

Record of Attendance

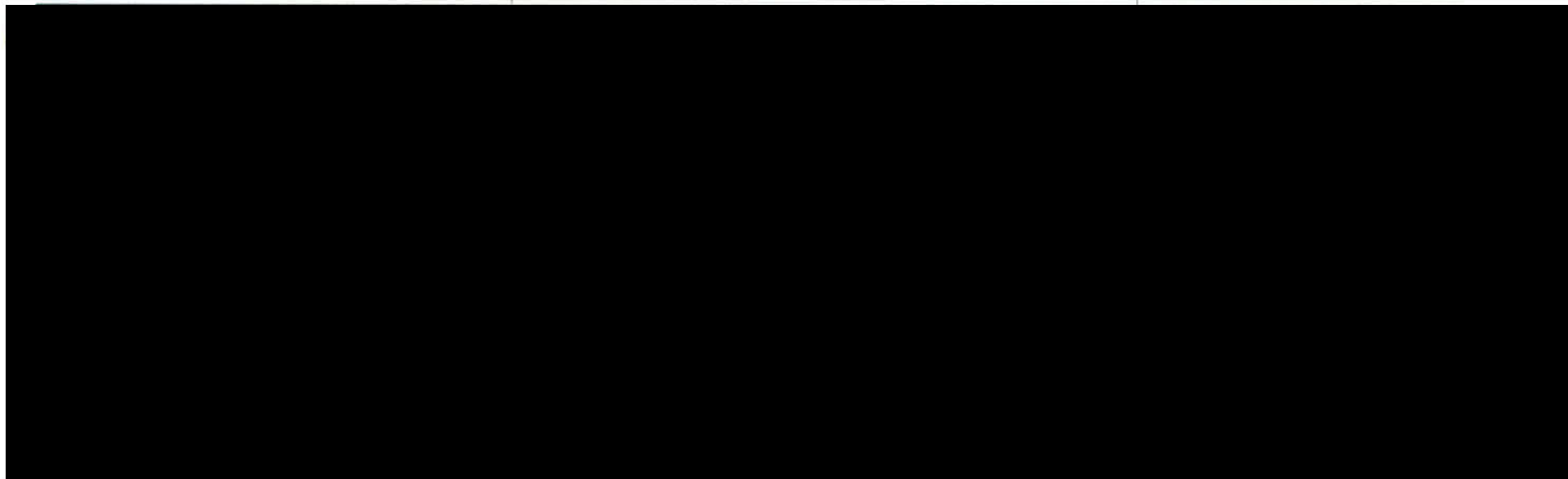
Howard-Bouffard Master Drainage Study

Public Information Centre – June 26, 2019

NAME (PLEASE PRINT)

MAILING ADDRESS

EMAIL ADDRESS



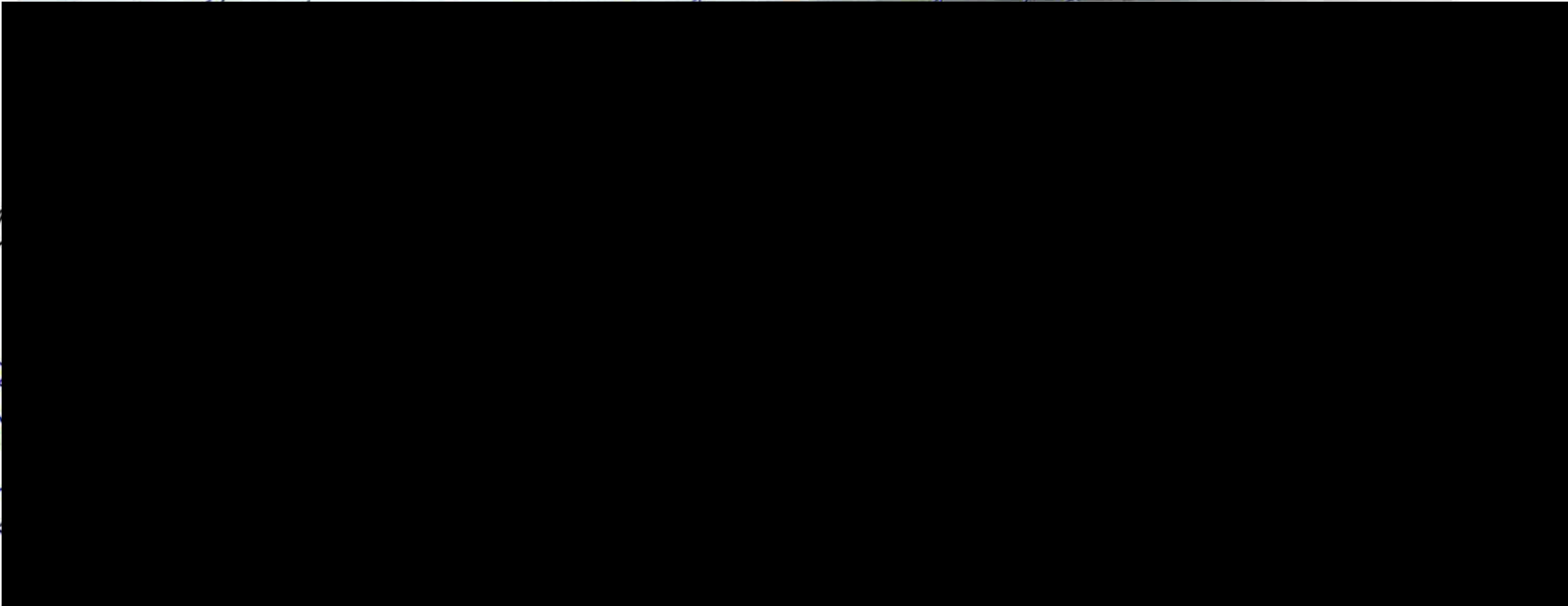
NAME (PLEASE PRINT)	MAILING ADDRESS	EMAIL ADDRESS

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NAME (PLEASE PRINT)

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Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – June 26, 2019

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

Mark Fishleigh

Mailing Address:

County of Essex

Email Address:

m.fishleigh@countyofessex.ca

I/we prefer to receive information by email.

What aspects of the design presented today do you like the most?

Comments/Questions/Concerns (Use back if more space needed):

Please keep the County of Essex informed especially of any costs that will be assessed to the County

Please deposit this form in the comment box or return by **July 15, 2019**.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000, Ext. 3242
Fax: 519-948-5054
E-mail: mhernandez@dillon.ca

Attention: Mark Hernandez, P.Eng.

Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – June 26, 2019

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

[REDACTED]

Mailing Address:

[REDACTED]

Email Address:

[REDACTED]

I/we prefer to receive information by email.

What aspects of the design presented today do you like the most?

Comments/Questions/Concerns (Use back if more space needed):

Please deposit this form in the comment box or return by **July 15, 2019**.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

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Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – June 26, 2019

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Name:

[REDACTED]

Mailing Address:

[REDACTED]

Email Address:

I/we prefer to receive information by email.

What aspects of the design presented today do you like the most?

NOT MUCH

Comments/Questions/Concerns (Use back if more space needed):

THIS IS GOING TO PREVENT FLOODING IN THIS AREA - WHEN I ASKED ABOUT SHORE FLOODING BEING INCREASED, BECAUSE THE WATER WOULD BE PUMPED INTO THE RIVER. I WAS TOLD NOT OUR PROBLEM, BECAUSE PEOPLE BUILT HOMES IN A FLOOD ~~AT RISK~~ PRONE AREA. SO I GET FROM THIS - WE ARE TAKING CARE OF THIS AREA

Please deposit this form in the comment box or return by **July 15, 2019**.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000, Ext. 3242
Fax: 519-948-5054
E-mail: mhernandez@dillon.ca

Attention: Mark Hernandez, P.Eng.

FOR FUTURE DEVELOPEMENT. WE DON'T CARE ABOUT THE RIVER FLOODING PROPERTY ALONG THE BANKS OR IN LOW AREAS. WE DON'T CARE IF WE STRESS ANOTHER AREA, TO ACHIEVE WHAT WE WANT.

I LIVE ON [REDACTED] OUR STREET FLOOD IN ANY CONDITION AT THIS TIME. I KNOW THIS HAS NO AFFECT ON MY LOCATION. BUT FUTURE HOME OWNERS ALONG THE RIVER SHOULD BE TOLD THAT IT IS A FLOOD ZONE.

[REDACTED]



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Our comments regarding the Howard-Bouffard Master Drainage Study

2 messages

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Fri, Jul 5, 2019 at 3:50 PM



Platinum member

Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
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F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

Please consider the environment before printing this email

----- Forwarded message -----

From: [REDACTED] >
Date: Fri, Jul 5, 2019 at 3:25 PM
Subject: Our comments regarding the Howard-Bouffard Master Drainage Study
To: pmarra@lasalle.ca <pmarra@lasalle.ca>, mhernandez@dillon.ca <mhernandez@dillon.ca>

Pete/Mark

Thank-you for the opportunity to provide comment regarding the Town's Howard-Bouffard Master Drainage Study Public Information Centre.

As you are aware, we have been proceeding through the planning process for the Harmony Lakes Subdivision with the understanding that our lands are located outside of the area inundated by flooding, we are following the Class Environmental Assessment/Environmental Master Plan Study Report Addendum for the Howard-Bouffard Area and direction from the Town and the Essex Region Conservation Authority. We have completed our Functional Servicing and Stormwater Management solutions for the development of Harmony Lakes based on the existing approved documents.

In our review, we noted that Option 3B is considering the removal of the ponds to the east of Disputed and the construction of a channel to convey the flow of stormwater.

We have been proceeding through the planning process based on the currently approved Master Plan documents (ESR Addendum) and are awaiting confirmation of the County of Essex to finalize our pre-consultation meeting and proceed to Council for approval of our Draft Plan of Subdivision.

We require additional information and consultation before we can be supportive of the Option 3B solution for several reasons:

- we believe that there will be insufficient room within the Laurier right-of-way for the proposed infrastructure;
- we have proceeded in good faith in the preparation of our background reports relying on the approved Master Plan and following the Town and Conservation Authorities recommendations;
- changes as proposed to the approved Master Plan may cause unnecessary delays in our approvals; and
- we need additional time beyond July 15, 2019 to complete our analysis.

We trust the above noted comments are helpful and we look forward to hearing from you at your earliest convenience.

Regards
[REDACTED]

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Fri, Aug 23, 2019 at 9:21 AM

FYI



Platinum member

Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
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MHernandez@dillon.ca
www.dillon.ca

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----- Forwarded message -----

From: **Peter Marra** <pmarra@lasalle.ca>

Date: Fri, Aug 23, 2019 at 8:33 AM

Subject: RE: Our comments regarding the Howard-Bouffard Master Drainage Study

To: [REDACTED] >

Cc: mhernandez@dillon.ca <mhernandez@dillon.ca>, Larry Silani <lsilani@lasalle.ca>

We have not heard anything from you on this matter. On July 5th you submitted comments and on July 8th we acknowledge receipt and agreed a meeting might be a good thing. Unfortunately, you have never provided us with dates and times to meet to chat further.

However, since these email exchanges, we have had a planning pre-consultation meeting for your lands south of Laurier. You are proceeding with the development of your lands south of Laurier as per the 2017 EA. Therefore, any design as part of the Howard/Bouffard master drainage study benefitting your lands south of Laurier will be removed.

During the above noted pre-consultation meeting, we had an opportunity to chat briefly about your lands north of Laurier. There are currently options in the master drainage study that benefit these lands, however, we are unclear if you want to proceed in this manner or be left alone to follow the 2017 EA. Either way the Town can accommodate, we in essence need some direction from you on this matter. We need to continue with finalizing this study and need an answer from you by Aug 30, 2019 on how you would like your lands north of Laurier handled.

Unless we hear otherwise, based on your comments from July 5th, we will interrupt them that they are submitted for all the lands you own north and south of Laurier and with the comments about proceeding in good faith and not wanting unnecessary delays, you would like to continue on your way following the 2017 EA for all your lands.

Thanks for your input into this study and we look forward to your continued input. This will guide the Town in the direction of what our rate payer would like to see implemented.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4

Phone: 519-969-7770 ext. 1475 Fax: 519-969-4469

Email: pmarra@lasalle.ca

www.lasalle.ca

Visit Us On Social Media:



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From: Peter Marra

Sent: Monday, July 08, 2019 9:31 AM

To: [REDACTED]

Cc: mhernandez@dillon.ca; Larry Silani <lsilani@lasalle.ca>

Subject: RE: Our comments regarding the Howard-Bouffard Master Drainage Study

Thank-you for this email.....

I am unaware of where your development sits relative to the planning process. I only know that you may be actively working on the lands south of Laurier at this time. You are correct in continuing with your plans relative to the current EA if that is what you want to proceed with. However once you complete that process, it will carve in stone/remove any options of you regaining the land proposed by ponds as developable lands, thus increasing your lot yield.

None the less, I think a meeting might be a good idea to chat through how much you want to be involved or if you want to be left alone at this point and time, thus we will work through this refining our options and remove your lands a benefiting lands, thus removing the option of you gaining more developable lands.

Please give us a few dates and times of when you might be available to meet and review this with you and we'll try and coordinate a meeting.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

From: [REDACTED] >

Sent: Friday, July 05, 2019 3:25 PM

To: Peter Marra <pmarra@lasalle.ca>; mhernandez@dillon.ca

Subject: Our comments regarding the Howard-Bouffard Master Drainage Study

Pete/Mark

[Quoted text hidden]



image002.png
8K



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Howard/Bouffard Mater Drainage Study - June 26, 2019 PIC

1 message

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca, Victor Hebert <vhebert@dillon.ca>

Mon, Jul 8, 2019 at 11:10 AM

FYI



Mark Hernandez, P.Eng.
Associate
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3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
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M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

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----- Forwarded message -----

From: [REDACTED] >
Date: Mon, Jul 8, 2019 at 10:54 AM
Subject: Re: Howard/Bouffard Mater Drainage Study - June 26, 2019 PIC
To: Peter Marra <pmarra@lasalle.ca>, <mhernandez@dillon.ca>

Attached are my comments.

Thanks

[REDACTED]

On Wed, Jul 3, 2019 at 7:56 AM Peter Marra <pmarra@lasalle.ca> wrote:

Good morning,

The display boards from the June 26th Public Information Centre are now available on the project website
www.lasalle.ca/hbmds

Also available on the website is the comment sheet. For those that have submitted comments, Thank-You. For those that still need to submit comments and wish to do so, please complete them by July 15th in order that we can continue with the project.

If you have any questions, the project team is available for discussions.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4

Phone: 519-969-7770 ext. 1475 Fax: 519-969-4469

Email: pmarra@lasalle.ca

www.lasalle.ca

Visit Us On Social Media:



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 **Scanned from a Xerox Multifunction Device - 2019-07-08T105253.138.pdf**
28K

Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – June 26, 2019

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

Mailing Address:

Email Address:

We prefer to receive information by email.

What aspects of the design presented today do you like the most?

reduction of permanent SWM facilities

^{solution}
Comments/Questions/Concerns (Use back if more space needed):

this should be funded by the town of LASALLE immediately with recovery of costs through development charges.

The town should allow development to proceed on item basis where it is

Please deposit this form in the comment box or return by July 15, 2019.

feasible.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000, Ext. 3242
Fax: 519-948-5054
E-mail: mhernandez@dillon.ca

Attention: Mark Hernandez, P.Eng.

Project #: 18-8169



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: FW: Scan from a Xerox WorkCentre -- Howard-Bouffard Master Drainage Study

1 message

Hernandez, Mark <mhernandez@dillon.ca>

Wed, Jul 10, 2019 at 12:02 PM

To: Peter Marra <pmarra@lasalle.ca>, Victor Hebert <vhebert@dillon.ca>, HowardBouffard@dillon.ca

FYI. More support for this project to proceed...



Mark Hernandez, P.Eng.
Associate
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M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

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----- Forwarded message -----

From: [REDACTED] >
Date: Wed, Jul 10, 2019 at 11:53 AM
Subject: FW: Scan from a Xerox WorkCentre -- Howard-Bouffard Master Drainage Study
To: mhernandez@dillon.ca <mhernandez@dillon.ca>
Cc: [REDACTED] <[REDACTED]>

PLEASE SEE ATTACHMENT.

THANK YOU.

[REDACTED]

This communication is intended for use by the individual(s) to whom it is specifically addressed and should not be read by, or delivered to, any other person. Such communication may contain privileged or confidential information. If you have received this communication in error, please notify [REDACTED] and permanently delete the communication. Thank you for your cooperation.

-----Original Message-----

From: [REDACTED] >
Sent: July-10-19 7:52 AM
To: [REDACTED] >
Subject: Scan from a Xerox WorkCentre

Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre.

Attachment File Type: PDF, Multi-Page

WorkCentre Location: Photocopy Room
Device Name: XRX0000AAF34956

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Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – June 26, 2019

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

Mailing Address:

Email Address:

I/we prefer to receive information by email.

What aspects of the design presented today do you like the most?

The design eliminates ponds and allows more efficient use of urban lands. One large pond makes sense if land can be acquired.

Comments/Questions/Concerns (Use back if more space needed):

We believe that this design will become a reality if the Town takes control, funds the project and implements a Development Charge that ensures all benefiting owners to pay their fair share.

The amount required for the project, even after deductions for existing development and flows from roadway, will be sufficiently large that a Front End Agreement will not be practical or can be achieved.

OVER-->

Please deposit this form in the comment box or return by **July 15, 2019**.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000, Ext. 3242
Fax: 519-948-5054
E-mail: mhernandez@dillon.ca

Attention: Mark Hernandez, P.Eng.

Continued....

In calculating amounts to be paid by benefiting owners, is volume of water discharged to be a factor? It would probably make sense. Contribution based on water volume as opposed to land area is appropriate and encouraged.

We are grateful that the Town has taken this initiative, however, Town Council must now take the next step in funding the project to assure its completion. The Town, of course, will be repaid from applicable Development Charges.

We are hopeful that Council will soon make a commitment to achieve this permanent solution at which time ERCA may allow some development in the subject area with temporary storm detention measures.



McFadden, Amanda <amcfadden@dillon.ca>

Howard Bouffard Master Drainage Study - Comments

1 message

[Redacted] > Mon, Jul 15, 2019 at 3:56 PM
 To: "HowardBouffard@dillon.ca" <HowardBouffard@dillon.ca>, Peter Marra <pmarra@lasalle.ca>, Larry Silani <lsilani@lasalle.ca>
 Cc: [Redacted]
 [Redacted]

Good afternoon

Having attended the Public Information Centre on June 26, 2019 for Project #18-8169 Howard-Bouffard Master Drainage Study, attached please find the comments of [Redacted], owner of lands across from the [Redacted] on Laurier Parkway.

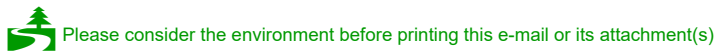
Thank-you.

[Redacted]

[Redacted]

[Redacted]

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[REDACTED] - July 15, 2019 - comments on Howard Bouffard Master Drainage Study.pdf
139K




DELIVERED

July 15, 2019

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Attention: Mark Hernandez, P. Eng.

Dear Sir:

Re: Howard-Bouffard Master Drainage Study
Public Information Centre - June 26, 2019
Project #: 18-8169.
Comments by 

As a property owner within the Howard- Bouffard Planning Area we attended with interest the Public Information Center held on June 26, 2019, to receive your most recent information on the Master Drainage Study.

We understand that the Town's recommended option is as stated at proposition 3B, with the removal of the previously suggested pond systems, and the institution of a drainage system to a communal storm water pond.

At this time there are still too many unknowns for us to provide our support to this option. We express the following concerns:

1. Timing

- a. What is the proposed timing for the Town to complete this work [although we do see the timeline put in the Study, we would hope that something more specific would be forthcoming shortly. Additionally it is not clear what the expected end date is to be.];
- b. Most importantly, what is the timeline during which the developers can commence applications and development of their lands, independent of the completion of this proposed option? We would hope that these applications can run concurrently with the actual work being completed, such that if the actual installation of the drainage system is going to take two years, developers can commence applications now with the hope and expectation that at the end of the two years when the drainage system is complete, developers will already have shovels in the ground and be well underway with their developments. Of course our interest is in our own property on Laurier Drive, across from the Vollmer Centre, with the hope of an early start since much of the infrastructure, in our case, already exists.



- c. If the proposed option is expected to take five years, then we certainly wish to have opportunity to commence development prior to the completion of the work.

2. Cost

- a. It is our understanding that costs will be shared, but we are not quite clear among which parties. Obviously developers often bear the brunt of these costs, but there are many existing parties who will benefit from this development. Will they be required to make a contribution by way of some surcharge, or will the Town absorb their portion and apply some of their taxes to it. The developers should not bear the entire costs as even without any new development being started this is a problem that the Town needs to somehow address.
- b. The stakeholders will benefit significantly from this work, and they should not reap the benefits that will be paid for by the developers. Will the homeowners that are currently established, and clearly stand to benefit be required to contribute? Will the Town, as owner of the Vollmer Complex and surrounding lands, bear a proportionate share of the cost? Will the School Board of new school be required to contribute to the cost?
- c. If the City of Windsor currently contributes to the drainage problem, will they be making a contribution to the solution?
- d. Although values were projected on a "per household" in the case of new homes, we did not hear what the projected charges would be for commercial development. We would be interested in this amount, as well as how it would be charged [on a per acre basis, or per square foot of development, or some other measuring stick].

3. Alternative and additional concerns:

- a. Is there an opportunity to still have some ponds and a (perhaps somewhat smaller) municipal drainage system to satisfy the early development of those lands which can effectively proceed with the ponds in advance of the 5-year plan to complete this system? We are not the only ones who have been waiting a very long time but as our property has the necessary infrastructure in place, we feel we are continually being delayed as we await the options to address this larger problem. If ponds are properly constructed to work in conjunction with a municipal drainage system, we would be interested in proceeding in such a manner.
- b. Is there opportunity for temporary ponds on our own lands to permit immediate development?

While this matter is far from settled, we look forward to a resolution. Thank-you kindly.



Our File: 18-8169 (Corr.)

July 16, 2019

Attention: Resident

**Town of LaSalle: Howard/Bouffard Planning Area
Master Drainage Study**

Dear Resident:

The Town of LaSalle has retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard and Bouffard Planning Area during major storm events. The study area is shown on the 'Background' figure enclosed.

The study is being completed following the requirements of the Municipal Class Environmental Assessment (EA) process for a Master Plan. It is intended that the recommended solution, along with suitable stormwater management measures for the developable lands, will eliminate the flooding caused by the overflow within the planning area and will allow development to proceed.

As you may already be aware, a Public Information Centre was held on June 26, 2019, to present the recommended stormwater management solution. Further information about the project and links to the display boards presented at the meeting can be found at www.lasalle.ca/hbmds.

The recommended stormwater management solution presented at the June 26, 2019, meeting is attached for your reference. The recommended solution involves diversion of water flow to an improved East Branch Cahill Drain. A new stormwater pond is to be created south of the study area, and an improved roadside ditch north of Kelly Road.

We understand you own lands in the area which may be affected by the proposed improvements, as seen on the figure titled 'Preferred Option 3B.' The solution is currently being refined as we work toward completion of this EA process. We are sending this letter to ensure you are aware of the project, and to provide an opportunity for dialogue.

3200
Deziel Drive,
Suite 608,
Windsor, Ontario,
Canada
N8W 5K8
Telephone
(519) 948-5000
Fax
(519) 948-5054

**Dillon Consulting
Limited**

Resident
Page 2
July 16, 2019



Please review the information and if you wish to meet to discuss this further, please contact the project representatives noted below to arrange for a meeting. If a meeting is arranged, representatives of the Town of LaSalle and Dillon Consulting Limited can review the proposed solution, the Environmental Assessment process and timing further. Any meeting request will need to be completed by August 9, 2019.

If you do not wish to have a meeting, please complete the comment sheet available on the project website and submit same by no later than August 9, 2019.

At this time, it is anticipated that the detailed design of the project will commence sometime in 2020 to facilitate commencement of construction in 2022. The anticipated project timeline is enclosed for your information.

If you have any further comments or questions, please contact the undersigned at 519-948-4243, Ext. 3242. Alternatively, you may speak with the Town's representative for this project, Mr. Peter Marra, P.Eng., at 519-969-7770, Ext. 1475.

Sincerely,

DILLON CONSULTING LIMITED

Mark Hernandez, P.Eng.
Project Manager

MDH:d
Encls: Background
Preferred Option 3B
Anticipated Project Timeline
cc: Peter Marra, Director of Public Works, Town of LaSalle

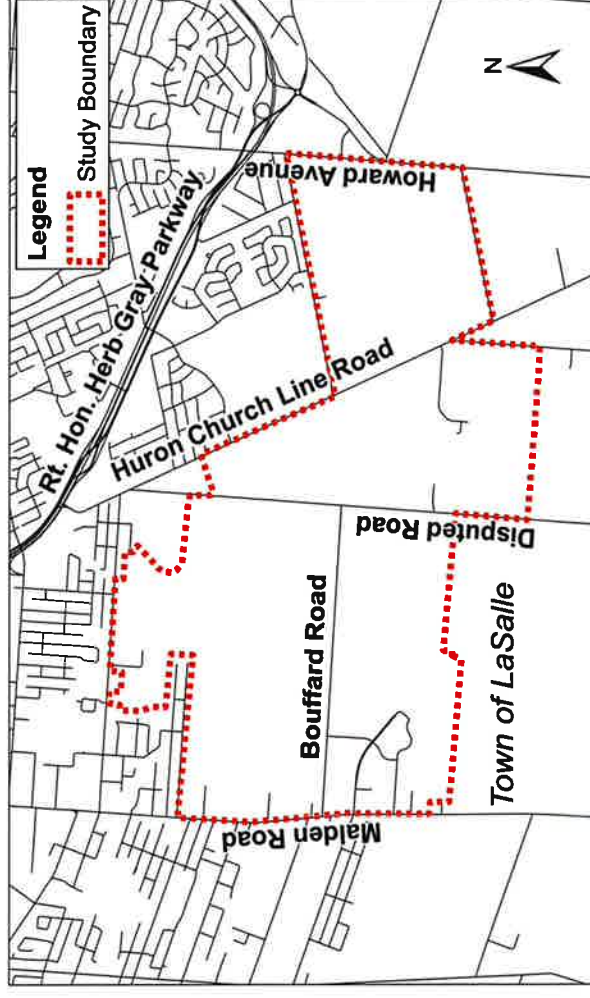
Background



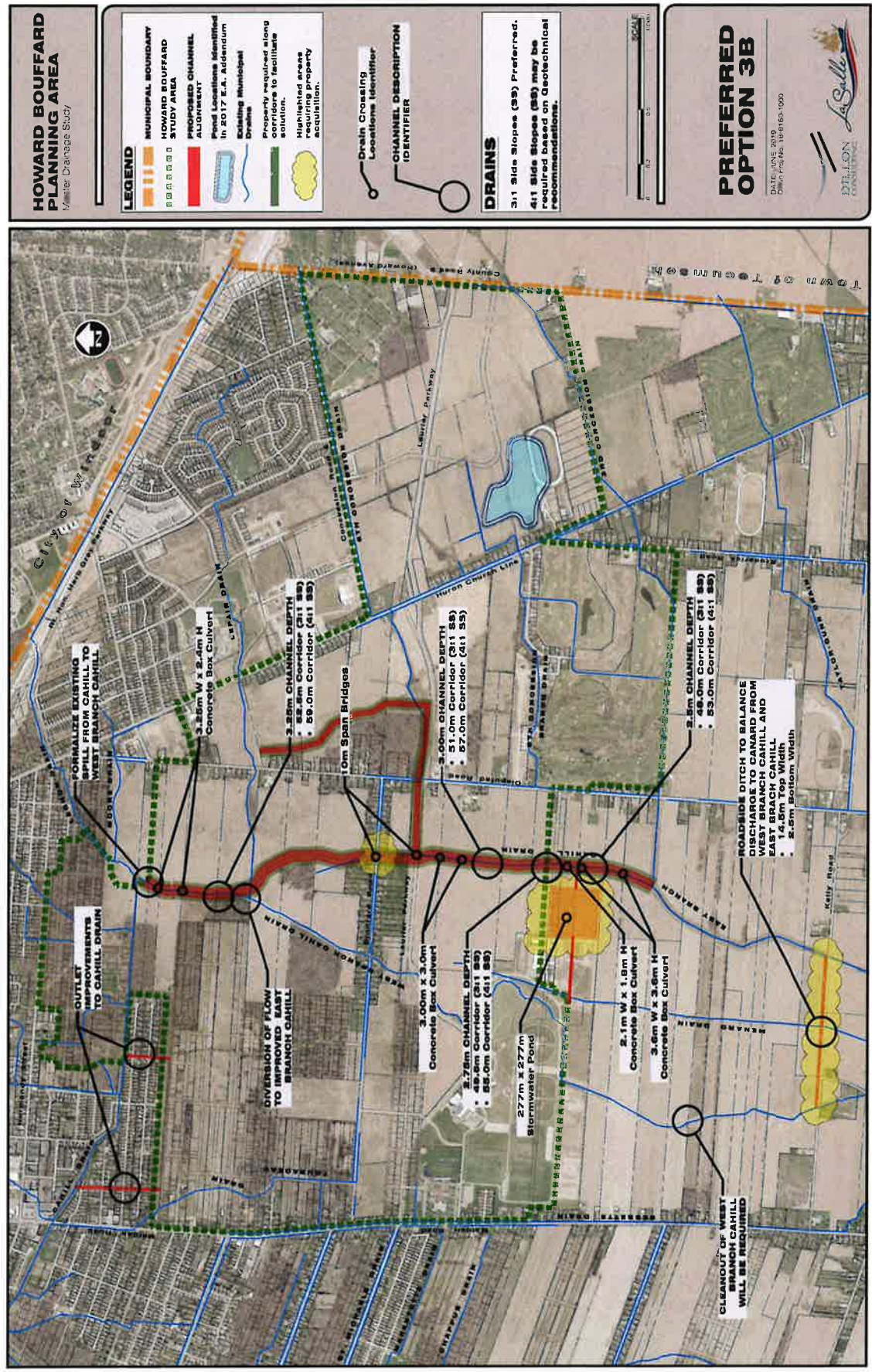
- Study Area is primarily designated residential and is planned to be developed over several years
- Several studies have been completed to plan for new infrastructure in the area:
 - Bouffard and Howard Planning Districts Functional Design Study (2005) and Addendum (2017)
 - Environmental Study Report for Laurier Parkway between Malden Road and Howard Avenue (2009)
 - Detailed design and construction of Laurier Parkway (2010)
 - Design and construction of the expansion of the Vollmer Complex and related stormwater management facility (2010).

- Previous studies addressed stormwater management (SWM) for minor and major events however, spill-over from adjacent drainage areas was not considered

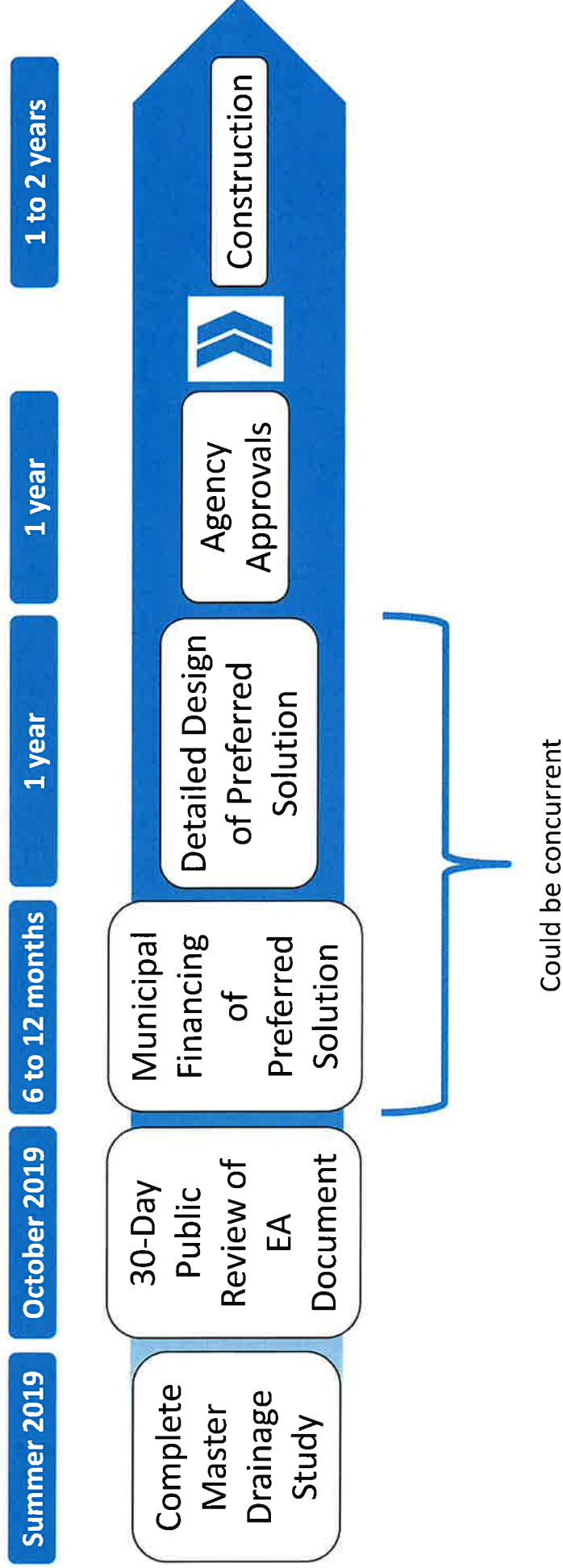
- The Town of LaSalle and Essex Region Conservation Authority are only able to issue approvals for development areas outside of the flood inundation area.



Recommended Alternative 3B



Anticipated Project Timeline



* Steps beyond completion of the Master Drainage Study requires Council approval.



McFadden, Amanda <amcfadden@dillon.ca>

Fwd:

1 message

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Tue, Jul 16, 2019 at 11:54 AM



Mark Hernandez, P.Eng.
Associate
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MHernandez@dillon.ca
www.dillon.ca

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Vacation Alert: July 22 - 26

----- Forwarded message -----

From: [REDACTED] >
Date: Tue, Jul 16, 2019 at 11:51 AM
Subject:
To: <mhernandez@dillon.ca>
Cc: <pmarra@town.lasalle.on.ca>

Gentlemen:

Please see my comment attached. Look forward to hearing your views. Thanks.

Regards,

[REDACTED]

[REDACTED]

LaSalle Drainage Study Comment.pdf
575K

Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – June 26, 2019

Please complete this form and return it to Dillon Consulting Limited. Information will be collected in accordance with Ontario's *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information all comments will become part of the public record.

Name:

Mailing Address:

Email Address:

I/we prefer to receive information by email.

What aspects of the design presented today do you like the most?

Comments/Questions/Concerns (Use back if more space needed):

Given the recommendation, am surprised and concerned no mention of the land acquisition cost was made! What is the estimate? Believe that this is needed to make final determination.

Please deposit this form in the comment box or return by **July 15, 2019**.

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, ON N8W 5K8

Tel: 519-948-5000, Ext. 3242
Fax: 519-948-5054
E-mail: mhernandez@dillon.ca

Attention: Mark Hernandez, P.Eng.



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Howard-Bouffard Master Drainage Plan

1 message

Hernandez, Mark <mhernandez@dillon.ca>

Tue, Jul 16, 2019 at 8:08 PM

To: Peter Marra <pmarra@lasalle.ca>, HowardBouffard@dillon.ca, Victor Hebert <vhebert@dillon.ca>

FYI

----- Forwarded message -----

From: [REDACTED] >

Date: Tue, Jul 16, 2019, 6:36 PM

Subject: Howard-Bouffard Master Drainage Plan

To: <mhernandez@dillon.ca>

Cc: [REDACTED] >, [REDACTED] >

Dear Mark, I realize now that I am beyond the July 15 deadline for submitting comments regarding the above noted study however I hope you will still consider our comments. I am providing these comments on behalf of [REDACTED]

> We have attended the June 26/19 PIC and done a cursory review of the information available. We find the preferred option is a reasonable a feasible solution. The pros and cons are accurately outlined. We support the elimination of smaller storm water detention ponds in lieu of a larger centralized storm water facility. Eliminating smaller ponds will also maximize developments and in turn maximize generation of development charges to help pay for the recommended works. We also concur with the proposed routing and trust the town will expedite completion of this work. In addition, we trust the town will remain open minded to interim alternative storm water solutions, which will allow developments to proceed now, before the ultimate solution is implemented. Again, this will allow for the generation of development charges up front thereby minimizing borrowing costs for the town.

[REDACTED] is invested in the town of lasalle and remain committed to co-operate and assist in order to bring this development to fruition.

> Please contact me if you have any questions.

> Regards,

> [REDACTED]

> [REDACTED]



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Howard/Bouffard

2 messages

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Mon, Aug 12, 2019 at 9:08 AM

FYI



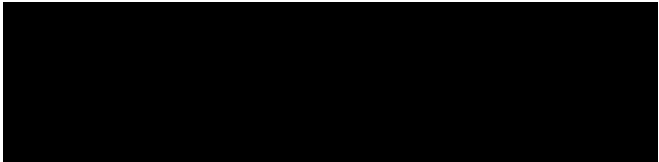
Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
T - 519.948.4243 ext. 3242
F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

Please consider the environment before printing this email

----- Forwarded message -----

From: [REDACTED] >
Date: Fri, Aug 9, 2019 at 4:59 PM
Subject: Howard/Bouffard
To: mhernandez@dillon.ca <mhernandez@dillon.ca>, pmarra@lasalle.ca <pmarra@lasalle.ca>
Cc: [REDACTED] >

Please find attached submissions on behalf of my clients, [REDACTED]



 **Submissions on behalf of [REDACTED].docx**
20K

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Mon, Aug 12, 2019 at 9:08 AM



Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
T - 519.948.4243 ext. 3242
F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

Please consider the environment before printing this email

----- Forwarded message -----

From: **Peter Marra** <pmarra@lasalle.ca>

9/23/2019

Dillon Consulting Limited Mail - Fwd: Howard/Bouffard

Date: Mon, Aug 12, 2019 at 9:07 AM

Subject: RE: Howard/Bouffard

To: [REDACTED], mhernandez@dillon.ca <mhernandez@dillon.ca>

Cc: [REDACTED]

Thank-you for your comments, they will be incorporated into the final report.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

[Quoted text hidden]

RE: [REDACTED]

COMMENTS ON HOWARD/BOUFFARD PLANNING AREA MASTER DRAINAGE
STUDY

LACK OF MEANINGFUL NOTICE

- 1) The map in the Notice of Commencement indicates that the study boundary is entirely north of the [REDACTED] property. The [REDACTED] property does not fall within the study boundary at all.
- 2) The map led the [REDACTED] to believe that their land was not being considered for the purposes of this study.
- 3) The [REDACTED] never received any notification from the Town of Lasalle until a letter was sent to them dated July 16, 2019.
- 4) By July 16, 2019, the “preferred option” had already been selected, with no input from the [REDACTED] or other affected landowners who will be targeted for expropriation.

THE STUDY FAILS TO CONSIDER SOME COSTS

- 5) One of the purposes of the study was to “Estimate costs for interim and final solutions as well as cost recovery mechanisms.” The cost calculations are set out

in the study.¹ [REDACTED], and other land owners, have claims for injurious affection under the *Expropriation Act* s. 22. However, the cost calculations do not calculate include claims for injurious affection under the *Expropriation Act*.

- 6) Another purpose of this study is to “establish property requirements to facilitate the improvements.” The word “expropriation” never appears in the report. Yet, expropriation will be required. Expropriation is the most confrontational and expensive process that a municipality can go through for the purpose of acquiring land.
- 7) The [REDACTED] property, and others, will effectively be turned into “islands” as a result of the proposed “preferred solution.” The [REDACTED] anticipate that their claim for injurious affection will be quite large. The claim by other property owners might also be quite large.

THE STUDY FAILS TO CONSIDER RELEVANT SOCIAL, ENVIRONMENTAL OR ENGINEERING FACTORS

- 8) This land is in a flood inundation area. As part of the Class EA, it is required that relevant social, environmental and engineering factors be considered.
- 9) Relevant environmental, social factors, and engineering factors have not been considered.

¹ Howard/Bouffard Planning Area Master Drainage Study, page 26.

WATER TRANSFER IS CONTRARY TO GOOD PLANNING PRINCIPLES

10) Firstly, the appropriateness of transferring water from the property of one land owner onto another land owner's property was not considered. It was just assumed that doing so was an acceptable solution.

11) In fact, transferring water from the property of one land owner onto another land owner's property is specifically prohibited by the *Drainage Act*. While an Environmental Assessment may overcome the prohibition under the *Drainage Act*, the suggested "preferred solution" does not explain why it is appropriate to override the principles enunciated under the *Drainage Act*.

12) There is no justification for removing water from the developer's land and dumping it on someone else's land when there are approximately 400 hectares of development land available to find a solution.

13) Rather, if a developer wants to develop land, then the developer should come up with a solution on the developer's own land.

MUNICIPAL SERVICES WILL NOT IMPROVE

14) The study states: "benefits for growth to the general public include better municipal services."² If that were true, then Windsor would have better municipal services than Lasalle.

² Howard/Bouffard Planning Area Master Drainage Study, page 5.

15) Growth does not equate to better municipal services.

16) The study states: “increase tax base from development helps to pay for needed municipal services such as infrastructure and social services.”³ That statement is incorrect. Increased tax base does not pay for infrastructure.

17) Rather, development charges pay for infrastructure. Furthermore, under provincial legislation, development charges can only pay for the infrastructure associated with the development. Growth pays for growth, not something else.

18) The study states: “development in the Howard/Bouffard area will include amenities that serve the broader area, such as parks and community facilities.”⁴ There is nothing to substantiate this statement.

“NATURAL AREA LINKAGES” IS A MEANINGLESS PHRASE

19) The study shows a typical cross section.⁵ It indicates a 15-metre recreational area on either bank of a drain. These are referred to as “natural area linkages.”⁶

³ Howard/Bouffard Planning Area Master Drainage Study, page 5.

⁴ Howard/Bouffard Planning Area Master Drainage Study, page 5.

⁵ Howard/Bouffard Planning Area Master Drainage Study, page 23.

⁶ Howard/Bouffard Planning Area Master Drainage Study, page 7.

20) Wild life does not travel along skinny corridors. So what is a “natural area linkage” supposed to be? This is a meaningless phrase. It is simply a drain with some trees next to it.

FAILURE TO CONSIDER PONDS AS A PREFERRED SOLUTION

21) The study focuses on the elimination of ponds.

22) To focus on the elimination of ponds is a mistake. Ponds can actually be an enhancement to development. Water enhancements are routinely recognized as important beautification enhancements, and also a preferential way of treating storm water management.

23) By comparison, straightening drains frequently has negative impact.

Straightening drains actually causes the water to run faster, increasing erosion and damage to adjacent farmlands, and increasing the cost of maintaining the drain.

24) There are several ponds indicated on the study map.⁷ These ponds are located in low elevation areas where water naturally congregates. In other words, by using ponds, you are making gravity work in your favour.

⁷ Howard/Bouffard Planning Area Master Drainage Study, page 11.

25) Ponds located on the developer's own land at the developer's own cost should be the preferred solution.

26) Ponds offer exceptional circumstances for not only natural area development but enhancement of the residential area by offering natural water features.

27) The elimination of ponds was a strong motivating factor in the study. There is no environmental, social, or engineering basis for the elimination of ponds as a preferred solution.

28) If the study seeks to eliminate ponds for the sake of increasing development land, then that is a fundamental error. It is wrong to sacrifice social, environmental, and engineering concerns in favour of increased profit for the developer.

FAILURE TO CONSIDER ALTERNATIVE SOLUTIONS

29) The affected landowners, the [REDACTED], propose a compromise solution which would reduce the claim for injurious affection, and also provide the Town with the requested drain.

30) The present recommendation isolates four property owners from access to their land off Kelly Road. By contrast, the [REDACTED] propose that the proposed drain

should not be located along Kelly Road but, rather, should be located to the north of the [REDACTED] property.

Tuesday, August 13, 2019

Our property is: [REDACTED]

Attn: Mark Hernandez & Peter Marra

Thank you for the opportunity to meet with you last Wednesday, August 7th. You asked that we make our comments to you before the end of this week.

We realize that no final decisions have been made regarding the placement of East Cahill Drain and the acquisition of property for that. However, the possibility of moving the drain to the east of our property would mean that our property would be on the edge of the floodplain and recreational area. It would mean that, after the construction of the new drain, the existing drain would need to be filled.

- It is our hope that the mature trees that presently border the drain could be saved. They include several mature oak, walnut and scotch pine trees. If these trees need to be removed it is also our hope that a variety of trees of similar value would replace them.
- Any removal of trees and bushes will affect our privacy. That is a concern to us, so we assume that putting in trees and bushes to maintain our privacy would be part of the plan.
- At present we have fencing along the length of the ditch. That has 2 purposes: to keep our pets in and to keep other animals (and people!) out. The ditch and the fencing have provided a barrier for people and animals. We would still need fencing to provide that barrier.
- If saving the mature trees is not possible we would hope that the wood from any hardwood trees on our property could be saved for us as we can make use of it for firewood. It would of course, need to be cut into reasonable and manageable lengths.

Please contact us if you need more clarification of these thoughts.

[REDACTED]

[REDACTED]

[REDACTED]



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: HBMS comments

1 message

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Wed, Aug 14, 2019 at 10:20 AM

FYI



Platinum member

Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
T - 519.948.4243 ext. 3242
F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

Please consider the environment before printing this email

----- Forwarded message -----

From: **Peter Marra** <pmarra@lasalle.ca>
Date: Wed, Aug 14, 2019 at 10:13 AM
Subject: HBMS comments
To: mhernandez@dillon.ca <mhernandez@dillon.ca>

More comments.

Peter Marra, P.Eng.
Director of Public Works
Town of LaSalle

-----Original Message-----

From: Peter Marra <pmarra@lasalle.ca>
Sent: Wednesday, August 14, 2019 10:07 AM
To: Peter Marra <pmarra@lasalle.ca>
Subject: Message from Public Works Copier

This E-mail was sent from "LMC-PW-CPR-C232" (MP C4503).

Scan Date: 08.14.2019 10:06:56 (-0400)
Queries to: itdepart@lasalletown.com



20190814100656589.pdf
1398K

[REDACTED]

Comments on Howard/Bouffard planning area Master Drainage study

1. It is interesting that our land was identified even though it lies **over 1 km** down stream from the closest boundary.
2. If you look at the map I have included, does it not represent the proposed development area from the information you have provided me? If so, this development area is approximately **1,100 ha or 2718 acres** in size. Surely there are possibilities to manage the storm waters within this area and not transfer the problem to the landowners to the south of the development area. Why is it our responsibility to solve their problem by sacrificing our land now. **That is negatively affecting my business to profit their business !**
3. In the future the landowners that you are identifying now to give up land to solve the water issues in the Howard / Bouffard planning area will also have to give up more land in the future when development reaches our area, again showing favoritism. Are municipalities not supposed to treat all citizens or landowners equal?
4. At a meeting August 7, 2019 I mentioned the measures a region in the United States is using to help with stormwater management by requiring each home built to install a water catchment system under their driveway and then the water is slowly released to the public drainage system. Yes this system does need some maintenance by the individual homeowners, but like any other item on a home it is the homeowners responsibility. Why must we the landowners downstream be responsible for landowners over 1km away ? Because homeowners don't maintain the system properly? Why is someone not maintaining their home features properly another landowners concern? If I don't maintain my roof or my sump pump will my neighbors pay for me?
5. When we met on August 7, 2019 with Mr. Marra, and Mr. Hernandez, I mentioned an alternative option. If the 4th landowner agrees to help solve this issue would it not be more cost effective to pursue than to continue on this path where the 3 landowners are against your original plan? I have taken it upon myself to speak with [REDACTED] and this option is viable.
6. The solution I offered of going to the next farm north ([REDACTED]) [REDACTED] needs no culverts or bridges, does not cut any of the 4 landowners off from Kelly rd, and will still join the east Cahill and west Cahill drains together.

In closing, I am the 4th generation of a profitable business, yes, a farm is a business, since the year 1876 it has been a profitable business. How many other businesses in the Town of LaSalle can say that? Your original proposal is unacceptable to [REDACTED] and I both, you are asking our business to sacrifice for the profits of another business. Again, are municipalities not supposed to treat each equally? The proposal giving to us will not only hurt the 3 landowners you wish to take land from but a 4th who also accesses their property from Kelly rd. Your proposal will turn our land into an island causing difficulties forever in our farming operation! Again I have been in talks with [REDACTED] and this options looks viable. If this alternative option works the outcome will be best for all, as the land I grow your food on is priceless to my business and myself!

The Towns "preferred option" is unacceptable, our solution takes into consideration the concerns of the 3 landowners you have contacted on this matter, while trying to work with our community.

I respectfully ask Council today to direct administration to pursue the option of moving the drain to the north side of [REDACTED] farm.

[REDACTED]

[REDACTED]

County of Essex Mapping



Legend

- Windsor Airport
- Streets (100,000-20,000) <all other values>
- PROVINCE OF ONTARIO
- COUNTY CONNECTING LINK
- COUNTY OF ESSEX
- Streets (20,000 >) White
- Street
- Rivers
- Municipal Boundary <all other values>
- Pelee Island
- Lakes

0 802.98 1,606.0 Meters

1: 48,173

8/11/2019

THIS MAP IS NOT TO BE USED FOR NAVIGATION

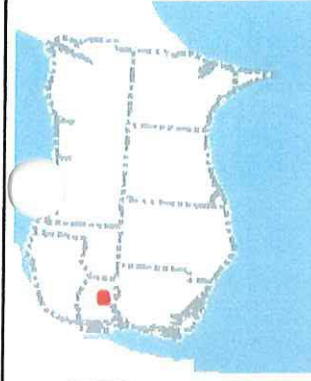
Copyright the Corporation of the County of Essex, 2019. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Approximate area of Town of LaSalle : Howard / Bouffard planning area.

Produced by Gerard Drouillard

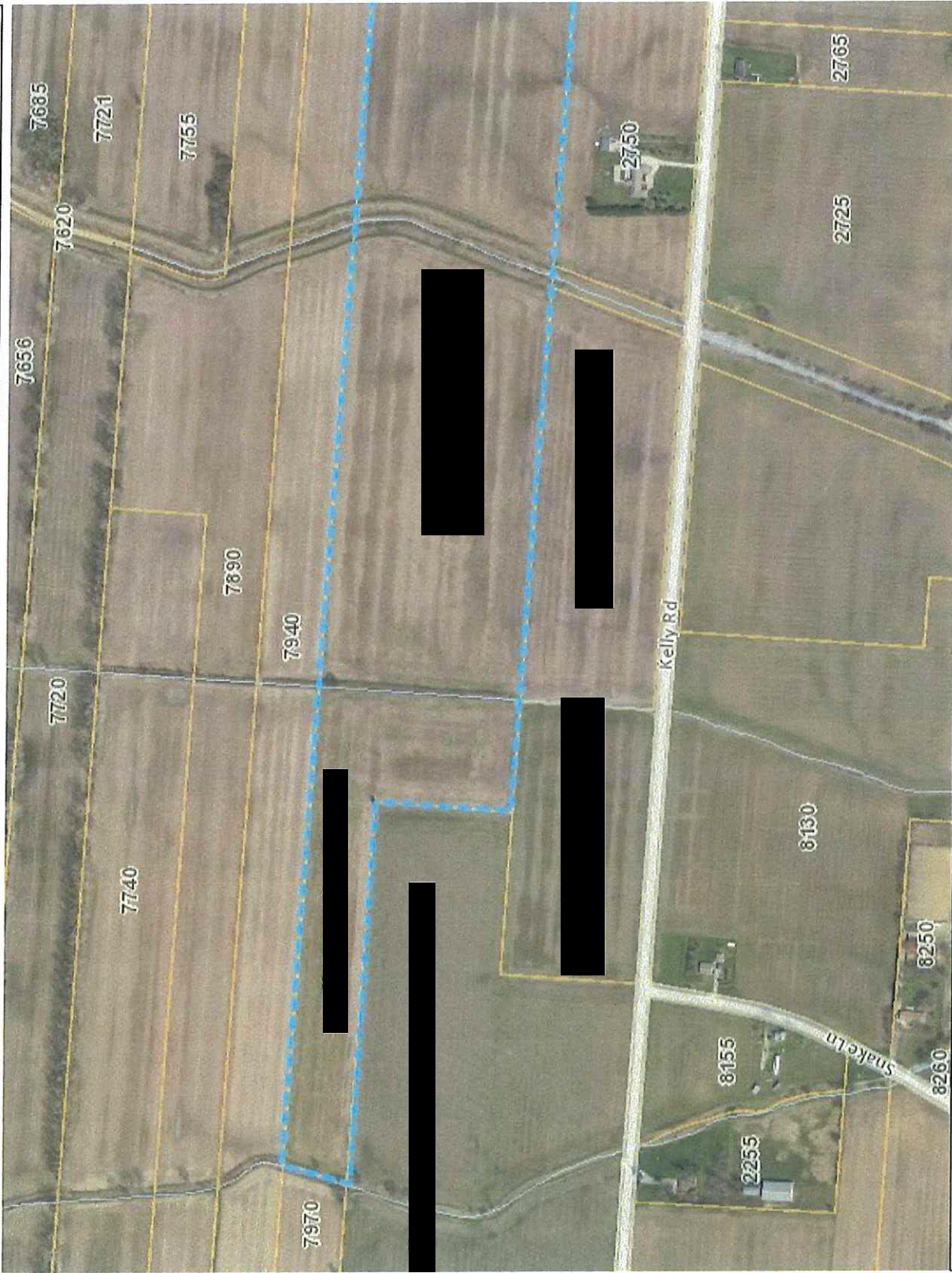


County of Essex Mapping



Legend

- Landmarks
- Windsor Airport
- Streets (20,000 >) White
- Streets (20,000 >) Black
- Street
- Rivers
- Assessment Parcels
- Municipal Boundary
- <all other values>
- Pelee Island
- Lakes



Notes

Produced by Gerard Drouillard

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1: 6,022

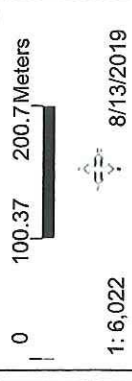
8/13/2019



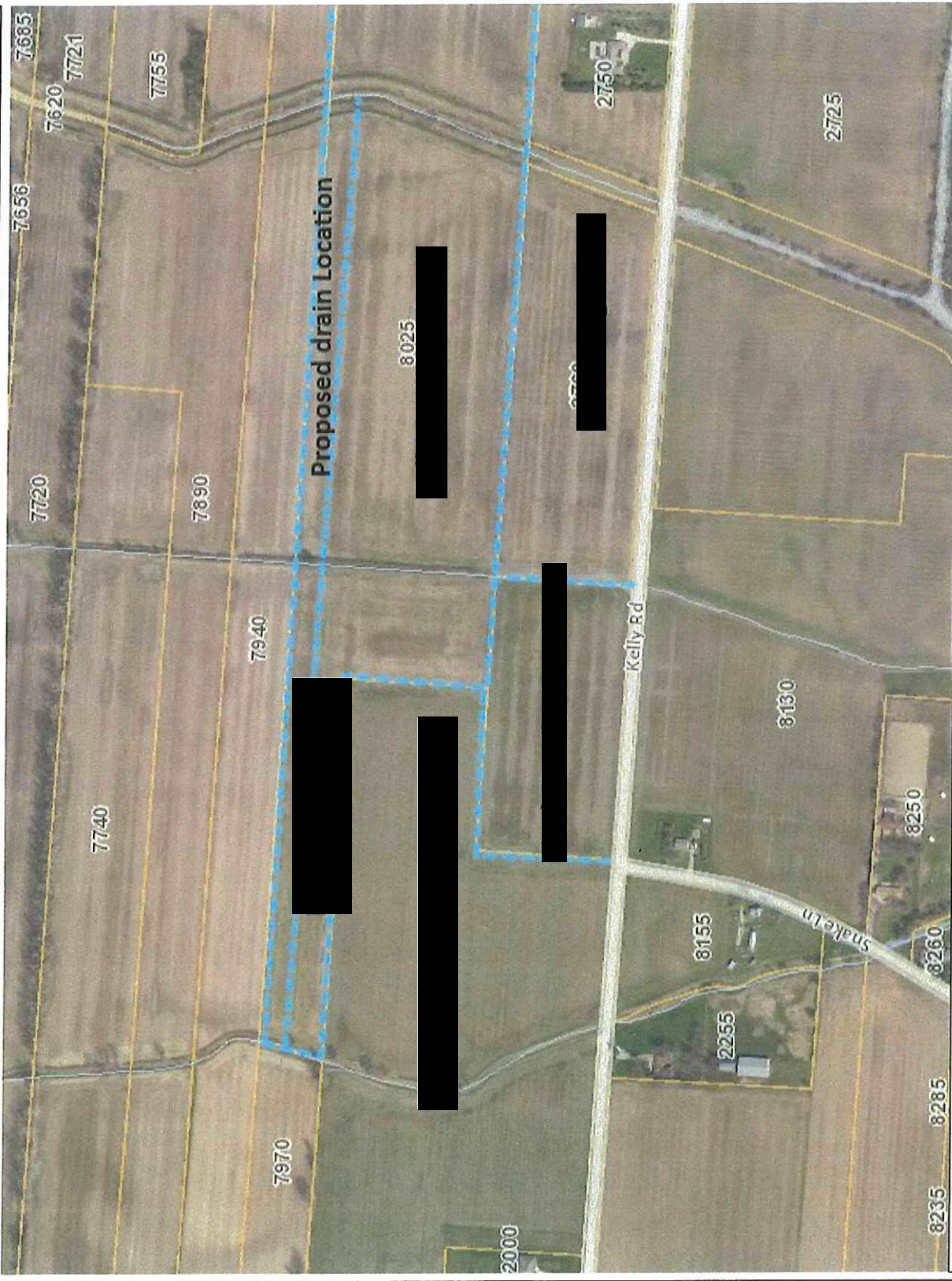
Legend

-  Landmarks
-  Windsor Airport
-  Streets (20,000 >) White
-  Streets (20,000 >) Black
-  Street
-  Rivers
-  Assessment Parcels
-  Municipal Boundary
-  <all other values>
-  Petee Island
-  Lakes

0 100.37 200.7 Meters



1: 6,022 8/13/2019



Notes
 produced by Gerard Drouillard

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McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Comments regarding [REDACTED] Property [MCPS-ACTIVE.FID2371365]

1 message

Hernandez, Mark <mhernandez@dillon.ca>
To: HowardBouffard@dillon.ca

Wed, Aug 21, 2019 at 2:47 PM

FYI



Platinum member

Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
3200 Deziel Drive Suite 608
Windsor, Ontario, N8W 5K8
T - 519.948.4243 ext. 3242
F - 519.948.5054
M - 519.791.0104
MHernandez@dillon.ca
www.dillon.ca

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----- Forwarded message -----

From: **Peter Marra** <pmarra@lasalle.ca>
Date: Wed, Aug 21, 2019 at 2:34 PM
Subject: Fwd: Comments regarding Bondy/Pare Property [MCPS-ACTIVE.FID2371365]
To: Hernandez, Mark <mhernandez@dillon.ca>

Fyi

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: [REDACTED] >
Date: 2019-08-21 2:16 p.m. (GMT-05:00)
To: Peter Marra <pmarra@lasalle.ca>
Cc: "[REDACTED]" >
Subject: Comments regarding [REDACTED] Property [MCPS-ACTIVE.FID2371365]

Hi Peter,

Please see the attached correspondence and sketch. Kindly advise if you have any questions or require anything further.

Best regards,



[REDACTED]

[REDACTED]

This electronic message and all of its contents and attachments contain information from the law firm of [REDACTED] [REDACTED] which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee only. If you are not the addressee, then any disclosure, copying, distribution or use of this message, or its contents or any of its attachments, is prohibited. If you have received this electronic message in error, please notify us immediately and destroy the original message and all copies.

2 attachments



[REDACTED] Sketch(34261255_1).PDF

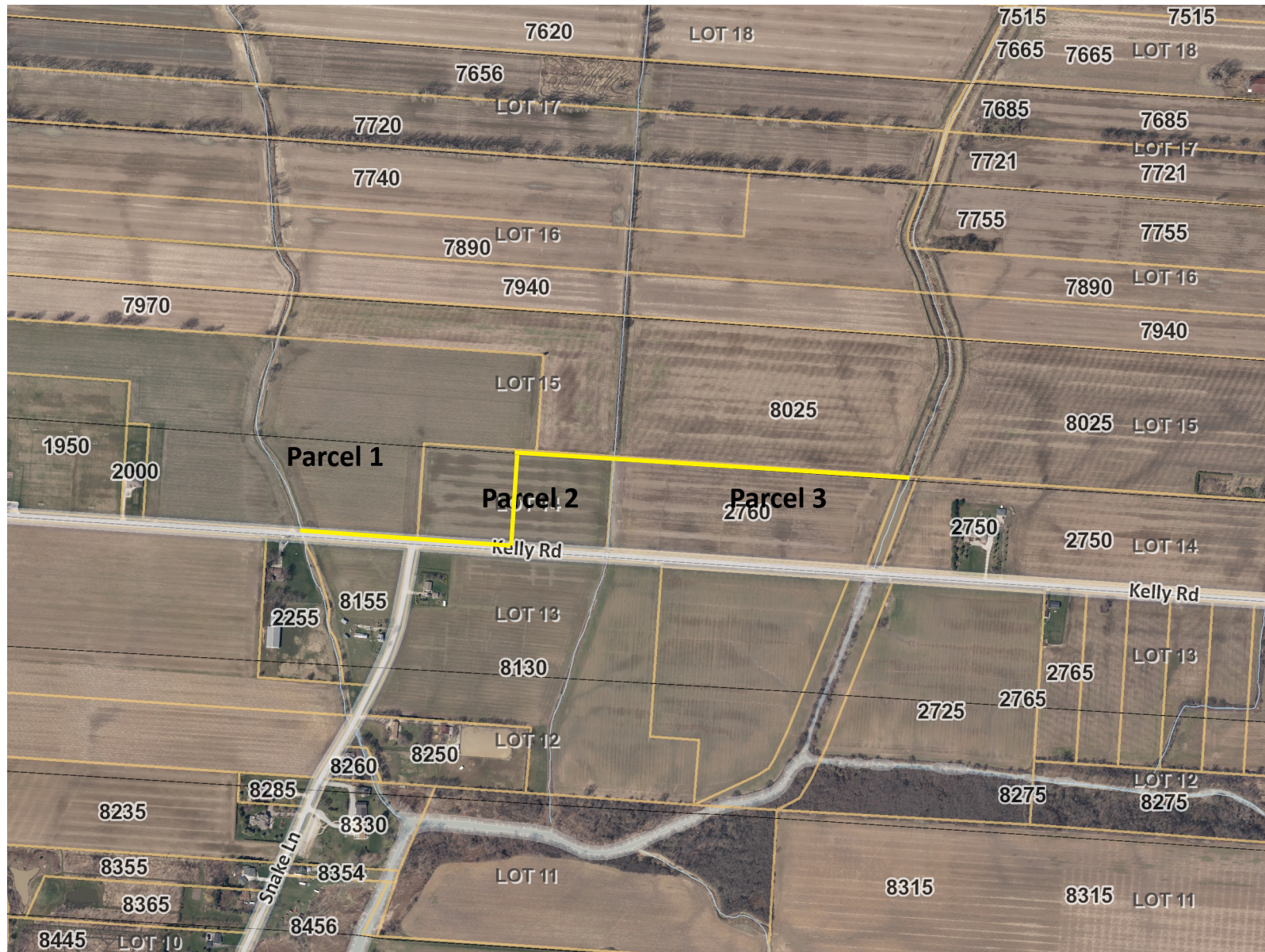
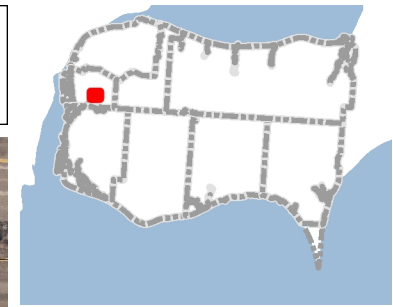
4307K















Letter to LaSalle (Aug. 21, 2019)(34261859_1).PDF

95K

Kelly Road



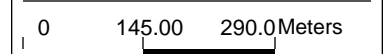
Legend

-  Landmarks
-  Windsor Airport
-  Streets (20,000 >) White
-  Streets (20,000 >) Black
-  Street
-  Rivers
-  Lots and Concessions
-  Assessment Parcels
-  Municipal Boundary
-  <all other values>
-  Pelee Island
-  Lakes

Notes

Enter Map Description

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Founded in 1852

by [REDACTED]

MICHIGAN
ILLINOIS
NEW YORK
OHIO
WASHINGTON, D.C.
CANADA
CHINA
MEXICO
POLAND

August 21, 2019

DELIVERED VIA E-MAIL:

<pmarra@lasalle.ca>

The Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, Ontario N9H 1S4
Attention: Peter Marra

Dear Mr. Marra:

Re: Howard/Bouffard Planning Area
Master Drainage Study
Comments regarding [REDACTED] – Kelly Road
Case No: 8873144-001

As you are aware, we represent [REDACTED] and [REDACTED] (the “[REDACTED]”) in connection with the above-noted matter. We have been asked to provide comments regarding the proposed ditch which may run north of Kelly Road.

Further to our meeting with you and Mark Hernandez on August 9, 2019, we have reviewed the various proposed solutions with our client and confirm that the Pares look forward to working with the Town of LaSalle (“**LaSalle**”) as it works to find a solution to the current stormwater overflow issues.

We understand from our client and our meeting with you that three parcels of land situate on Kelly Road between the West and East branches of the Cahill Drain will be impacted if a ditch is created to connect the two branches of the Cahill Drain. Attached hereto is a sketch showing these three parcels, which have been labelled and will be referred to herein as “**Parcel 1**”, “**Parcel 2**” and “**Parcel 3**”. The Pares own Parcel 2.

LaSalle has proposed that a ditch run parallel and adjacent to the north side of Kelly Road. We understand from our meeting with you that the key factor in creating the ditch at this location is to ensure ease of access to maintain the ditch, as it can be accessed directly from Kelly Road.

We have been advised that the owners of Parcels 1 through 3 are concerned about the ditch being created on the north side of Kelly Road, as it will impact the front boundary of each of their parcels. We are advised that the ditch can also be created in other locations, such as along the rear boundary

[REDACTED]

The Corporation of the Town of LaSalle
Dillon Consulting Ltd.

-2-

August 21, 2019

of Parcels 1 through 3. However, we understand that the owner of Parcel 1 is concerned about such approach, as it would potentially result in the ditch dividing his farmland.

The [REDACTED] recognize that if the ditch is created such that it runs adjacent and parallel to Kelly Road, it is easier for LaSalle to maintain the ditch, as it will have direct access thereto. The [REDACTED] also recognize that various property owners in the area prefer to have the ditch run along the rear boundary of their properties, which would include the ditch running along the rear boundary of the [REDACTED] property.

The [REDACTED] propose that the ditch commencing at the West Branch of the Cahill Drain run parallel and adjacent to Kelly Road such that the ditch minimally impacts the land at Parcel 1 on the sketch attached hereto. The ditch would continue to run adjacent and parallel to Kelly Road until it reaches the halfway point of the frontage of Parcel 2, owned by the [REDACTED], at which point it would turn to the north at a 90 degree angle and continue to run perpendicular to Kelly Road. Once the ditch reaches the rear boundary of Parcel 2, it would make a second 90 degree turn to the east and continue along the remainder of the rear boundary of Parcel 2 and along the rear boundary of Parcel 3 until it connects with the East Branch of the Cahill Drain. Kindly refer to the attached sketch which illustrates the [REDACTED] proposal.

In proceeding per the above, LaSalle will have the benefit of ease of access to the portion of the ditch running adjacent to Kelly Road along Parcel 1 and the westerly half of Parcel 2 while avoiding dividing the farmland of Parcel 1 in the attached sketch. This approach would also prevent the ditch from dividing Parcel 3 or negatively impacting access to Parcel 3. LaSalle will have the benefit of access to the portion of the ditch which runs along the rear property boundary from the East Branch of the Cahill Drain. The [REDACTED] believe that the above proposal is a balanced approach which addresses the concerns of the owners of Parcels 1-3 while still maximizing LaSalle's access to the ditch.

Please take the above comments into consideration when determining which solution to implement in addressing the stormwater overflow and preparing the final report on the matter. Should you wish to discuss this matter further, please do not hesitate to contact the undersigned.

Very truly yours,

[REDACTED]

Encl.

RECEIVED
AUG 21 2019
PUBLIC WORKS
TOWN OF LASALLE

To the attention of: Mr. Peter Marra (Town of Lasalle P. Eng.)
Mr. Mark Hernandez (Dillion P. Eng. PM)

Date: July 29, 2019

Subject: Town of Lasalle; Howard/Bouffard Planning Area – Master Drainage Study

I am writing to you with the reference to the letter that was submitted to myself and my son [REDACTED] [REDACTED] dated July 16, 2019.

I want to first want to make your aware that I tried to phone both of you gentlemen, but you were both on holiday until today, I trust you both enjoyed a deserved rest.

After reading the subject letter I was somewhat shocked since as everyone knows people by property mainly to give our family members (our children) an opportunity in the future to build a future home hopeful with less struggles that we as parents endured in the past and of course remain as residents of our beautiful city of Lasalle.

After reflecting on the proposal, it seems to me that what you are proposing is going to destroy our plans since by taking the frontage of our property the remaining land will be no longer attractive to build a future family home.

But I also see the value to the rest of the current and future community by controlling rainwater through our property.

So, after contemplating over the proposal and not wanted to stay in the way of progress, I would like to suggest the following potential options:

1. That the town of Lasalle consider moving the proposed drainage in the back of our properties so that our front remains attractive for future build. The township can either pay us for the land or assist us in subdividing the remaining land in four lots.
2. The town of Lasalle to purchase the entire piece of land at a mutually agreed price.
3. The town of Lasalle issue another piece of property in Lasalle that has the same or equivalent potential for future build.

This letter will serve for myself and my Son [REDACTED]

Be advised that I will be out of the country, from August 8 to August 31, my personal email is [REDACTED] or my cell [REDACTED]

Best regards

[REDACTED]

[REDACTED]



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: [REDACTED] Property - Laurier Drive.

1 message

Hernandez, Mark <mhernandez@dillon.ca>

Mon, Sep 16, 2019 at 11:03 AM

To: HowardBouffard@dillon.ca, "Melanson, Jeff" <jmelanson@dillon.ca>, Joseph Cormier <jcormier@dillon.ca>

FYI



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----- Forwarded message -----

From: **Peter Marra** <pmarra@lasalle.ca>

Date: Mon, Sep 16, 2019 at 10:27 AM

Subject: RE: [REDACTED] Property - Laurier Drive.

To: [REDACTED] <[REDACTED]@[REDACTED].m>

Cc: [REDACTED] <[REDACTED]@[REDACTED].ca>, ktanner@dillon.ca <ktanner@dillon.ca>, mhernandez@dillon.ca <mhernandez@dillon.ca>, Larry Silani <lsilani@lasalle.ca>

Thank-you for your email.

So my understanding is as follows;

1. The [REDACTED] lands on the north side of Laurier should be included into the overall plan of the Howard/Bouffard master drainage study (HBMDs)
2. The [REDACTED] lands south of Laurier should also be accounted for in the HBMDs, however, you are proceeding with development of these lands as per the current functional servicing EA and will at some point in time in the future abandon the pond, pump station, etc once these lands are able to drain via the HBMDs. I will leave it with your engineer to confirm this is all possible via gravity without the need to future pump station
3. Given point #2 above, there will need to some form of contribution from the [REDACTED] at time of development to account for their share of the overall HBMDA solution since we have no other means at this time for funding it like DC, etc.
4. The Town still needs to identify how the solution of the HBMDs is implemented and if through a DC, then that process will again require public input and progress over the next 6 to 12 months.
5. The rerouting of the 6th concession drain will not form part of the HBMDs, this will be part of the plan of subdivision. Only the portion of the 6th concession drain as part of the overall solution will be folded into the HBMDs, not the part that traverses the [REDACTED] lands in a NE direction from the edge of the woodlot easterly. The

drainage act process has already been initiated and placed on hold due to the HBMDs. The benefits of the relocation of the 6th concession drain across the farm field does not benefit the overall drainage area but only the one property owner

6. As per the comment about the Town picking up the relocation cost of the drain crossing [REDACTED] property, we cannot find any formal agreement of such. There was an agreement for the lands for Laurier, however the language regarding the drain relocation seems not to be contained within that agreement, and if it was part of the discussion, we would of thought this would be covered there.

We will incorporate these into the HBMDs going forward. With respect to item #1 and #2, these are required for us to finalize the HBMDs. Item #3 needs some discussion between the parties to determine if you wish to proceed with lands south of Laurier into the HBMDs. Items #4, #5 and #6, this may require additional discussions between the parties, but these can occur as development of the lands north of Laurier proceed.

Thank-you for your time and input into this process.

Regards.

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



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From: [REDACTED] >
Sent: Sunday, September 15, 2019 7:05 AM
To: Peter Marra <pmarra@lasalle.ca>
Cc: [REDACTED]; ktanner@dillon.ca
Subject: [REDACTED] Property - Laurier Drive.

Peter – Thank you for taking the time to discuss the proposed storm water drain proposed for the [REDACTED] property with me. As I explained in our conversation, I have been asked to assist the [REDACTED] with the development of their properties and in particular to assess the effect of what is proposed in the current EA being undertaken in respect of the infrastructure required for development of the [REDACTED] property north of Laurier Parkway.

As I understand it as part of the EA the Town will be proceeding with preliminary design of the storm drain over the next 6 months. The preferred solution (an open ditch drain along the edge of the forested area on the west side of the [REDACTED] property running north/south to Laurier Drive and a covered box culvert (approximately 3m X3m) along the north side of Laurier Drive from Disputed Road easterly to the projection southerly of the open ditch drain) will eliminate the requirement for a storm pond and pumping station on the [REDACTED] property north of Laurier Drive. I understand that these works will be funded from several sources including an area specific DC By-law and perhaps federal and/or provincial funding . On that understanding, [REDACTED] is prepared to proceed with the preferred solution set out in the current EA documents.

I also confirm our discussion with respect to the existing drain that traverses the [REDACTED] property from east to west (I believe it is referred to as the Sixth Concession Drain) and that this drain is to be relocated southerly along Laurier Parkway or northerly along the property boundary with the neighbouring lands to the north. I understand that at the time that the lands required for Laurier Parkway were conveyed by [REDACTED] to the Town, there was a commitment made by the Town to relocate this drain when the property was developed. I also understand a petition is underway for the relocation of the drain under the Drainage Act and approval is waiting for the results of the study. As this drain connects into the proposed drain discussed above, wouldn't it make sense to have this included in the current EA and have the Sixth Concession Drain relocated as part of that process? The relocation would then also be covered by the DC or other funding. Please advise.

I informed [REDACTED] and the [REDACTED] respecting the possible land use/zoning implications depending on where the Sixth Concession Drain is relocated. I assume that [REDACTED] will deal with that once the route of the Sixth Concession Drain is ultimately determined and a draft plan application is made for the lands.

Lastly, I confirm that we discussed the possibility of including the storm water volumes from the [REDACTED] property on the south side of Laurier Parkway into the EA such that at some later date the storm pond could be decommissioned, reconveyed and developed by [REDACTED]. I confirm that [REDACTED] is proceeding with its draft plan and the storm water management pond as shown on these lands as they are almost through the draft plan process and hope to be registered and serviced in the near future. Accordingly the Storm water management pond shown on the draft plan would be the interim condition with the ultimate solution including the drain only. I would appreciate your comments on this and what requirements the Town would impose in respect of the ultimate solution.

I look forward to hearing from you .

Best Regards



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