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*Provided on behalf of the Public School Boards:
Greater Essex County District School Board & Windsor Essex Catholic District School Board*

October 15, 2024

Rebecca Belanger
County of Essex
360 Fairview Avenue West, Essex
Ontario N8M 1Y6
Email: rbelanger@countyofessex.ca

Electronic Copy

Re: COMMENT LETTER
Application for Draft Plan of Subdivision
Location: Town of LaSalle – PT LT 28, CON 1 (Fields Court Subdivision)
File No.: 37-T-24009

Dear Rebecca Belanger,

On behalf of the Greater Essex County District School Board (GECDSB) and the Windsor Essex Catholic District School Board (WECDSB), we confirm receipt of the Draft Plan of Subdivision application 37-T-24009 dated September 18, 2024. A total of 14 units are proposed for this development. With respect to this application, the following comments are submitted:

Greater Essex County District School Board (GECDSB)

Comments:

This development falls within the attendance boundaries of:

- Lasalle Public School (K-8)
- Sandwich Secondary School (9-12)

At this time, sufficient space exists within the local elementary and secondary schools to accommodate additional students from the development as proposed.

Please be advised that given the proximity of this proposal to Lasalle Public School, the GECDSB requests to be consulted with respect to a future construction management plan to address student safety as part of this development.

The GECDSB values maintaining pedestrian access to Lasalle Public School and is pleased with the retention of the existing asphalt path. To enhance student and pedestrian safety, the GECDSB strongly recommends the incorporation of sidewalks throughout the proposed development to accommodate high foot traffic areas and encourage walkability. Additionally, the

GECDSB requests that additional pedestrian safety features be incorporated to denote where the path intersects the proposed Fields Court right-of-way.

Windsor Essex Catholic District School (WECDSB)

Comments:

This development falls within the attendance boundaries of:

- Sacred Heart Catholic Elementary School (K-8)
- St. Thomas of Villanova Catholic Secondary School (9-12)

At this time, there is sufficient capacity within the local elementary and secondary schools to accommodate the additional students anticipated from the proposed development. Therefore, the WECDSB has no objections to the development proceeding as proposed.

General Comments:

We will continue to monitor development growth in Lasalle on behalf of both the GECDSB and WECDSB as it relates to the cumulative impact on local schools. The GECDSB and WECDSB also request notification of any modifications, community consultations, appeals, or notices of decision related to this plan.

Please note that further to the comments provided, the GECDSB and WECDSB reserve the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact gecdsb.planning@watsonecon.ca and/or wecdsb.planning@watsonecon.ca

Sincerely,



Adam Brutto BURPI.
Senior Consultant
Watson & Associates Economists Ltd.

brutto@watsonecon.ca

Office: 905-272-3600 Ext. 278

Mobile: 905-967-4775

Fax: 905-272-3602

cc: Giuliana Hinchliffe (giuliana.hinchliffe@publicboard.ca)
Shelley Armstrong (shelley.armstrong@publicboard.ca)
Meagan Adams (meagan_adams@wecdsb.on.ca)



9/20/2024

Rebecca Belanger

LaSalle

Essex (County)

Attention: Rebecca Belanger

Re: Draft Plan of Subdivision (37-T-24009), Fields Ave. E., LaSalle; Your File No. 37-T-24009

Our File No. DTS: 39667 / Circ: 44054

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

The Bell logo, consisting of the word "Bell" in a bold, blue, sans-serif font.

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.



September 19, 2024

REBECCA BELANGER, MCIP, RPP
MANAGER, PLANNING SERVICES
COUNTY OF ESSEX
360 FAIRVIEW AVE W, SUITE 302
ESSEX ON N8M 1Y6

Reference: **37-T-24009 (Fields Court Subdivision)**

Dear Rebecca,

Thank you for contacting Canada Post regarding plans for a new subdivision in the Town of Lasalle. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.



Regards,

Bruno DeSando
CANADA POST CORPORATION
Delivery Planning
955 Highbury Avenue
LONDON ON N5Y 1A3
tel: 519-494-1596
fax: 519-457-5412
e-mail: bruno.desando@canadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

September 25, 2024

Rebecca Belanger

Manager, Planning Services
County of Essex
360 Fairview Avenue West, Suite 302
Essex, Ontario N8M 1Y6

planning@erca.org
P.519.776.5209
F.519.776.8688
360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

Dear Ms. Belanger:

**RE: Request for Conditions for Draft Plan of Subdivision
County File: 37-T-24009 (Fields Court Subdivision)
Location: Town of LaSalle – PT LT 28, CON 1 (Sandwich West)
Proposed Use: Fourteen semi-detached lots**

Our office has reviewed this proposal based on the mandate of the Essex Region Conservation Authority (ERCA) and we provide the following comments.

The draft plan of subdivision proposes to subdivide and create new lots and blocks that would allow the creation of:

- Fourteen (14) semi-detached lots; and
- Five (5) blocks for stormwater management.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of the Lafferty Drain. The property owner will be required to obtain an approval from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.



Ms. Belanger
September 25, 2024

FINAL RECOMMENDATION

We therefore request the following draft conditions for inclusion in the Notice of Decision and implementing Subdivision Agreement:

1. That the subdivision agreement, between the Owner and the Municipality, contain provisions, to the satisfaction of the Municipality and the Essex Region Conservation Authority, that stipulates, that prior to obtaining final approval, for any and all phases of the development, that the Owner will finalize an engineering analysis, to identify stormwater quality and quantity measures, as necessary to control any increase in flows in downstream watercourses, in accordance with the *Windsor-Essex Region Stormwater Management Standards Manual* and any other relevant municipal/provincial, standards or guidelines, in consultation, with the ERCA;
2. That the subdivision agreement between the Owner and the Municipality contain provisions that require that the Owner install the stormwater management measures, for each phase of the development, identified in the final engineering analysis completed, as part of the development for the site and undertake to implement the recommendations contained therein, to the satisfaction of the Municipality and the Essex Region Conservation Authority;
3. That prior to final approval, the Essex Region Conservation Authority shall require a copy of the fully executed subdivision agreement between the Owner and the Municipality, in wording acceptable to the Essex Region Conservation Authority, containing provisions to carry out the recommendations of the final plans, reports and requirements noted above and to obtain a Development Review Clearance for each phase or phases seeking final approval;
4. That prior to undertaking construction or site alteration activities, any necessary permits or clearances be received from the Essex Region Conservation Authority, in accordance with Section 28 of the *Conservation Authorities Act*. If the works are located within an area not regulated by Section 28 of the *Conservation Authorities Act*, then a Development Review Clearance must be obtained from the Essex Region Conservation Authority, prior to undertaking construction or site alteration activities.
5. That all required modifications to the Lafferty Drain are to be completed prior to any other site alterations, in accordance with the plans designed by the Owner's consultant and approved by the Essex Region Conservation Authority (ERCA Permit #189 - 24).



Ms. Belanger
September 25, 2024

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Alicia Good
Watershed Planner
/ag

From: Bruce Bratt <bbratt@essexpowerlines.ca>

Sent: September 18, 2024 1:27 PM

To: Rebecca Belanger <RBelanger@countyofessex.ca>

Subject: RE: Notice of Complete Application and Request for Agency Comments 37-T-24009 Fields Court Subdivision in LaSalle

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Once the developer has approved plans, they must consult with EPL to work on a Draft electrical plan for the new subdivision.

No other comments.

Regards,

Bruce