!!!!</p>	<p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10% <p>Further, there will be additional opportunities for appropriate naturalization and urban streetscape tree as well as planting within the planned stormwater management facilities and the planned public parks. The Urban design Guidelines articulate some key ideas for all of these planned features (it is attached as an Appendix to the Secondary Plan).</p>

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32	Tim Shortridge	30% natural coverage including wetlands by 2030. Not mowed parks, ditches, roads, green houses, soccer fields, baseball diamonds, etc. National Urban Park collaboration would be wise.	<p>It is important that it is recognized that Howard Bouffard has been planned for urban development for over 20 years, and it is the intent of this Plan to balance natural heritage protection with the desire to create a high quality community for the people who are expected to live and work here in the future.</p> <p>The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10% <p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that over 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management or Public Park, creating a highly interconnected system of greenlands.</p>
33	Lee Greenham	I'm concerned about Option 3 which has four collector roads connecting to Bouffard Road, three extending from future Reaume extension to Laurier Parkway, but the fourth seems unnecessary as it just dumps out to Bouffard. The three roads would provide North/South flow along with Disputed and Malden so unsure why the fourth would be required, other than to drive more traffic onto Bouffard Road which is not the intent of the road which has been a controversial topic of late.	The Secondary Plan incorporates the recommendations of the Town's Master Transportation Plan, which pre-dates the Secondary Plan, but did anticipate the urban development of Howard Bouffard over time.
34	Amanda Parker	Congratulations on developing a plan to wipe out the remaining natural habitats in LaSalle! It's things like this that make me believe more and more that, eventually, I'll be forced to leave. The town is only interested in building more homes and condos for the wealthy, and casting the rest of us aside (which, by the way, is mainly young people. We are quite literally the future of this town and you're throwing us away for a quick buck from an aging generation). The landscape and amount of forests is one of the reasons why I chose to live here. While I know that my comment probably won't get read or cared about (because money talks more loudly than I ever could), if the Town continues in this direction then I'll be moving on to greener pastures. Literally.	<p>It is important that it is recognized that Howard Bouffard has been planned for urban development for over 20 years. The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p>
35	Kate Wake	How can the Town of Lasalle propose these plans and simply brush over the fact that any of these plans destroy such a large amount of valuable habitat? Soon we will have nothing left. We owe it to future generations to protect and conserve all we have left. Urban sprawl is a devil. Our native ecosystems should not be considered undeveloped land. Tragic	<p>It is important that it is recognized that Howard Bouffard has been planned for urban development for over 20 years. The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p>

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36	Stg Stg	<p>This plan will single handily change the face and landscape of the Town of Lasalle. This will dramatically reduce any green space within the Town. The current infrastructure does not come close to allowing for anything of this magnitude. Even the Malden Road planning document does not even touch on how to handle an additional 40,000 cars within the Town limits. There are only 4 main routes into and out of this Town. With Sandwich Street (yes a street in Windsor), currently closed, people are waiting almost an hour on Matchette (backed up to Prince Rd) to get into the Town. This subdivision does not even touch on how these cars are going to be handled. Option 3 allows for multi story high rises to be built. This SHOULD NOT be allowed. I am completely against this option. And to even consider opening this subdivision onto Bouffard Road is insane planning. Bouffard Rd is a small secondary road that cannot handle the current traffic it has from smaller subdivisions that have been allowed to open up onto it. Infrastructure in this Town is already seriously lacking. This plan completely destroys any small town feel. The green space is completely lacking. I am not in favour of any high rise options in this plan at all. I seriously hope that screen shots of these comments are taken so that when the Town says they didn't receive feedback (ie. feedback was never really considered) that they can be shown these documents.</p>	<p>It is important that it is recognized that Howard Bouffard has been planned for urban development for over 20 years. The Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p> <p>The Secondary Plan incorporates the recommendations of the Town's Master Transportation Plan, which pre-dates the Secondary Plan, but did anticipate the urban development of Howard Bouffard over time.</p> <p>All development will be required to be connected to fully urban municipal service infrastructure - water, wastewater and stormwater management systems, which will need to be upgraded. Key issues inherent to the implementation of this Plan are related to the Master Stormwater Drainage Solution and the Wastewater Plant Capacity Allocation requirements. The Plan includes substantial policy to appropriately manage these constraints over time.</p>
37	Tracy Lavergne	<p>The town is eating up every bit of green space we have. We need smaller, more affordable homes that take up less space so more homes can be built. Regardless of which proposal is chosen , that should be an expectation. Reduce the number of business areas and use the space for housing. Luxury condominiums should not be allowed. Build apartment buildings that the average person can afford to live in. Before anything happens, fix the current infrastructure! The idea of putting two grade schools a few blocks from each other is asinine. The traffic headaches would make the road unusable twice a day. Not to mention the amount of time kids would spend on a bus from the further edges of town. Spread the new schools away from each other.</p>	<p>It is the intent of the Plan to promote development at higher densities than is typical in LaSalle as a way to reduce sprawl, slow the consumption of agricultural resources, create opportunities for a range and mix of housing types, including housing that is more affordable, and reduce per person carbon footprints.</p> <p>All development will be required to be connected to fully urban municipal service infrastructure - water, wastewater and stormwater management systems, which will need to be upgraded. Key issues inherent to the implementation of this Plan are related to the Master Stormwater Drainage Solution and the Wastewater Plant Capacity Allocation requirements. The Plan includes substantial policy to appropriately manage these constraints over time.</p> <p>The location of schools has been, and continues to be discussed with the local School Boards</p>
38	Beckie Berlasty	<p>I believe the options would benefit from revision as I am concerned that this will create essentially a "forest glade" type community within an already established community which I am not entirely fond of for our town. I strongly appreciate the wooded area near the Vollmer and see the preservation of this land as very important. While the farmland surrounding it may be developed, I think the wooded areas ought to be preserved. I do think a fourth option should be proposed with more of a priority placed on conservation. Thank you.</p>	<p>The Woodlot to the north of the Vollmer Centre is protected within the Environmental Protection Designation. However, there are substantial lands around that woodlot that are available for urban development.</p>
39	Edward Facca	<p>I continue to be a fan of Option 1. Option 2 should have additional green space added to the plan and a perfect location would be on the north side of Laurier Parkway between Disputed and the Volmer centre. With many lands being redeveloped for housing, this strip would be viewed by all drivers on the parkway, and pedestrians now using the trail on the opposite side of the road. Trees that are native to the area can be planted with various wild flowers to encourage bird and butterfly development. This environmental balance will offset the damage of creating more housing and less farming/greenspace. I am not a fan of option 3.</p>	<p>As stated previously, these lands are currently identified in the Town's Official Plan as a Mixed-Use Corridor and have been designated as such for quite some time. It would not be appropriate to designate them to a natural environment or even recreational designation at this time, given the long-term expectation that these lands are appropriate for higher intensity mixed-use forms of development. It is anticipated that appropriate urban sidewalks and potential bicycle facilities would be incorporated into the Streetscape in this location.</p>

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40	Wesley Robinson	I would go with option 3. I like the park connections in it the best.	<p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
41	Darcy Kapput	Option 3	<p>The Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that approximately 50% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management, Public Park, or School site, creating a highly interconnected system of greenlands. More specifically:</p> <ul style="list-style-type: none"> > Environmental Protection + Overlay: +/- 23% > SWM, Public Parks + Vollmer: +/- 17% > Schools + Golf Course: +/- 10%
John DeMarco Comments			
1	John DeMarco	<p>Comment highlights:</p> <ul style="list-style-type: none"> - Proposes an alternative vision focusing on ecological restoration, emphasizing the creation of a continuous ecological corridor from LaSalle Woods to River Canard to accommodate floodwaters naturally. - Suggests that the area of land for building should not be maximized due to sewage capacity limitations, advocating for less dense development in sensitive areas. - Expresses concern for the declining crayfish population due to habitat loss and fragmentation, emphasizing the need for well-planned restoration to connect habitats. <p>Drainage Study Issues:</p> <ul style="list-style-type: none"> - Inadequate environmental assessment and lack of sufficient analysis of the natural environment. Study process appears to bypass the requirements for a full Environmental Assessment (Schedule C project). - Lack of transparency, as the terms of reference for the study were not made public. - Limited range of options considered, focusing on maximizing built development rather than exploring alternatives. - Ignoring key environmental policies and restoration opportunities outlined in the Essex County Official Plan. - Inadequate consideration of climate change mitigation opportunities. <p>There is a need to protect and restore habitats in the Howard/Bouffard area, especially given its location within the Detroit River watershed, which is an Area of Concern under the Canada-US Great Lakes Water Quality Agreement.</p>	<p>Mr. DeMarco has provided multiple comments, and staff and consultants did meet with him to discuss his concerns. Some topics are repeated, others overlap. The intent of this response is an attempt to provide an organized and comprehensive response to his identified issues.</p> <p>To begin, the purpose of the Bouffard Secondary Plan is to be comprehensive, and to consider and balance a host of competing objectives. The Plan has been prepared with an understanding of its existing development context, its inherent constraints and its potential opportunities - and that includes, fundamentally, the protection and potential restoration of the defined Natural Heritage System.</p> <p>The Secondary Plan has been prepared with a fulsome understanding of Provincial and County-wide policy requirements, with particular reference to its long-term status as an area to be planned for, and accommodate urban development. Howard Bouffard has been identified and planned as an area to accommodate urban development for over 20 years.</p> <p>The Secondary Plan is expected to accommodate up to 29,000 people and jobs combined over the long-term. The Secondary Plan has been established on the basis of the following key objectives:</p> <ul style="list-style-type: none"> > To understand and implement, where possible, the aspirations of the development community, in recognition of the specifically identified constraints to development related to the requirements for stormwater management facilities and wastewater plant capacity limitations; > To protect and, where possible, restore the Natural Heritage System. The Natural Heritage System has been established in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County;

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<p>2</p>	<p>Comment highlights from Sept. 15, 2023 letter</p> <p>Project Magnitude and Consultation Process: The town set a tight deadline of September 25 for public input on three proposed options, despite the historical and environmental significance of the Howard Bouffard area.</p> <p>The proposed options would involve constructing 6,000 to 17,000 new housing units, potentially doubling LaSalle's population. This unprecedented scale necessitates a more thorough consultation process.</p> <p>The higher density scenario could represent a housing value of \$8.4 billion, excluding commercial and infrastructural developments.</p> <p>Major physical drainage works are required, questioning the urgency for quick development approvals.</p> <p>The public needs to know who the selected landowners are and how they were chosen to influence the planning process. The current engagement through the PlaceSpeak website is inadequate, indicated by the minimal public comments.</p>	<p>> To establish an urban structure generally as it is identified in the Town's Official Plan, with a focus on Laurier Parkway as the primary mixed-use and higher intensity corridor and to create an interconnected greenlands system, including natural heritage features, stormwater management facilities and public open space (parks spaces and trails);</p> <p>> To promote a complete community, with places to live, places to shop and eat, recreational opportunities, educational opportunities and places to work as well as to provide a full range and mix of housing types;</p> <p>> To implement a logical road network, utilizing the Town's Transportation Master Plan, and to recognize the need for a robust and interconnected active transportation network;</p> <p>> To implement all of the work carried out by the Town in their effort to unlock development potential by resolving key stormwater management issues. Work related to the Stormwater Management System includes the Bouffard Howard Planning Districts Class Environmental Assessment Addendum Final Report (2017) and the recently approved Howard Bouffard Master Drainage Environmental Assessment (2024) which has resulted in the Master Drainage Solution; and</p> <p>> To establish criteria and a process for the Town to manage growth in recognition of the Town's ability to provide a wastewater plant capacity allocation, in accordance with the existing Wastewater Agreement with the City of Windsor.</p>
	<p>Natural Heritage System Concerns: The proposed options claim to maintain natural heritage values but would degrade the environment by eliminating two of the three categories of the Natural Heritage System.</p> <p>Several existing woodlots, officially recognized, would be removed without due process, leading to a loss of 80 to 100 acres of natural areas.</p> <p>All areas designated for restoration in the Essex County Official Plan would be developed, eliminating the potential for ecological connectivity.</p> <p>The proposed plans contradict the goals of both the Town of LaSalle and Essex County Official Plans, which aim to preserve and enhance natural heritage features.</p> <p>Intensive housing development around Brunet Park and associated natural areas would diminish their ecological value and threaten long-term viability.</p> <p>Call for Comprehensive Consultation: The planning process should be opened up to meaningful consultation, starting with the natural environment before planning built development.</p> <p>There should be a wide public consultation, including First Nations as key stakeholders, to define the future form of LaSalle's green network.</p> <p>The letter promises future suggestions for a greener and more attractive development plan for Howard-Bouffard.</p>	<p>Response to a Changing Climate</p> <p>The Plan represents an approach that inherently is a response to a changing climate. The proposed development:</p> <p>> Is substantially denser than existing LaSalle, reducing sprawl, slowing the consumption of agricultural resources, creating opportunity for a range and mix of housing types, including housing that is more affordable, and reduces per person carbon footprints;</p> <p>> Is planned as a complete community, with the opportunity to learn, live, work, shop and play, all in proximity, reducing the need for unnecessary automobile trips.</p> <p>> Provides for mobility options, including an integrated road and trails network in support of walking, cycling and other micro-mobility options, and establishes an urban structure that focuses density on key corridors expected to accommodate transit; and</p> <p>> Protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County.</p> <p>Protection of the Natural Heritage System</p> <p>The Secondary Plan protects the Natural Heritage System, in accordance with the best and most up-to-date information available - prepared by highly experienced and qualified environmental scientists and consistent with the requirements to do so from the Province and the County, as supported by the Technical Report: Natural Heritage Assessment prepared by LGL Limited, that includes the background work and technical data sources that were used to compile the Natural Heritage System that is identified within Howard Bouffard.</p>

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3	13-Oct-23	<p>key recommendations to the Mayor and Council of LaSalle:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The three development options recently published for Howard Bouffard should be withdrawn, as they would all result in a major loss of green spaces, completely without justification. <input type="checkbox"/> The planning process for Howard Bouffard should be restarted from zero, as an open and transparent process, not a back-room process with only token opportunities for public debate. <input type="checkbox"/> The first step in developing the new Secondary Plan should be to design an enhanced (not a reduced) Natural Heritage System. This must include a proper Environmental Impact Assessment, as required by the Essex County Official Plan. <input type="checkbox"/> The revision of the Natural Heritage System should consider the unique opportunities presented by extending the planned Ojibway National Urban Park, and by substantially involving First Nations in a spirit of reconciliation. <input type="checkbox"/> The result of this process can be a spectacular new "Green Core" in the heart of LaSalle, linking Ojibway to River Canard and beyond. 	<p>The Secondary Plan includes two identifiers for the Natural Heritage System:</p> <ul style="list-style-type: none"> > The first is the Environmental Protection Designation that identifies properties to be protected from urban development; and > The Second is the Feature Assessment/Restoration Overlay, which covers a number of natural heritage features that have been identified, but that require additional study to determine their individual level of significance and sensitivity. <p>Notwithstanding the level of work completed to date, and the Town's desire to protect those features for the long-term, the policy framework of the Secondary Plan establishes the opportunity to challenge the extent of the natural features through the preparation of an Environmental Impact Study.</p> <p>Further, all applications for development, or site alteration within Howard Bouffard shall be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act as well as an Environmental Impact Study.</p>
4	10-Jan-24	<p>Parks Canada has recently established a national program for ecological corridors. In December, they revealed their first draft of a map of priority sites for protecting and restoring corridors between key natural areas: https://parks.canada.ca/nature/science/conservation/corridors-ecologiques-ecological-corridors/prioritaires-priorities For now, one has to view the video linked in the above page in order to see Parks Canada's draft map of priority areas. The north shore of Lake Erie, including Essex County, is shown as one of the "fuzzy" areas of importance, which are to be refined with further study and consultation. This program is not in any way legally binding at this stage, but it may serve as a catalyst for local decision-makers to appreciate the national significance of the remaining biodiversity in our highly modified landscape.</p>	<p>Opportunities for the creation of "Wildlife Corridors"</p> <p>There are two primary opportunities within Howard Bouffard to potentially create "wildlife corridors":</p> <ul style="list-style-type: none"> > The Hydro Corridor - The Hydro Corridor will not be developed, but it is hoped that it can accommodate part of the Active Transportation Network, as well as opportunities for further naturalization. The Hydro Corridor is not under the jurisdiction of the Town. The Secondary Plan includes substantial land areas that are designated Environmental Protection on lands abutting the Hydro Corridor and there are other lands identified on the Concept Plan (included as an Appendix to the Secondary Plan) that are identified as either Public Parkland, a School Site or the location for a Stormwater Management Facility; and

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5	22-Feb-24	<p>The drainage plan should be revised to include an alternative vision that was never put on the table, one which recognizes the once-only opportunity to make ecological restoration a significant feature of this new development of unprecedented magnitude in Essex County. The Town may decide that it is not necessary or appropriate to maximize the area of land for building, especially since housing development is limited by sewage capacity and not the availability of land. The core of the Howard/Bouffard plan area is both a historical and present wetland and floodway, even if most of the natural vegetation has been removed or disturbed over time. Both the drainage plan and the secondary plan should provide for a broad, continuous ecological corridor from LaSalle Woods to River Canard that will not be assigned to built development and will gradually be restored to natural habitat with the participation of many partners. (Please see the concept map at the end of this document.) This green core can do most of the job of accommodating and managing floodwaters in a natural and naturalized setting. It will have numerous other benefits for people, nature, and climate, and will become an outstanding central feature of the new town – a kind of new blue-green waterfront. Not least importantly, it will allow Ojibway National Urban Park to connect through LaSalle to the rest of the landscape.</p> <p>The option of creating a green corridor would give effect to numerous policies in both the Town and County Official Plans, not to mention provincial policies, and even federal initiatives such as Ecological Corridors and National Urban Parks.</p>	<p>> The Primary Outlet Drain - It is anticipated that the Drain will be wide enough to accommodate its crucial stormwater management function, as well as to provide opportunities for public access via the Active Transportation Network and for a naturalized "wildlife corridor". Every opportunity has been taken to widen the Primary Outlet Drain Corridor (generally about 60 metres in width) by locating other Stormwater Management Facilities and Public Parks on lands that abut the Primary Outlet Drain Corridor. As a result, the overall corridor width ranges within the Plan from over 23 metres at its narrowest point (due to existing development) up to 570 metres at its widest.</p> <p>Enhanced Connectivity</p> <p>The Secondary Plan makes every effort to connect identified natural features with the stormwater management facilities and public parks to create a connected system of greenspace. School Sites are also generally located in proximity to Public Parks. In total it is estimated that over 40% of the Howard Bouffard Secondary Plan is identified as Natural Heritage, Stormwater Management or Public Park, creating a highly interconnected system of greenlands. That goes up to 50% when school sites and the golf course are added. The percentage lands areas are as follows:</p> <ul style="list-style-type: none"> > Environmental Protection and Feature Assessment/Restoration Overlay - 23% of total land area; > Stormwater Management, Existing Drains and Public Parks, (including the Vollmer Centre) - 17% of total land area; and > Schools and Golf Course - 10% of total land area.
		<p>Other comments</p> <p>Habitat Loss and Fragmentation: The primary cause of the decline in crayfish and other species is the reduction of habitat due to drainage of wetlands and development. Remaining habitat patches are too small to support long-term survival of many species.</p> <p>Planning Responsibility: There is a need to plan urban landscapes to ensure the survival and recovery of species like crayfish. Effective restoration and halting fragmentation are essential to expand and connect existing habitats.</p> <p>Development vs. Conservation: With adequate land for LaSalle's housing projections, the Town should prioritize ecological restoration over maximizing built development. A green corridor from LaSalle Woods to River Canard could manage floodwaters naturally and provide multiple benefits for people, nature, and climate.</p>	<p>Land Acquisition/Compensation</p> <p>It is important to understand that identifying the desire to establish connectivity or to identify wildlife corridors comes with a responsibility to consider the legislative tools available to the Town to achieve those objectives, while recognizing the limitations of that legislation. To further articulate this issue:</p> <ul style="list-style-type: none"> > It is long established in Ontario that it is the Town's legislated responsibility to identify and protect natural heritage features and their associated ecological functions. There is no requirement that any public agency acquire such lands, or to compensate the landowner. It is also important to note that lands within the Natural Heritage System are not necessarily open and accessible to the public. That decision is completely at the discretion of the landowner. Further, there is currently no legislative authority to compel any landowner to sell such property to the Town or any other public agency; > There is no legislative permission for a municipality to identify and protect lands for a new human-made environmental feature, such as a "wildlife corridor", unless that new feature comes with a commitment to compensate the landowner for the associated loss of development potential. Compensation would need to consider fair market value based on development potential;

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	<p>Weaknesses of the Master Drainage Study Report: Insufficient Environmental Assessment: The current report does not adequately evaluate the impacts of draining wetlands and converting them to development. Circumventing Full Environmental Assessment: The project is large enough to require a Schedule C Environmental Assessment, yet it was designed to avoid this requirement. Lack of Transparency: Terms of reference for the study were withheld from the public. Limited Range of Options: The public process did not consider alternatives that prioritize ecological restoration. Ignoring Key Environmental Layers: The study neglects important provisions in the Essex County Official Plan, particularly regarding restoration opportunities. Climate Change Mitigation: The study fails to address opportunities for enhancing natural carbon sinks. Importance of the Detroit River Watershed: The project is within a significant watershed, highlighting the need for sustainable urban development.</p>	<p>> Public Parkland is specifically dealt with through Provincial legislation. The Town is permitted to secure, at no cost, through parkland dedication up to 5% of the land area of a residential/Institutional development, or up to 2% for industrial and commercial development. Mixed-use developments are typically based on a pro-rated approach based on the amount of Gross Floor Area for individual land uses on a specific development application. If the Town wants more than the prescribed percentage of parkland on a given property, then the landowner must be appropriately compensated for the associated loss of development potential. Again, compensation would need to consider fair market value based on development potential;</p> <p>> Stormwater Management Facilities and Roads, for the most part, are considered to be part of the cost of development. They are typically secured as such through the development approval process at no cost to the Town. In Howard Bouffard, stormwater management is a major issue and there will be a requirement for some landowners to dramatically over-deliver on their responsibility to accommodate SWM facilities. In this case, there will be a need to compensate those landowners that over-deliver. It is expected that the over-delivering landowners will be compensated by other benefitting landowners that will utilize the Master Drainage Solution. Again, compensation would need to consider fair market value based on development potential; and</p> <p>> School sites are the responsibility of the School Boards. School sites are typically secured through a purchase agreement between the landowner and the School Board. The Town is typically not involved in that transaction. However, the School Boards are expected to acquire more lands at fair market value based on development potential.</p> <p>This discussion is an important one. The approach taken in the Secondary Plan is to utilize lands to augment the Natural Heritage System through the strategic location of Public Parks and Stormwater Management Facilities in proximity to the protected Natural Heritage System, thereby creating highly connected system of greenlands within Howard Bouffard. School sites also play a role in that connectivity objective. The intent is to minimize the financial burden on the taxpayers of the Town to compensate landowners for any associated loss of development potential, while still achieving a highly connected system of greenlands with the potential to accommodate recreational, cultural and environmental objectives.</p>
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<p>6</p>	<p>Comment highlights:</p> <p>The three recently introduced Secondary Plan 'Options' are deemed unacceptable. They prioritize maximizing land for development and profit, reducing natural areas by about 100 acres and ignoring 150 acres recommended for restoration. These options do not conform to the current Official Plan and were developed without public input, only with developers' input, leading to significant public backlash.</p> <p>The consultation process for the Howard-Bouffard development should be restarted with clear communication. The development could double the town's population, making it the most significant in the town's history. A broad discussion on the overall vision for the new town, involving media events and public meetings, is necessary before finalizing details on density and infrastructure.</p> <p>The natural areas, or 'green core,' should be planned first to serve as the backbone of the new town. This should be an open process, prioritizing ecological corridors and integrating natural spaces within the urban plan. LaSalle's leadership should focus on creating a model for living harmoniously with nature, especially considering the potential extension of Ojibway National Urban Park.</p> <p>Planning should include the perspectives of First Nations, particularly given the proximity to natural surroundings and a National Park. Their voices should be actively sought and respected.</p> <p>The Town of LaSalle should publish the terms of reference for the ongoing drainage, environmental, and planning studies for Howard-Bouffard. Transparency is crucial to avoid public speculation and ensure unbiased, inclusive planning.</p>	<p>Stormwater Management Facilities</p> <p>Stormwater Management facilities have been identified through significant technical studies carried out by the Town, and the alignments and locations for facilities are technically supported by both the Bouffard Howard Planning Districts Class Environmental Assessment Addendum Final Report (2017), as well as the more recent Howard Bouffard Master Drainage Environmental Assessment (2024), which identifies the elements of the Master Drainage Solution.</p> <p>The Secondary Plan implements the findings of this work, and includes the Stormwater Management Plan as an Appendix to the Secondary Plan. However, the Secondary Plan also identifies the flexibility to promote alternatives to the Master Drainage Solution and the location and scale of all of the other identified stormwater management facilities subject to appropriate technical support. That support is to be provided through a Stormwater Management Plan that may be required by the Town to justify any development application. Importantly, some lands within Howard Bouffard are not dependent on the Master Drainage Solution, and will be subject to requirements for more typical approaches to stormwater management.</p> <p>Further, the Design Guidelines that are attached as an Appendix to the Secondary Plan, support the design of stormwater management facilities, including the Master Drainage Solution, as important additions to the urban tree canopy and the broader natural heritage landscape.</p>
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	<p>Additionally:</p> <p>As other posters have pointed out, the maps and information published on the Town website do not even mention that natural areas are going to be destroyed, let alone how much. So I did some detailed homework on Google Earth last night to estimate the areas affected. According to my estimation, all the three options would result in eliminating about 98 acres of natural areas that are officially recognized in the 'Environmental Overlay' category of the Essex County Official Plan (which is binding on the municipality). In addition, at least 150 acres of lands designated as 'Restoration Opportunities' in the Official Plan would be completely ignored and turned over to development. Could the Town please confirm that this is what they intend to do, and how many ;acres would be affected? Meanwhile, the total area of the Howard Bouffard Secondary Plan is over 2,400 acres. Is it really necessary to liquidate remaining natural areas in order to provide more land for building? Where is the 'balance' that the planners like to talk about? For whose benefit is this being done? Incidentally, I have roughly estimated that at least \$10 billion (yes billion) of real estate assets would be created under the Town's Option 3. So there is plenty of money on the line for developers. This is LaSalle's own "Greenbelt grab", even though our natural spaces have never been officially named as a greenbelt.</p>	<p>Requirements for Technical Studies in Support of Development Applications</p> <p>As noted, a great deal of work has been done in support of the Secondary Plan, but that work is the beginning of the process, and not the end. The Secondary Plan identifies that development applications must be supported by a host of additional technical studies - some are mandatory requirements, others are at the discretion of the Town. Additional work includes:</p> <ul style="list-style-type: none"> > The Province requires that all applications for development be accompanied by an analysis of Species at Risk and their habitat, in accordance with the Endangered Species Act; > The Town requires all applications for development be accompanied by an Environmental Impact Study, and Archaeological Assessment and a Wastewater Plant Capacity Allocation Criteria Evaluation. > In addition, the Town may require the satisfactory completion of: <ul style="list-style-type: none"> - A Planning Rationale Report; - A Block Plan; - An Urban Design Study; - A Stormwater Management Plan; - A Functional Servicing Report; - A Transportation Impact Study; - A Financial Impact Study; and > Terms of Reference for each of the listed studies, with the exception of the analysis of Species at Risk and their habitat - which is mandated by the Province, are included in an Appendix to the Secondary Plan.
	<p>All proposed plans would pave over 200 acres of environmentally significant areas, which is being concealed by planners through inadequate mapping and a secret environmental study without public input.</p> <p>The Town is rushing the Secondary Plan with minimal public consultation, raising concerns about transparency and whose interests are being served.</p> <p>The plans would double the town's population, significantly altering the landscape by housing 32,000 to 41,000 people in the Howard-Bouffard area.</p> <p>There should be extensive public consultations with staff and council to provide clarity and address concerns.</p> <p>Support for higher density housing without destroying natural areas, proposing a 'Green Core' that connects to the future Ojibway National Urban Park, enhancing the town's appeal.</p> <p>Emphasis on preserving the remaining natural areas and creating a green corridor through the town to prevent repeating past mistakes.</p>	