

Shawn Maheux, CPA, CA
[REDACTED] Bouffard Road
LaSalle, ON [REDACTED]

March 25, 2017

Town of LaSalle
5950 Malden Road
LaSalle, ON N9H 1S4

**RE: Bouffard Howard Planning Districts Class Environmental Assessment Addendum
Final Report - Concerns**

Dear Mayor, Deputy Mayor and Councilors of LaSalle,

By way of introduction, my name is Shawn Maheux, and my family and I have been proud long term residents of LaSalle. My wife and I, along with our 3 children, reside at [REDACTED] Bouffard Road. We purchased this property from my parents approximately 5 years ago.

On March 7, 2017, Dillon Consulting, released a final report which is going before you this Tuesday (March 28th) at your regularly scheduled Council Meeting.

The purpose of this letter is to draw your attention to a significant concern that I have with the proposed plan. Specifically, the plan presents, as a 'preferred solution,' a new 'major collector road' that runs north/south between the Reaume Road/Sandwich West Parkway Extension and Laurier Parkway. This new 'major collector road' cuts through properties on Bouffard Road.

As homeowner's, I am sure you can already appreciate my concern. My wife and I purchased our home because of the quietness and privacy that Bouffard provided. The properties in this area are highly coveted and Bouffard Road has been a significant source of tax payer dollars for well over 30 years. Having grown up in this home and then subsequently buying it from my parents, I would never have imagined a 'major collector road' cutting through our properties. While I understand another roadway connecting North and South is vital to further expansion in LaSalle and to relieve pressure on roadways such as Malden, I highly encourage you to review alternative solutions!

My concerns are summarized below:

- 1) Loss of Privacy. Please consider if a major collector road was placed next to your home. How would you feel? We have already lost privacy when the new Laurier Parkway was constructed. The traffic noise from that road as well as the loss of natural scenery is substantial.
- 2) Reduction in Property Value. This new roadway would reduce the value of our home as well as our neighbours at the expense of homes and taxpayers that currently do not exist. It is very easy to overlook existing roads and homes to generate future expansion and additional tax dollars! I encourage you not to overlook residents of Bouffard Road which have been providing high tax dollars for well over 30 years!

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- 3) Curvature of the Roadway. The proposed roadway itself does not make sense. The roadway would intersect Bouffard road across from our property and would have to bend at a near 90 degree angle to pass along our next-door neighbour's home. Unless there are plans to expropriate our properties and/or run pavement through our front yards this plan visual does not line up with the plans on paper. Please I encourage you to drive along Bouffard Road with a map of the proposed road expansions and visual inspect where this major collector road would intersect Bouffard.
- 4) Safety. We have 3 young children. Trying to take them on a walk down our road is already near impossible given the lack of sidewalks, road shoulder and no direct access to the newly built Laurier Parkway trail. Bouffard Road is a known speeding area. I have had to call the police multiple times because of the concern of high speeding vehicles. Just recently, I had to attend to a victim of a car accident that was ejected from his vehicle when his truck travelled over the ditch into the tree across from our property. Speed was a contributing factor. Now we are at risk of having an even busier roadway heading south directly aimed at the front of our home. Should a car ever not successfully make the turn around the proposed bend, they will end up in our front yard or home!

I was also surprised to learn that none of our neighbours were aware of this plan. Likely because a letter was not received until 1 week ago. Please know our neighbourhood is well aware of the plans now. Through discussions with our neighbours who attended previous meetings, this roadway is newly added; it was never part of the original plans in the fall of 2016.

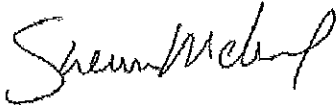
I am meeting with Larry Silani and Peter Marra of the Township of LaSalle on Tuesday, March 28 at 4:45 pm at Town Hall. Larry has been diligent in ensuring he could find time to meet with me and I look forward to him explaining the report in more detail on Tuesday. This will not, however, change our concerns about the new major roadway but hopefully help us to understand the plans in further detail.

In conclusion, I draw your attention to the concerns our family has with this new 'major collector road'. I understand my concerns are also shared with the neighbourhood. I encourage you to consider an alternative solution for a new 'major collector road' that does not impact current homeowners. There is a significant amount of open field and farmland that is located on the east side of our road. There is also an established road (i.e. Disputed) that provides North/South access. Placing a major roadway through well-established properties just does not make sense.

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LaSalle, ON [REDACTED]

Thank you for your time and consideration. I can be contacted at [REDACTED] should you wish to discuss further. I plan on attending the meeting this Tuesday and I hope my concerns are discussed.

Sincerely,



Shawn Maheux, CPA, CA
[REDACTED] Bouffard Road
LaSalle, ON [REDACTED]
[REDACTED]
[REDACTED]