



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Gudrin Beggs, Director of Planning & Development

**Department:** Planning & Development

**Date of Report:** November 10, 2023

**Report Number:** PD-41-2023

**Subject:** Howard Bouffard Secondary Plan: Emerging Preferred Plan

### **Recommendation**

That the report of the Director of Planning & Development dated November 10, 2023 (PD-41-2023) regarding the Emerging Preferred Plan for the Howard Bouffard Planning Districts be received;

And That, Administration proceeds with the public consultation phase of the Secondary Plan Process.

### **Report**

In April 2023, Council authorized Administration to re-initiate the Secondary Plan for Howard Bouffard Planning Districts. At that same meeting of Council, a contract was awarded to The Planning Partnership as the preferred consultant to undertake the work. The focus of this report is to provide an update to Council regarding the Secondary Plan process as well as to share the Emerging Preferred Plan (Figure 1) as a draft land use concept for the Howard Bouffard Secondary Plan Area. The report will also communicate the next steps as part of the Secondary Plan process and discuss the formal public consultation strategy.

To recap, the intent of the Secondary Plan process is to undertake a comprehensive and coordinated land-use planning exercise that considers transportation, servicing, natural heritage, appropriate densities (driven in part by available sanitary capacity), civic and recreational community needs, the possible siting of school sites, and appropriate parkland locations. The process goes on to make informed land-use planning decisions, employing public and stakeholder consultation, for land-use distribution and the application of an appropriate policy framework (goals/objectives, permitted uses, densities/built-forms and requirements for development applications),

that is in keeping with the Provincial Policy Statement and County planning requirements.

Following initial direction from Council, the municipality has been working diligently with the consultant team on the development of an appropriate land-use plan for this area that maintains the intent of the County and Town's Official Plans and is consistent with current Provincial legislation.

### **The Emerging Preferred Plan**

In collaboration with the municipality, the consultant team is led by The Planning Partnership with the following sub-consultants advising on the project in their respective disciplines:

- LGL Limited Environmental Research Associates (Natural Heritage Planning)
- LEA Consulting Limited (Transportation Planning)
- SCS Consulting Group Limited (Development Engineering)

The sub-consultants were contracted as part of the broader team to provide specialized advice and guidance in their respective area of expertise. The Emerging Preferred Plan has been prepared by The Planning Partnership on the strength that it is informed by natural heritage, transportation, and engineering experts in the field. The plan proposes a draft concept for consideration and is subject to refinement as the Secondary Plan continues through the legislative process. Figure 2 highlights some of the statistical data that was developed to help inform the preparation of the plan.

It is important to note that the Emerging Preferred Plan was developed in consultation with the team noted above, with feedback from the major landowners in the Secondary Plan Area and driven in large part by ensuring conformity with the Fundamental Principles of a Successful Community established within the Town's current Official Plan (2018). These principles, outlined below, are fundamental to ensuring that LaSalle remains a healthy, vibrant, and successful community:

- Complete Community
- Viable Community
- Beautiful and High-Quality Community
- Healthy Community
- Sustainable Community
- Resilient Community

### **Engineering & Transportation Design Framework**

The Emerging Preferred Plan is informed by an engineering and transportation analysis to support its implementation. The proposed plan is mindful of the current limitations on development given the existing capacity at the Sewage Treatment Plant. The current plan is focused on a total population of between 22,000 and 27,000 people and jobs. This equates to a total of between 8,100 and 10,200 new dwelling units. Critical to the

future implementation of this plan is the importance of existing and future engineering and transportation infrastructure to support its development.

### **Proposed Natural Heritage System**

A draft Natural Heritage System (NHS) has been recommended for the Howard Bouffard Secondary Plan Area that is consistent with the Provincial Policy Statement (2020) and takes into consideration the natural heritage policies of the County of Essex, Essex Region Conservation Authority (ERCA) and the Town of LaSalle. The NHS identifies significant woodlands, wetlands, wildlife habitat, fish habitat, habitat for endangered and threatened species, hazard lands and other locally important natural features and areas. The NHS is based on secondary source information available from the Province, County, ERCA and Town, with focused field reconnaissance to verify and update information.

The comprehensive NHS includes core natural features, corridors, and setbacks and identifies potential restoration/enhancement areas. Policies are being prepared to protect, enhance, and restore the NHS within the Howard Bouffard Secondary Plan Area. These policies will direct future development and set the requirements for any future *Planning Act* applications, including triggers for an Environmental Impact Assessment, to demonstrate the protection of the NHS and natural heritage features that are adjacent to proposed developments.

### **Next Steps**

The Emerging Preferred Plan is a continued work in progress. Integral to the Secondary Plan process is the legislative requirement to conduct public consultation. This will include holding a Public Open House to inform and present to members of the public the Emerging Preferred Plan, as well as holding the Statutory Public Meeting under the *Planning Act*, required as part of any Official Plan Amendment.

The Statutory Public Meeting will take place during the Public Planning Meeting Session, and members of the public will be invited to formally provide comments in writing, or verbally at that time. Following receipt of public, stakeholder and agency feedback, the Emerging Preferred Plan will be reviewed against the input received in the context of the Planning Framework noted above as well as the Secondary Plan objectives established upon inception of the project.

### **Consultations**

The Planning Partnership, Municipal Engineering, LGL Limited Environmental Research Associates.

### **Financial Implications**

None at this time.

**Prepared By:**



Director of Planning and Development

Gudrin Beggs, MCIP, RPP

**Link to Strategic Goals**

1. Enhancing organizational excellence - No
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

**Communications**

N/A

**Notifications**

N/A

**Report Approval Details**

Document Title:	Howard Bouffard Secondary Plan - Emerging Preferred Plan .docx
Attachments:	- HBSP Emerging Preferred Plan Accessible.pdf - HB Emerging Preferred Plan Calculations Accessible.pdf
Final Approval Date:	Nov 16, 2023

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia