

Comment Form

Howard-Bouffard Master Drainage Study

Public Information Center – December 12, 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):

I appreciate the fact that you had a flood map and that you had someone on site to give explanation. I live adjacent to the golf course and have been told standards are adequate to handle a 1/100 yr event. If the golf course is in a low lying area and I have a pond behind my back yard, what is my individual flood risk?

Please deposit this form in the comment box or return by **January 31, 2020**.

Thank you

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.



Hayes, Greg <ghayes@dillon.ca>

Fwd: Comments on PIC 2

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

Tue, Dec 17, 2019 at 11:44 AM

FYI



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
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MHernandez@dillon.ca
www.dillon.ca

Please consider the environment before printing this email

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

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

Date: Tue, Dec 17, 2019 at 11:40 AM

Subject: RE: Comments on PIC 2

To: [REDACTED]

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

[REDACTED], thanks for input. I have copied Mark Hernandez on this response email so that he can incorporate this into the final document.

My answers as follows;

1. Previously, the EA was approved with all individual ponds throughout the entire area to deal with development (slide 11, PIC 2 boards). The issue, is upon completion of that EA additional analysis was calculated/discovered of what is occurring in this area with overland flooding and flood water inundating the entire area (slide 6, PIC 2 boards). Therefore the purpose of the Master Drainage study was to develop a solution to the flood water inundation. Through this process, we have and are proposing a solution for the flood inundation along with combining it to provide a solution for the development purposes as well (slide 13, PIC 2 boards). The proposed solution reconciles a lot of individual ponds, and multiple pump stations into one large facility and one large pump station which in the end reduces long term operational/maintenance cost for LaSalle. The proposed solution solves both overland flooding and development needs.
2. The boards in PIC 2 show the required property needs along Bouffard (slide 16, PIC 2 boards). If your wish is to have a privacy fence along your boundary of your property and the main storm drain, we will incorporate something like this into the final design and once everything is built, we can coordinate this. But that will be a long time before something like happens. I will note, that fencing will only be along the common property line of your property and the Town drain which would be your easterly boundary. We would have no effect on your north property line, because that will remain for future development and

neighboring properties. However at this point, we are not entirely sure that the drain will completely abut your easterly property line. This will be further flushed out through additional design process.

3. In terms of financing options, that is a whole separate public process. This study will develop the solution and then we will need to go through how this is financed. That may be through development charges, taxes, etc. While some of the proposed solution is for development purposes, there is a portion that benefits existing residents and we need to be fair and equitable to all, both existing rate payers and developers. There will be more to come on this process as we progress to the next stages and steps of this large project.

As we continue to progress into the preliminary design and then into detail design, you will continue to see refinements with bridge sizes and drain sizes. As we continue to dive deeper into this, refinements and efficiencies will continue to be brought forward so to reduce the overall cost while maintaining the intended purposes.

In terms of sharing what the Town is doing with respect to other properties I am not privy to sharing that with you. On the PIC 2 display boards, it depicts what properties are required and that is public information. Other than that, I am not able to share any other info with you. That is the reason why you never got a response to your original question.

I hope this helps for now and has answered your questions.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

From: [REDACTED] >

Sent: Tuesday, December 17, 2019 11:09 AM

To: Peter Marra <pmarra@lasalle.ca>

Cc: Marc Bondy <mbondy@lasalle.ca>

Subject: Comments on PIC 2

Peter,

I've had the opportunity to review the boards and per the instructions, my comments are as follows:

1) In prior comments to PIC boards, when attending one of these meetings, I stated that the creation of one large vs. the originally proposed three ponds was not my preference. The Dillon guy, initially did NOT believe me that it was ever three ponds, but found the original board. Then, the response was 1) these are not meant to be final - to which I

responded, yes, but developers will use it to their advantage, so let's return to three and 2) these are "non-release" ponds - to which I responded, until they release... I see now on Page 7 of the Dec 12th PIC boards, the one giant pond is labelled "Preferred Pond"?!?!? Wha' happened?!?! Concession to developers?

2) The Revised Recommended Solution (page 13) and Property Acquisition Requirements (page 16), from what I can see AND please correct me if I'm wrong, does not require that the Town buy any of my property. However, I will require that the Town erects a privacy fence along the eastern and northern boundaries of my property to prevent unwanted trespassing from residents and others utilizing, what I expect will be a lovely walking track.

3) Project Financing (page 21) - seems to me that financing for this Project should be borne primarily by the developers (current and future) of the undeveloped lands in the area. The reduction of ponds, leading to more available land to be developed, the Town's willingness to approve subdivisions with postage size lots for very large homes - all these benefit developers solely, NOT legacy residents. What is the current thought process on who would bear the burden of the cost?

By the way, I noticed that the bridges are now 8m vs. 10m. Is that a cost-saving adjustment?

Re: my Nov 11th unanswered question, below, regarding the Town purchasing my neighbour's home, I understand that there has already been discussion as to price.

Regards,

[Redacted]

[Redacted]

[Redacted]

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

From: Peter Marra <pmarra@lasalle.ca>

To: [Redacted] >

Sent: Fri, Dec 13, 2019 1:36 pm

Subject: RE: Baxter e-mail address

[Redacted],

The PIC 2 boards are available on line. www.lasalle.ca/hbmds

Regards,

Peter Marra, P.Eng.
Director of Public Works

Town of LaSalle

From: [REDACTED] >
Sent: Thursday, November 21, 2019 3:38 PM
To: Peter Marra <pmarra@lasalle.ca>
Subject: [REDACTED] e-mail address

Peter,

Thanks for getting back to me. This is my e-mail and I look forward to receiving the link, when available.

BTW, given you purchased the one house, will you also need to purchase my neighbor's on the east side of my driveway?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Howard/Bouffard Master Drainage Study update 5 - PIC 2

1 message

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

Wed, Feb 5, 2020 at 2:12 PM

FYI... Correspondence for the ESR



Platinum member

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

From: [REDACTED] >
Date: Tue, Feb 4, 2020 at 4:16 PM
Subject: Howard/Bouffard Master Drainage Study update 5 - PIC 2
To: Peter Marra <pmarra@lasalle.ca>, Hernandez, Mark <mhernandez@dillon.ca>

Peter, Mark, thank you very much for the meeting yesterday and the information you provided to me about how the study was done and its objectives.

First, to answer Peter's question, "where did the contour lines come from?" – they are from Dillon; it is the Dillon drawing dated 2019-03-14 that was attached to Peter's email to me of June 3, 2019 (attached to this email).

I have studied this more today and provide the attached information to assist Mark in his follow-up to our meeting.

This morning again I verified in the field that the 2019 VSHBB survey accurately reflect what is there, and is consistent with what we have seen over the years during very heavy storms.

I took some photographs that clearly show that there is a vertical change in elevation right at the edge of the ponds, which varies from about 0.50m to 0.90m. I do not believe that the Lidar contour lines take this into account, which then results in the ground at the top-of-bank being "seen" by the computer analysis as being 0.50-0.90m lower, hence flooded.

We also plotted some cross-sections at five key nodes. They incorporate the VSHBB actual ground elevations, with the Dillon 1:100 Yr. flood levels added. As you can see, the actual, existing higher ground keeps the flood waters within the ponds, and there is no spillage over the banks.

It seems to me that the Lidar contours do not account for the very flat ground on either side of the ponds, followed by the vertical drop in elevation at the water's edge, but instead assume a straight line across the fairways drawn from the top of

the ground down to the water's edge that is in excess of 0.50m lower. Then it indicates that this triangular wedge is filled with flood water, when in fact it is solid ground.

Anything that you can do to make the flood map accurate would be appreciated. The offer from [REDACTED] to pay for Dillon's fees to achieve this still stands.

Please let me know if I can assist in any way.

Thank you again for your continued assistance.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: January-15-20 8:41 AM
To: Peter Marra; Hernandez, Mark
Subject: Howard/Bouffard Master Drainage Study update 4 - PIC 2

Hello Peter, Mark: please accept this as the formal comments from the undersigned affected parties, submitted in advance of the January 31, 2020 deadline.

1. We cannot support some parts of this study, since it contains factual errors for the [REDACTED] property, located at [REDACTED]. Therefore, we have no choice but make our objections unless the errors are corrected.
2. I have previously made you aware of these issues, verbally at the two PIC meetings and also by email dated September 24, 2019 (copy attached). However, Mark informed me by his email of December 10, 2019 that **"Based on my discussions with the Town, we have not revised the existing conditions flood extents figure."**
3. The subject figure is **Figure 2 Existing 1:100 Year Flood Extents** dated December 2019. The previous version was dated 2019-01-24. In fact, the latest map has been revised for some lands (for example, on the west side of Disputed Road directly across from the [REDACTED] property), but not for the lands owned by [REDACTED].
4. The erroneous red "flooding" shown on this Figure 2 for the [REDACTED] will no doubt cause significant distress in the future for all concerned, including the Town, the landowner, the golf course tenant and ERCA. We have had first-hand experience with this for the past 20 years, and can attest that it is not pleasant, it is costly and causes delays and extra work for all involved.
5. Therefore, **we respectfully request that the Figure 2 map be corrected before this study is completed**, so that the proper level of red flooding, **if any**, is shown on the [REDACTED] lands.
6. While I do not understand why the Town and the Consulting/Drainage Engineer would not want to have accurate documents, if the issue is one of cost for Dillon's fees, please let me know what that cost is, and provided that it is reasonably within the normally accepted professional engineering fees range, the undersigned will pay it to have the Figure 2 map corrected for its lands.

7. On the base maps, the Sixth Concession Branch Drain continues to be shown as if it was still there today, from the Sixth Concession Branch Drain Diversion to Disputed Road. This portion of the drain was removed by the Town in 1995 (when it constructed the Diversion); the Town also filled-in the upstream portion of the deleted drain in 1995. The rest of the deleted drain was filled-in starting in 2001 and there are mostly houses now in existence where the drain used to be. Besides showing the accurate information, correcting this base map would stop the Town's Building Department referring applications to ERCA for a Clearance Letter for a drain that no longer exists.

We have previously stated our support for this study and the benefits that will be derived by the community. **We continue to support its intent.**

So it is with great regret that we find it necessary to voice our objection. It is our hope that this can be resolved quickly, to everyone's satisfaction and without causing any delay to the completion of this study or subsequent works that might follow it.

Thank you.

[Redacted signature block]

From: Peter Marra <pmarra@lasalle.ca>

Sent: December-13-19 1:41 PM

To: [Redacted recipient list]

Cc: 'Hernandez, Mark' <mhernandez@dillon.ca>; Larry Silani <lsilani@lasalle.ca>; Jonathan Osborne <josborne@lasalle.ca>; 'Tim Byrne' <TByrne@erca.org>; Joe Milicia <jmilicia@lasalle.ca>; 'JBryant@erca.org' <JBryant@erca.org>; Jonathan Osborne <josborne@lasalle.ca>

Subject: Howard/Bouffard Master Drainage Study PIC 2

Good afternoon everyone,

We had great attendance at last night's public information center meeting and it was good to see most of you there. The PIC 2 display boards are available on the website www.lasalle.ca/hbmds along with the comment sheet.

Thank-you everyone for your continued involvement in this project. Please note the deadline for comment submissions.

Here is wishing each of you a happy holiday season from the LaSalle team.

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

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

From: Peter Marra <pmarra@lasalle.ca>

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

Cc:

Bcc:

Date: Mon, 3 Jun 2019 14:09:26 +0000

Subject: RE: Howard/Bouffard Mater Drainage Study update

Good morning [REDACTED],

Hopefully you will find the areas of interest in these figures.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

From: [REDACTED] >
Sent: Sunday, June 02, 2019 11:03 AM
To: Peter Marra <pmarra@lasalle.ca>; mhernandez@dillon.ca
Subject: Howard/Bouffard Mater Drainage Study update

Peter, thank you for the update.

In advance of the public meeting on June 26, I would like to obtain the projected flood elevations (1:100 year water surface) in the area of the Seven Lakes golf course, generally from the intersection of Seven Lakes Drive/Disputed road to the south.

Mark can email it if convenient, otherwise I would be happy to attend to his office at his convenience.

Thank you.

[REDACTED]

From: Peter Marra <pmarra@lasalle.ca>
Sent: May-31-19 2:26 PM
To: [REDACTED]
Cc: 'Hernandez, Mark' <mhernandez@dillon.ca>; Larry Silani <lsilani@lasalle.ca>; Jonathan Osborne <josborne@lasalle.ca>; 'Tim Byrne' <TByrne@erca.org>; Joe Milicia <jmilicia@lasalle.ca>; 'JBryant@erca.org' <JBryant@erca.org>; Jonathan Osborne <josborne@lasalle.ca>
Subject: Howard/Bouffard Mater Drainage Study update

Good afternoon everyone,

Seeing that it is May 31st I wanted to send out this message to provide an update on this project.

Please save the date, on June 26th from 4pm to 7pm we will be holding the public meeting to present the various options for a solution to the drainage concerns in this area. The meeting will take place at the Townhall.

Over the last few months, Dillon has been working on various solutions, costs, etc. to present at this public meeting. This meeting will be for the developers group as well as the general public who are in the Howard/Bouffard area. A formal notice will be posted on the website within the next week and also be mailed out directly to all property owners in the area. I will forward a PDF version by email to this group once available.

Also, back on January 30, 2019, I sent out a notice to this group about the results of milestone #1, the existing conditions mapping. I would like to point out that the map was subsequently updated and the new version is available on the website. The flood inundation area has underwent slight modifications and the noted revisions are specific to the area along Disputed Road south of Bouffard and a little bit on Bouffard Road at Disputed. These changes were brought to Dillon's attention after a developer reviewed their existing topography relative to the flooding elevations. The modification was very minimal in nature and Dillon conducted a review of the entire area when this discrepancy was brought forward. This will be displayed at the public meeting as well and any discussion regarding this can take place then as well.

Over the next few weeks, coming up to the June 26th meeting, Dillon will be refining the solutions and completing display boards. These display boards will be available for viewing at the public meeting and will become available on the website after the public meeting.

Also available at the public meeting will be a schedule for completion of this master drainage study as well.

Reminder that the website for this project is www.lasalle.ca/hbmds

I hope this message finds you well.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



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3 attachments

-  **188169_AppendixD_Figures_20190314 for [REDACTED].pdf**
3912K
-  **RE: Howard/Bouffard Mater Drainage Study update.eml**
5410K
-  **[REDACTED]s-XSections 2020-02-04.pdf**
3765K



Hayes, Greg <ghayes@dillon.ca>

Lasalle Proposed Drainage

[REDACTED] > Wed, Jan 22, 2020 at 1:24 PM
To: Peter Marra <pmarra@lasalle.ca>
Cc: "HowardBouffard@dillon.ca" <HowardBouffard@dillon.ca>, "Hernandez, Mark" <mhernandez@dillon.ca>, [REDACTED]
<[REDACTED]>, "[REDACTED]" <[REDACTED]>

Look forward to see you on Friday morning. We will invite all of the interested persons. Thank you. [REDACTED]

On Wed, Jan 22, 2020 at 1:14 PM Peter Marra <pmarra@lasalle.ca> wrote:

We will set a meeting up for Friday at 9am at the LaSalle Townhall 2nd floor.

I see [REDACTED] is part of this email chain. I will leave it with both yourself and [REDACTED] to seek out if [REDACTED] wishes to attend this same meeting.

Please expect to see a meeting invite shortly.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

From: [REDACTED] >

Sent: Wednesday, January 22, 2020 11:08 AM

To: Peter Marra <pmarra@lasalle.ca>

Cc: HowardBouffard@dillon.ca; Hernandez, Mark <mhernandez@dillon.ca>; [REDACTED]

Subject: Re: Lasalle Proposed Drainage

Good morning Peter

Again thank you for your response. I would be available on Thursday and Friday at 9:00 am. Please let me know where to meet.

Regards

[REDACTED]

On Tue, Jan 21, 2020 at 4:27 PM Peter Marra <pmarra@lasalle.ca> wrote:

[REDACTED]

You mention you are leaving for Europe on the 18th of this month, is that typo? Today's date is the 21st. please confirm the date when you leave and I think a meeting would be good.

I leave it with you if you want the other land owners there.

We need to keep within the original proposal. As you may recall, this had a drain along Kelly Road along your frontage, and your two neighbors to the west. The proposed solution will still need to be kept on lands owned by the three originally proposed.

Through your comments, the current proposal has been moved the drain to the rear of your property, although still entirely on your property and still affecting the original same three land owners.

At this stage to move onto other people lands without their request, permission, etc will be difficult to do.

Let us know your availability and we will work on getting something arranged with you hopefully prior to you leaving once we confirm that date.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

From: [REDACTED] >

Sent: Tuesday, January 21, 2020 4:10 PM

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

Cc: [REDACTED]

Subject: Lasalle Proposed Drainage

Gentleman

Happy New Year.

Mr. Hernandez I don't think we had a chance of meeting yet, I do trust that soon we will.

Peter is well known to me through family old connections, his father [REDACTED] comes from the same area I come from.

I and my family own the farm along side Kelly Road, home to part of the proposed drainage.

Several discussion have occurred with other owners and initially with Peter in trying to understand the future proposal for the drainage.

Unfortunately do to work responsibilities I didn't attend the Dec.12, 2020 meeting but in discussions with my neighbors I was reassured that the Town was willing to discuss other proposal so that those of us that purchased property along Kelly Road don't get land locked and that the neighbor land owners still have access to their land.

I understand that one of these proposal is to move the proposed drainage to the north of my property and of course this would please me very much, I believe that one of my neighbors suggested a couple of options that would make things easier for most of us. His suggestion was to move the drainage on the North side of [REDACTED] farm this way no one will be cut from access to Kelly Road, are you still considering this option?

I tried to call both of you but unfortunately without success.

Would it be possible for me to meet you gentlemen sometimes before I leave for Europe on the 18 of this month? Or better could we meet with the other owners so that we can discuss a solution that will make everyone happy. Thank you in advance and look forward to your response.

Regards

[REDACTED]



Quigley, Iain <iquigley@dillon.ca>

Fwd: Howard/Bouffard drainage study update

Hayes, Greg <ghayes@dillon.ca>
To: Iain Quigley <iquigley@dillon.ca>

Wed, Jun 28, 2023 at 1:46 PM



Greg Hayes
Associate
Dillon Consulting Limited
12 James St. N Suite 401
Hamilton, Ontario, L8R 2J9
T - 905.901.2912 ext. 3455
F - 905.901.2918
GHayes@dillon.ca
www.dillon.ca



Inclusiveness: Enabling belonging to draw strength from our differences.
Upcoming vacation: I will be away from July 3 to 7, returning on July 10, 2023.

----- Forwarded message -----
From: **Hernandez, Mark** <mhernandez@dillon.ca>
Date: Wed, Jun 28, 2023 at 1:33 PM
Subject: Fwd: Howard/Bouffard drainage study update
To: Greg Hayes <ghayes@dillon.ca>

----- Forwarded message -----
From: **Peter Marra** <pmarra@lasalle.ca>
Date: Tue, Apr 28, 2020 at 8:15 AM
Subject: RE: Howard/Bouffard drainage study update
To: [REDACTED]
Cc: mhernandez@dillon.ca <mhernandez@dillon.ca>, [REDACTED], [REDACTED], [REDACTED], [REDACTED]

Good morning everyone,

[REDACTED] asked for a copy of the meeting notes from our Jan 24th 2020 meeting so I thought I would send them to everyone involved. As part of the meeting, I distributed a few sketches and each of you left with copies, so at this point they are not attached to this email, because I assume you still have copies for reference relative to these notes.

January 24, 2020, 9:00am meeting at Town Hall

Present: [REDACTED], Peter Marra, Mark Hernandez

- The Town provided an overview of the process and progress of the Environmental Assessment to date with a focus on how we got to where we are.

- There was discussion regarding the alignment of the drain which was initially located along Kelly Road but was revised based on feedback from the legal representatives of the [REDACTED]. The [REDACTED] indicated there was some misunderstanding with their legal counsel as they did not want the change that was put forward by them.
- Mr. [REDACTED] noted that his concerns are with respect to being able to construct a home on his property some time in the future.
- The Town noted that the property price is negotiated between the parties at the appropriate time.
- It was noted that where the drain is located along Kelly Road culverts will be installed to maintain access. The culverts can be constructed long enough to accommodate farm equipment where required.
- The landowners noted that [REDACTED] Disputed is for sale and that the drain could be installed along this property if the Town were to purchase it. The Town noted that they are not in a position to approach the seller. Further the property is approximately ten times larger than what is needed and the sale price is well above what the Town would anticipate for agricultural property in the Town.
- The Town reviewed the options presented by the Town and went over the pros and cons of each.
- The Town sketched the various options and provided approximate land areas associated with each that would have to be acquired.
- [REDACTED] presented three options:
 - 1) Install an open drain along [REDACTED] Disputed.
 - 2) Install a closed drain along Kelly Road - The Town and Dillon noted that based on the size and length of enclosure needed, the cost could be substantial.
 - 3) Install an open drain that follows the north side of the three properties in question - The Town and Dillon noted that this may not work from a hydraulic perspective as it increases the overall length of drain in addition to routing the drain back north when the grade is southerly and the outlet at Canard River is also to the south.
- The landowners inquired as to whether a watermain could be installed along Kelly Road. The Town indicated they have no plans for a new watermain along Kelly Road at this time.

From the meeting the following next steps were identified:

- 1) The landowners will approach the owner of [REDACTED] Disputed to discuss that opportunity further.
- 2) Dillon will review option 2) above and will confirm the estimated cost
- 3) Dillon will review option 3) above and will confirm if the drain alignment along the north side of the three properties is a tenable solution.

The Town committed to circling back with the landowners with respect to the above before the study is completed and filed.

The Town noted the next steps with respect to the development of a Development Charges By-Law, negotiations with other municipalities and completion of the Environmental Assessment process.

We still intended to follow-up with you as a group once we develop our responses to the items arising from this meeting.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



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From: Peter Marra <pmarra@lasalle.ca>

Sent: Wednesday, April 15, 2020 8:24 PM

To: [Redacted]

Cc: mhernandez@dillon.ca; [Redacted]

[Redacted]

Subject: RE: Howard/Bouffard drainage study update

We haven't forgot about our required response to you property owners on Kelly.

As noted, there are a number of other comments that we are working through as well.

We committed to respond back to the Kelly road property owner and will still do so once we complete the analysis.

Things are just progressing slower and our response will be delayed. That was the intent of my last email, to keep you advised.

Thanks for following up.

Regards

Peter Marra

Sent from my Samsung Galaxy smartphone.

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

From: [REDACTED] >

Date: 2020-04-15 8:04 p.m. (GMT-05:00)

To: Peter Marra <pmarra@lasalle.ca>

Cc: mhernandez@dillon.ca, [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Howard/Bouffard drainage study update

Good day Mr .Marra

Thank you for the letter keeping us updated on the progress of the Howard/Bouffard drainage study.

I can understand with the current COVID-19 conditions the work will move forward at a slower pace.

In your email to myself dated April 2, 2020 you referenced a December 12, 2019 meeting but no mention was made of the proposal which was presented to Mr. Hernandez and yourself at a meeting which took place in the Town of LaSalle offices at 9am on January 24, 2020 attended by Mr. M. Hernandez , yourself, [REDACTED], [REDACTED], [REDACTED], and myself.

On that morning a proposal was presented to have your drainage ditch connecting the East and West branches of the Cahill drain run directly to the north side of Kelly Rd. to be a covered waterway.

You informed the 3 involved landowners present at that meeting that a cost analysis would need to be completed by Mr. Hernandez before you would be able to respond to this proposal that all 3 of us affected landowners agreed to.

Has Mr. Hernandez been able to provide your office with a cost analysis for a covered waterway at this time?

Thanking you for taking the time to look into this matter.

Sincerely [REDACTED]

On Thu, Apr 2, 2020 at 8:38 AM Peter Marra <pmarra@lasalle.ca> wrote:

Good morning,

I hope you are all doing well and staying safe.

Coming out of the December 12, 2019 PIC we have received some comments that both the Town and Dillon are working through. Given the current conditions with COVID-19, especially the last few weeks, work continues to progress on this study, albeit at a much slower pace.

The Town and Dillon continue to work on addressing these comments and also work on trying to finalize the study. However, once the report is finalized, the next step is to present to Council, however we expect this to draw significant attention and delegations and as such we will not be in a position to finalize this report and present to Council until our global pandemic is over and it is safe to resume normal Council meetings.

The project website has been updated with a COVID-19 update.

We will keep all involved (yourselves, land owners, residents and the general public) once this project resumes full speed ahead on the next steps.

Thank-you for your understanding.

Regards,

Peter Marra, P.Eng.

Director of Public Works

[Town of LaSalle](#)



5950 Malden Road, LaSalle, Ontario N9H 1S4

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image002.png
8K

Comment Form

Howard-Bouffard Master Drainage Study

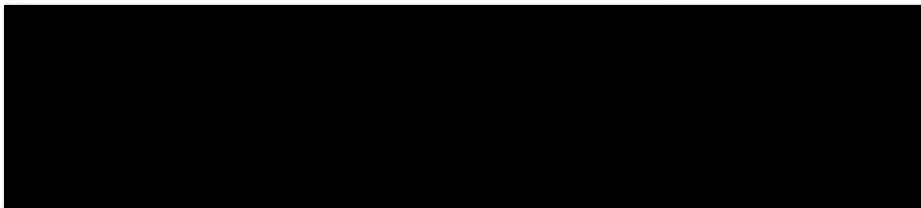
Public Information Center – December 12, 2019

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?

Please see the attached pages (4).

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

Please see the attached pages (4).

Please deposit this form in the comment box or return by **January 31, 2020**.

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.



January 23, 2020

Dillon Consulting Limited
3200 Deziel Drive, Suite 609
Windsor, Ontario
N8W 5K8
Attention: Mark Hernandez, P. Eng.

RE: Comment Form - Howard-Bouffard Master Drainage Study; Public Information Center--
December 12, 2019

Name:

[REDACTED]

Mailing Address:

[REDACTED]

Email Address:

[REDACTED]

My comments are in regard to the Howard-Bouffard Master Drainage Study. I attended the Public Information Center held December 12, 2019 and reviewed the information presented at that time. I also asked staff present for clarification and/or interpretation of some of the information displayed.

The comment form that was distributed asks the question, "What aspects of the design presented today do you like the most?" My only response would be the inclusion of a pathway or trail on the floodplain component, for the simple reason being that most roads within this planning area are not serviced with sidewalks, and, in fact, many have narrow shoulders bordered by drainage ditches. This makes walking along the roadways difficult, if not dangerous.

The comment form also includes a section for Comments/Questions/Concerns. Thank you for acknowledging that a project of this scope might raise some issues of concern. I recognize that as a consulting firm you are acting on behalf of the Town of LaSalle, and the responsibility for decisions and actions may be held by others. However, I will use this opportunity to address my concerns to you. They can be grouped under three headings: i. Priorities; ii. Communication, and iii. Respect/Consideration.

We have lived in our present home for over 32 years. Throughout most of that time we have enjoyed excellent service from our municipal government and administration. Issues and concerns that affected us or our neighbourhood were addressed quickly and openly, and were solved to everyone's mutual satisfaction.

We proudly shared with family and friends that we were residents of LaSalle, and most were envious of all that the Town offered. As Mayor Bondy has said recently in the Windsor Star, "If you look at what we offer, (LaSalle) has a rural setting but we still have the urban," . . . "It's small town feel but we have what the big town offers."

Mayor Bondy goes on in the article to discuss the municipal tax rate increase of 5.10% over the last five years, and then said, "If we did not have the growth that we are having, to round numbers, that rate would have gone up probably 24%." There can be no argument that the Town of LaSalle has as its priority population growth. Again, speaking in the Windsor Star, Mayor Bondy has said that there is still plenty of land available to develop in LaSalle. The article closes with the statement, "We have paid the City of Windsor somewhere over \$35 million to purchase enough sewage capacity for 60,000 population," . . . "We want more. We have open arms."

My concern lies with this priority. The rush to build out every available parcel of agricultural land in the area, even though approved by the province (as noted by Mayor Bondy in the article), will forever change the character of the Town. It will no longer have that rural setting. Yes, there will be more properties to assess for a larger tax base, but the Town will be just another maze of subdivisions like any other bedroom community, albeit with a few pockets of treed, natural areas currently spared from development. A doubling of the population will erase that small town feel with increases in such things as traffic, litter, noise, and sadly, possibly even crime.

With an increase in residential building comes the need for supporting infrastructure. Roads and storm water management systems will be constructed where none now exist, forever changing the landscape, and impacting the quality of life of current LaSalle citizens. A perfect example already in existence is the construction of the Laurier Parkway. A major thoroughfare, with all its traffic, road noise and drainage problems, has forever negatively changed the quality of life for all who currently own homes close by. In my opinion, the priority to double the population to minimize future tax increases has far too great a cost.

Recognizing that large projects such as this are economic drivers and are likely to be approved and progress even if opposed by a small group of local residents, I am concerned about how this project and others like it are communicated to the citizens of LaSalle. The current communication process (similar to previous projects in the Howard-Bouffard area) seems to be one of meeting the minimum government standards for reporting purposes, not for ensuring that residents in the affected areas are notified and engaged in a consultative process.

Even the presentation of information at the Public Information Centre 2 and on-line is at best lacking some important information, and at worst is misleading. For example, on the panel titled Estimated Construction Costs, the options are listed and compared under capital costs and benefits. At the bottom the summary shows the estimated construction costs to be reduced by less costs for construction and local pump stations. The corresponding board from Public information Centre 1 also includes the statement that there will be "more revenue resulting from more developable land." Nowhere is there an indication or a comparison of the options as far as the disruption to current residents, i.e. the need to expropriate property, and its cost in human impact. However, the consideration of land requirements and the impact on existing residential and agricultural properties is listed as one of the evaluation criteria. Should the primary consideration be an option that maximizes revenue from more developable lands to the detriment of existing residents? I suggest that the preferred option be one that minimizes the impact on current residents, and includes measures to mitigate this impact.

The Notice of Public Information Centre No. 2 states that "The project team has reviewed the feedback received from stakeholders following Public Information Centre No. 1 held at the LaSalle Civic Center on June 26, 2019" and "Based on the feedback received, refinements have been made to the recommended solution." According to the Windsor Star, the Director of Public Works, Peter Marra, said "owners of properties that may be negatively affected by the proposed project were sent letters in an effort to make them aware of the study and to involve them in the process. That followed an initial public meeting that no residents attended." At best, the effort to communicate was unclear, and the Town should have been alerted to this when no one attended the first Public Information Centre. In the worst case scenario, those directly affected by this project, i.e. whose homes are to be demolished, and those indirectly affected by this project, i.e. those whose homes are located close by, were never notified directly or consulted about any of the proposed solutions at the beginning of the project to ensure they were aware of the proposal. When questioned about this, staff at the Public Information Center dismissed the concern by saying that direct mailings were sent out to those affected. To my knowledge, this was not the case, or at least no one recalls receiving any such mailing. Not one of the neighbours I have spoken to acknowledged the receipt of such a letter. Indeed, some were even unaware that a Public information Centre had been held.

To make the assumption, because residents do not voice concerns or submit feedback after a Public Information Centre is held, that the proposed solution is accepted, or in fact desired, by those directly or indirectly impacted by the project, is erroneous. In the interest of improving communication, and community support for future projects, I would suggest that the Town and its consulting engineers review their communication protocols.

The protocols should be designed to ensure that accurate and timely information has in fact been received by the intended recipients (not merely sent out), which would include current residents in, or close to, the proposed construction area who will be directly and indirectly impacted, as well as builders and developers. This would ensure that an important component of feedback has been solicited, received and included early in the decision-making process. All of this is based on the assumption that this feedback would in fact be thoughtfully considered by the Town and its consultants as part of the planning process, rather than simply being collected for the purposes of compliance with provincial regulations.

Based on the premise that the Town of LaSalle will go ahead with one of the options in the Master Drainage Study, it follows that some current residents will be negatively impacted, either directly or indirectly. I would suggest that the Town add to its plan steps to demonstrate the respect they have for the current residents of LaSalle, and offer tangible compensation to offset the anxiety and upset this project has created and will create for them.

We pride ourselves on our Town's motto, "Healthy, Vibrant, Caring." Here then is an opportunity to put our values into practice, and not simply mouth them as platitudes. For those ratepayers who live nearby the proposed project, and will live in the short term with the noise, dust and inconvenience of construction, and in the long term with a potentially negative change in their quality of living, offer some mitigation such as a reduction in their living expenses. For those ratepayers who will be directly affected, especially those who will lose their homes, offer a premium to compensate them not only for the replacement value of their homes, but also some compensation for the immense emotional upset to their families. For a project with a total capital cost budget of perhaps \$49 million or more this relatively minor expense should be seen instead as an investment. The cost would be minimal and pay huge dividends in goodwill to a few current residents of LaSalle who would then no doubt be unofficial ambassadors for a community that is truly "Healthy, Vibrant and Caring."

I am encouraged by the statement made under the heading "We Need Your Participation" – "Feedback from the public and the development community is vital as it will directly influence the recommended solution". I will look forward to seeing the amendments and/or additions to the proposed solution in its next iteration.



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January 23, 2020

To: Town of Lasalle Fax no. (519) 948-5054
Attention: Mark Hernandez and Peter Marra

Re: Howard/Boufford Planning Area Master Total pages including this cover:
Drainage Study

Thank you for meeting with [REDACTED] and I on January 21, 2020.

You may disregard the Notice of Confidentiality that appears on the front page of my fax communications.

As I stated during our meeting, [REDACTED] prefers the following solution to the issue: That the new drain commence at the West branch of the Cahill Drain, then proceed east along the northern edge of the farm located at 8025 Disputed Road to the East branch of the Cahill Drain. This would be a straight drain with no angles. Access could be obtained either along the East Cahill Drain or the West Cahill Drain. It would be a significant decrease in costs involved.

We discussed a second option. The drain could commence at the West branch of the Cahill drain, then proceed east along the northern edge of [REDACTED] farm, then continue south along the eastern edge of the [REDACTED] then continue east on the northern edge of the [REDACTED] farm, then continue east along the northern portion of the [REDACTED] farm until it reached the East branch of the Cahill drain.

Access to this would be quite easy since the Town of Lasalle already holds an existing dedication along the East branch of the Cahill drain. This solution would be approximately the same cost or less than the option currently on the table. In addition, this solution would conform more closely to the *Planning Act* and the *Drainage Act* than the option currently on the table.

Thank you again for meeting with us and I hope we have further discussion in the future.



[Redacted]

[Redacted]

Cc:

[Redacted]

[Redacted]

[Redacted]



McFadden, Amanda <amcfadden@dillon.ca>

Fwd: Howard/Bouffard Master Drainage Study [MCPS-ACTIVE.FID2371365]

1 message

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

Tue, Jan 28, 2020 at 3:28 PM

FYI



Mark Hernandez, P.Eng.
Associate
Dillon Consulting Limited
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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: Tue, Jan 28, 2020 at 3:27 PM
Subject: RE: Howard/Bouffard Master Drainage Study [MCPS-ACTIVE.FID2371365]
To: [REDACTED], Hernandez, Mark <mhernandez@dillon.ca>
Cc: [REDACTED]

[REDACTED]

Thank-you for mee ng with us today. Enclosed are the sketches that we reviewed with you at our mee ng and we also gave copies to your client last week.

The direc on moving forward is the Town will explore the op on noted as PIC 1 and see if enclosing the drain is doable from a financial perspec ve given the overall project. This enclosure would probably s ll need a small strip of land across all three proper es in order to make this happen. However, as we discussed the preliminary es mate for this enclosure op on is just shy \$5 million thus increasing the overall project by 10%. We will need to be er refine this es mate. This does not include the land cost that would s ll be needed.

The other op on is we will review is [REDACTED] Op on B. This is an open drain along the back of the three proper es fron ng Kelly. As discussed, this op on is working against us for geode c land eleva ons standpoint, none the less, we will see if this works.

We will review the above too op ons and report back to you and the group of land owners on which one we can work on bringing forward. If neither of the above noted op ons work, we may propose a hybrid op on with some

open ditch and some closed ditch to keep the cost increases to acceptable levels.

Also noted, your client may be pursuing a purchase of property from [REDACTED]. If this in fact the case, maybe the Option not brought forward as page 5 enclosed may work. This would locate the ditch along the rear of the property creating a straight connection between the drains, thus providing a natural severance on the [REDACTED] property. This will then give your client the option of purchasing it from [REDACTED]. Of course this needs another land owners permission so to come up with an acceptable solution for all.

Hope this helps for now. I look forward to more dialogue on this matter shortly once we evaluate a few of the items noted above.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4

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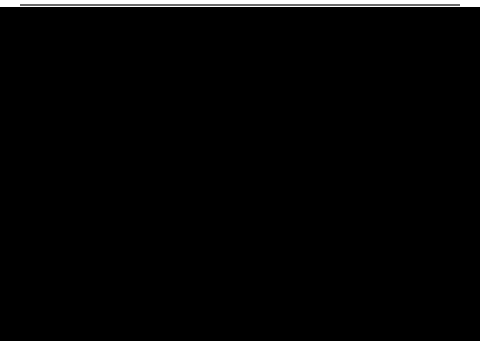
From: [REDACTED] >
Sent: Tuesday, January 28, 2020 9:02 AM
To: Hernandez, Mark <mhernandez@dillon.ca>
Cc: Peter Marra <pmarra@lasalle.ca>; [REDACTED] >
Subject: RE: Howard/Bouffard Master Drainage Study [MCPS-ACTIVE.FID2371365]

Hi Mark and Peter,

I apologize for the delayed response- I've been out of the office sick. This afternoon at 1:30 works for me. An hour will be more than enough for me to review this matter.

I look forward to seeing you.

Best regards,



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From: Hernandez, Mark [<mailto:mhernandez@dillon.ca>]
Sent: Tuesday, January 21, 2020 4:01 PM

To: [REDACTED]
Cc: Peter Marra; [REDACTED].
Subject: Re: Howard/Bouffard Master Drainage Study [MCPS-ACTIVE.FID2371365]

CAUTION EXTERNAL EMAIL: DO NOT open attachments or click links from unknown or unexpected emails.

Hi [REDACTED]

How about Tuesday, January 28th at 1pm?

Alternatively, we could meet with you on Wednesday, January 29th at 1:30pm.

Please let me know and I can send a calendar invite. Will an hour be sufficient?

Thanks,

Mark



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

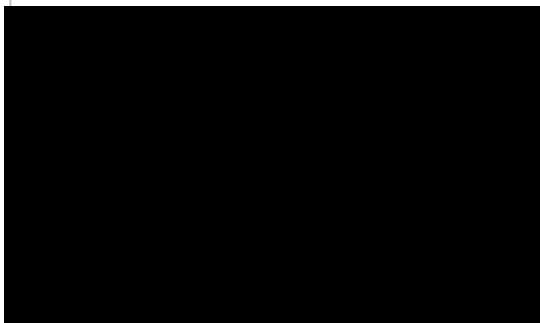
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On Tue, Jan 21, 2020 at 3:41 PM [REDACTED] wrote:

Hi Peter,

Thank you for your quick response. I have wide availability Monday – Wednesday. I'd like to keep the meeting in the first half of the week so we have time to submit written comments before the deadline.

Thank you,



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From: Peter Marra [mailto:pmarra@lasalle.ca]

Sent: Tuesday, January 21, 2020 3:40 PM

To: [REDACTED]

Cc: Hernandez, Mark

Subject: RE: Howard/Bouffard Master Drainage Study [MCPS-ACTIVE.FID2371365]

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[REDACTED], I will work on coordinating something with Mark. However this week does not work for me. What is your availability for next week?

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle

From: [REDACTED] >

Sent: Tuesday, January 21, 2020 3:31 PM

To: Peter Marra <pmarra@lasalle.ca>; [REDACTED] >

Cc: Hernandez, Mark <mhernandez@dillon.ca>

Subject: RE: Howard/Bouffard Master Drainage Study [MCPS-ACTIVE.FID2371365]

Hi Peter and Mark,

Our client reached out to us regarding the latest version of the plan. Do you have a half an hour this week to meet to chat about the updated plan and its impact on the [REDACTED] property?

Thank you,



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From: Peter Marra [<mailto:pmarra@lasalle.ca>]
Sent: Tuesday, November 5, 2019 4:05 PM
To: [REDACTED]
Cc: Hernandez, Mark
Subject: Howard/Bouffard Master Drainage Study

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[REDACTED]

This is in response to your client [REDACTED] on Kelly Road. I don't have their email contact so I am sending it through your office.

We are planning for a second public information center for this project. I am sending you this info with the PIC 2 notice for your information. The website has been updated and your client should be getting this in the mail as well. I just wanted to ensure they get this so I'm sending it by email as well.

Hope someone can you join us at the PIC.

Regards,

Peter Marra, P.Eng.

Director of Public Works

Town of LaSalle



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5 attachments



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image007.jpg
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image009.jpg
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image002.png
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2993K



Hayes, Greg <ghayes@dillon.ca>

Re: Howard-Bouffard Planning - Couple Follow up Questions

Hernandez, Mark <mhernandez@dillon.ca>

Thu, Feb 6, 2020 at 12:37 PM

To: [REDACTED]

Cc: Peter Marra <pmarra@lasalle.ca>, [REDACTED], "HowardBouffard@dillon.ca" <HowardBouffard@dillon.ca>

Good afternoon [REDACTED]

With reference to your questions below, we provide the following:

1) The EA addendum in 2017 focused on a stormwater management strategy for minor and major storm events for lands within the Howard / Bouffard Planning area in consideration of the future development potential. That EA did not address the spill over from the Cahill Drain which has the potential to inundate areas including within the Howard / Bouffard Planning area. This was captured on the Background board displayed at PIC#1. In addition, the 2017 EA addendum noted that an outlet capacity analysis was required in several locations.

Rather than taking a piecemeal approach, the Town and ERCA prudently decided that a coordinated solution for the area was required. In addition, there is no flood plain mapping available for this area. That is how this current process came to be. Existing conditions flooding extents were confirmed in 2018 and development of a solution was undertaken in early 2019. Once the alternatives had been considered and a preferred solution identified, it was brought before the public at PIC #1 on June 26, 2019 for review and comment.

2) The Master Drainage Study does include a review of the natural environment. The document will be circulated to affected ministries and agencies for review and comment.

3) The intent of this solution is that it be consistent with the Town's approach of incorporating recreational facilities such as trails and possible other amenities. The details including the connectivity of the trails will have to be established through the detailed design process. Utility relocation details and bridge design details will also be established through detailed design process. Future improvements to Bouffard Road itself is not part of this study, however, specific questions on this matter can be directed to the Town

4) There are many steps that have to be taken to see this project through to construction. These steps include completion of the EA, preliminary design, detailed design, establishing project financing and recovery, agency approvals, tendering and so on. We are of the opinion that it is possible that construction could commence as soon as sometime in 2022 as identified in the PIC #2 boards, however, the schedule could be impacted by delays at any one of these steps. This makes confirmation for the timing of construction challenging, however, required property acquisitions will be required prior to construction and are likely to take place during the detailed design phase.

5) The Town's process requires a presentation to Council. If approved, Council authorizes issuance of the notice of study completion and there is a 30 day review period thereafter. The notice will inform the public of the process and next steps. During the 30 day review period, objections can be sent to the Ministry of the Environment, Conservation and Parks with a copy to the Town.

Hopefully this helps to clarify.

Mark



Mark Hernandez, P.Eng.
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On Wed, Jan 29, 2020 at 11:34 AM [REDACTED] wrote:

Hi Mark,

I would like to submit some more questions before the deadline of January 31st. I trust my previous inquiries below and answers provided will also be in the public consultation report. Here are some additional questions:

1) We have been following the Bouffard/Howard Planning EA closely since 2016 when the Town in conjunction with Dillon kicked off the public consultation process of the "Class Environmental Assessment Addendum and Planning Act Approvals". <http://www.lasalle.ca/en/town-hall/Bouffard---Howard-Planning-Districts.asp>. The EA Addendum considered drainage and there was a slide, very similar to the slide presented in the recent EA PIC (for the Drainage EA), that showed what a drain would look like (i.e. there's a picture of the drain width, walkways, road, etc.). My inquiry concerns the connection of the 2 EAs. Please help myself and the public to understand why drainage wasn't considered in more detail at that time (i.e. from 2016-2017). It appears that it was flagged as an issue and the depiction of a drain in the 2016-17 slides could not have been completed without taking homes. At what point was it determined that the only way for development to occur was by acquisition of property and homes? And perhaps this is a question for Peter and the Town as well. It seems like it was well known at that time that drainage would be an issue and that the only solution would be to use East or West Cahil. In the EA a road plan was adopted that had a minor collector being placed right in front of and around our home, which I spoke to Council about as a delegate. A pump station was built directly behind our home to address drainage issues approximately 10 years ago. I get the question all the time from the public, how we as home owners did not know about the possibility of losing our home/property until July 2019 when the "Howard/Bouffard" area has been studied for 'decades' (dang back to 2002 with the original study). 100 year flood plains would not have changed over that time. Looking for some answers and commentary to address the sudden change in direction from EA 2017 to EA 2020.

2) The EA does not present or consider any impact on the environment with respect to how the Town and process will consider endangered species such as the fox snake. Can you comment on the process overall and if the Ministry of Environment is involved and consulted. Do they have to sign off on the EA as well?

3) The EA does not consider the impact on existing residents that will not be directly affected (i.e. their homes will remain throughout the project). For instance, I imagine there will be changes to the road itself beyond a bridge over the drain (i.e. plans for sewer line, construction disturbance - noise, dust, privacy, etc). The EA shows a walking trail beside the drain, but there is no indication how homeowners will access the path - let's hope that after all Bouffard residents go through in this process that there is consideration to the remaining homes and pathways are built to allow access to the beautiful newly depicted drainage trail. I acknowledge that the EA may not be the right forum for this and perhaps the Town plans on including this information in the detailed solution post EA adoption, however, I'm sure it's something that has been discussed and considered and some information, at a minimum, should be presented so that homeowners can know what to expect. Any comments would be appreciated.

4) Also, I read in a Windsor Star article this week that in a best case scenario, shovels won't hit the ground until 3-4 years. I'm confused by this timeline given the timeline in the PIC materials. Although shovels may not physically hit the ground in 3-4 years, my understanding is that a detailed solution could be 1-2 years away and that property acquisition is one of the first orders of business. While technically there will not be a shovel in the ground, homeowners could face property loss well before that period. Please provide clarity surrounding the estimated timeframe.

5) The PIC materials do not present the Municipal process that needs to be completed to bring this entire project to fruition. It's my understanding that the EA goes to council as a 'report' and that there is no vote or consensus need. Once the 30 day review period has expired and all issues adequately addressed, the EA is adopted. Is that correct? At which point does council, if any, have the ability to oppose the project? Would that be the detailed solution post adoption of the EA? If so, I think it's important for the public to understand this process fully so they know how to respond and how and when to be involved in the process?

Thank you

[Redacted signature]

From: Hernandez, Mark <mhernandez@dillon.ca>

Sent: October 30, 2019 3:32 PM

To: [Redacted]

Cc: Peter Marra <pmarra@lasalle.ca>; [Redacted]; HowardBouffard@dillon.ca <HowardBouffard@dillon.ca>

Subject: Re: Howard-Bouffard Planning - Couple Follow up Questions

Yes, I would agree that the alternatives presented would be less desirable than Option B.

Thanks,

Mark



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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On Wed, Oct 30, 2019 at 3:27 PM [REDACTED] > wrote:

Thank you Mark for your prompt email response. I appreciate the informaon.

As clarificaon, I do agr ee that the alignments I created are very similar to Opon B. The only diff erence is that they would not involve the need to acquire/expropriate homes. Based on your comments, a route to avoid homes would make Opon B e ven more circuitous and costly, but possible. My routes would add more to the disadvantages Opon B alr eady presents. Is that an accurate assessment?

I look forward to the next PIC meeng.

Thank you,

[REDACTED]

From: Hernandez, Mark <mhernandez@dillon.ca>

Sent: October 30, 2019 2:59 PM

To: [REDACTED]

Cc: Peter Marra <pmarra@lasalle.ca>; [REDACTED]; HowardBouffard@dillon.ca <HowardBouffard@dillon.ca>

Subject: Re: Howard-Bouffard Planning - Couple Follow up Quesions

Hi [REDACTED],

These are all good questions. I've provided a few things below for your consideration.

- Option D does not address the flooding concerns which is the goal of the study
- Option A would have detrimental effects downstream and would not be supported. A pond with option A would have a significant impact to proposed development in that location and would not have any of the other benefits provided with Option C.
- Option B is a long circuitous route in an area with limited natural gradient.
 - We also did not want to route flood waters by the Vollmer centre which also serves as a designated emergency shelter.
 - This option would have required improvements for a longer distance ie. all the way to the Canard.
 - The existing West Branch Cahill Drain is very confined through the Vollmer area between the wet and dry ponds as you can see from an aerial. The proposed drain is substantially wider.
 - Lastly, we considered if the existing pond could be utilized, but it is far too small and there is not sufficient room in this area for the volume required.
- Local roads are required in the vicinity of your property and so some property acquisition would be required regardless of the drain improvements. Offset intersections are not good design practice.
- Option C is the most efficient option.
 - It avoids forested / naturally sensitive areas.
 - It is the most direct route.
 - The East Branch Cahill is already in an improved state from the Third Concession Drain southerly, so we only have to take the improvements to that point.
 - This route also aligns well with the proposed local pond locations identified along the East Branch Cahill in the 2017 EA addendum. The opportunity to eliminate local ponds and associated pump stations results in savings of capital costs, land, and ongoing operation and maintenance costs for the Town.
 - Having a central route in the Howard Bouffard Area makes it more accessible for connecting sewers throughout the planning area. ie. anticipated length and depth of connecting sewers.
 - Option C provides an opportunity to improve the existing performance issues with the Sixth Concession Drain. It also provides an opportunity for the proposed local ponds in this area to be eliminated with benefits as noted above.
 - Option C provides two of the natural heritage linkages as proposed through previous studies.

Hopefully this is helpful as it relates to your questions below. The alignments you have shown are in many ways analogous to Option B.

I also wanted to note that we are currently planning on another Public Information Centre (PIC) meeting to talk about how the project has progressed since the last PIC. The date, time, etc., has not been finalized as of yet, but notices will be sent out to all landowners in advance.

Please know that this decision making wasn't taken lightly. The study is not yet complete and we look forward to receiving additional feedback from the second PIC.

Mark



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

Please consider the environment before printing this email

On Wed, Oct 30, 2019 at 1:55 PM [REDACTED] > wrote:

Hi Peter and Mark,

After having some more time to reflect and go back through all the materials with a different lens, I do have a couple questions for you that I am hoping you can answer:

The Environmental Assessment identifies 4 options:

- Option A - Utilize Cahill
- Option B - Utilize West Branch Cahill
- Option C - Utilize Each Branch Cahill
- Option D - Do Nothing

If my understanding from our previous meeting is correct, Option A and Option D are not options that are feasible as they do not achieve the desired goal of development. That leaves Option B and Option C. Both of these remaining options require the acquisition/expropriation of private residential properties/homes on Bouffard Road.

My questions are as follows:

- 1) Is it possible that there is a route/option not presented in the report that could have been considered that does not require the acquisition of personal homes?
- 2) If it is at all possible (regardless of barriers/cost/etc), why wasn't that route/option proposed as an alternative?
- 3) What would be the issues and/or barriers preventing such an alternative from being considered?

I have attached a document that shows 2 routes/options that do not require acquisition of homes to help facilitate the discussion/answers above.

I would appreciate all and any feedback you have to offer.

If there is a more formal method for which I should pursue the answer to these questions, please advise.

Thank you,

[REDACTED]

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Town of LaSalle: Howard/Bouffard Planning Area Master Drainage Study – Notice of Project Re-Start

In 2018, the Town of LaSalle retained Dillon Consulting Limited (Dillon) to prepare a comprehensive solution to address the potential for stormwater overflow into the Howard/Bouffard Planning Area during major storm events. The notices and public information centre material completed to date can be found on the Town's website via the following link: <https://www.lasalle.ca/en/town-hall/howard---bouffard-master-drainage-study.aspx>. The Study Area is shown below.

In July 2020, the Howard/Bouffard Master Drainage Study was paused by the Town of LaSalle while the Essex Region Conservation Authority (ERCA) undertook a watershed study for Turkey Creek. The Turkey Creek Watershed Study focused on establishing a consistent watershed model such that all affected projects and studies, including the Howard/Bouffard study, would have consistent reference data. The Turkey Creek Study is now substantially complete, and has reached a point where it can inform the Howard/Bouffard Master Drainage Study.

Accordingly, the Town of LaSalle is re-starting the Howard/Bouffard Master Drainage Study. The purpose of the Study is to:

- Build on the solution developed through the Bouffard Howard Planning District Class Environmental Assessment Addendum (March 2017)
- Establish the existing conditions flood extents
- Consider interim and establish full build out conditions and develop an implementation strategy
- Estimate costs for interim and final solutions and consider cost recovery mechanisms
- Establish property requirements to facilitate the improvements.



The current recommended solution will be refined based on the approach and findings in the Turkey Creek Study. Further, based on feedback from landowners, the study team will review the centralized pond and pump station approach and compare it to a hybrid or decentralized approach as shown in the 2017 EA addendum.

The Town has worked closely with landowners and the Essex Region Conservation Authority to date on this

project and will continue to do so. A Public Information Centre will be held in late fall or early winter and advance notice with details will be sent out at that time. Completion of the study is anticipated in the spring of 2023.

At any time during this study, interested persons have an opportunity to provide comments, questions or concerns to the study team via the contacts below. As the project restarts, the project team is interested in receiving any information or questions interested persons may have. Comments and questions related to the study re-start are requested by **August 31 2022**.

The Master Plan is being completed following the requirements of Approach 2 of the Municipal Class Environmental Assessment (2000, as amended) for Master Plan Studies.

Information collected for the study will be used in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, such as name, address and property location, all comments received will become part of the public record and included in project documentation.

For further information, to provide comments, or to be added to the mailing list please contact:

Mark Hernandez, P.Eng., - Project Manager
Dillon Consulting Limited
3200 Deziel Drive, Suite 608, Windsor, ON,
N8W 5K8
Tel: 519.948.4243 Ext. 3242
Email: howardbouffard@dillon.ca

Peter Marra, P.Eng., - Deputy CAO
Town of LaSalle
5950 Malden Road, LaSalle, ON,
N6H 1S4
Tel: 519.969.7770 Ext. 1475
Email: pmarra@lasalle.ca



Swyers, Laura <lswyers@dillon.ca>

Re: Notice of Re-Start: Howard Bouffard Drainage Area Study

2 messages

Fox, Brandon <bfox@dillon.ca>

Thu, Aug 4, 2022 at 2:09 PM

To: James Bryant <JBryant@erca.org>

Cc: Becky King <rking@dillon.ca>, Mark Hernandez <mhernandez@dillon.ca>, "pmarra@lasalle.ca" <pmarra@lasalle.ca>, Tian Martin <TMartin@erca.org>, Planning <planning@erca.org>, Laura Swyers <lswyers@dillon.ca>

Thanks James,

We will update our contact list accordingly.

Brandon



Brandon Fox

Associate

Dillon Consulting Limited

130 Dufferin Avenue Suite 1400

London, Ontario, N6A 5R2

T - 519.438.1288 ext. 1307

F - 519.672.8209

M - 226.984.9504

BFox@dillon.ca

www.dillon.ca



On Thu, Aug 4, 2022 at 1:47 PM James Bryant <JBryant@erca.org> wrote:

Thanks Becky.

Mark – please ensure that all EA notices coming from Dillon are sent to planning@erca.org. From there, we will provide notice as to any further additional contacts/email addresses to be added. For this project, please include Tian Martin (tmartin@erca.org). I have already copied both Planning and Tian on this email.

James



JAMES BRYANT, P.Eng.

Director of Watershed Management Services

Essex Region Conservation Authority

360 Fairview Avenue West, Suite 311 | Essex, Ontario | N8M 1Y6

P. 519-776-5209 x 246 | F. 519-776-8688

jbryant@erca.org www.essexregionconservation.ca

While this email is sent when it is convenience for me, I do not expect a response or action outside of your own regular working hours.

The ERCA Office is now open to the public **Tuesdays, Wednesdays and Thursdays** to provide “counter service”; however, services continue to be delivered online and through email. Please consult ERCA's website for more information and direction regarding online services (i.e. permitting, cottage bookings, seasonal passes etc.)

From: Becky King <rking@dillon.ca>
Sent: August 2, 2022 3:12 PM
To: James Bryant <JBryant@erca.org>
Cc: Brandon Fox <bfox@dillon.ca>; Mark Hernandez <mhernandez@dillon.ca>; pmarra@lasalle.ca
Subject: Notice of Re-Start: Howard Bouffard Drainage Area Study

Please find attached the Notice of Re-Start for the Howard Bouffard Drainage Area project on behalf of the Town of LaSalle.

Thank you,

--

Rebecca King
Dillon Consulting Limited
130 Dufferin Avenue Suite 1400
London, Ontario, N6A 5R2
T - 519.438.1288 ext. 1243
F - 519.672.8209
RKing@dillon.ca
www.dillon.ca

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Please update contact list and log correspondence received for RoC.

Thanks
Brandon



Brandon Fox
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[Quoted text hidden]

**Ministry of the Environment,
Conservation and Parks**

**Ministère de l'Environnement,
de la Protection de la nature
et des Parcs**

Environmental Assessment
Branch

Direction des évaluations
environnementales

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Télééc. : 416 314-8452

August 26, 2022

Peter Marra
Deputy CAO
Town of LaSalle
pmarra@lasalle.ca

**Re: Howard/Bouffard Planning Area Master Drainage Study
Town of LaSalle
Municipal Class EA
Response to Notice of Project Re-Start**

Dear Peter Marra,

This letter is in response to the Notice of Project Re-Start for the above noted Master Plan. The Ministry of the Environment, Conservation and Parks (MECP) acknowledges that the Town of LaSalle (proponent) has indicated that the study is following the approved environmental planning process for a Master Plan under the Municipal Class Environmental Assessment (Class EA).

The **updated (February 2021)** attached “Areas of Interest” document provides guidance regarding the ministry’s interests with respect to the Class EA process. Please address all areas of interest in the EA documentation at an appropriate level for the EA study. Proponents who address all the applicable areas of interest can minimize potential delays to the project schedules. **Further information is provided at the end of the Areas of Interest document relating to recent changes to the Environmental Assessment Act through Bill 197, Covid-19 Economic Recovery Act 2020.**

The Crown has a legal duty to consult Aboriginal communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before authorizing the Master Plan projects, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of this duty to project proponents while retaining oversight of the consultation process.

The proposed Master Plan projects may have the potential to affect Aboriginal or treaty rights protected under Section 35 of Canada's *Constitution Act* 1982. Where the Crown's duty to consult is triggered in relation to the proposed projects, **the MECP is delegating the procedural aspects of rights-based consultation to the proponent through this letter.** The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information provided to date and the Crown's preliminary assessment the proponent is required to consult with the following communities who have been identified as potentially affected by the proposed projects:

- Aamjiwnaang First Nation
- Bkejwanong (Walpole Island)
- Caldwell First Nation
- Chippewas of Kettle and Stoney Point
- Chippewas of the Thames First Nation
- Oneida Nation of the Thames First Nation

Steps that the proponent may need to take in relation to Aboriginal consultation for the proposed projects are outlined in the "[Code of Practice for Consultation in Ontario's Environmental Assessment Process](#)". Additional information related to Ontario's Environmental Assessment Act is available online at: www.ontario.ca/environmentalassessments.

Please also refer to the attached document "A Proponent's Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities" for further information, including the MECP's expectations for EA report documentation related to consultation with communities.

The proponent must contact the Director of Environmental Assessment Branch (EABDirector@ontario.ca) under the following circumstances subsequent to initial discussions with the communities identified by the MECP:

- Aboriginal or treaty rights impacts are identified to you by the communities
- You have reason to believe that your proposed projects may adversely affect an Aboriginal or treaty right
- Consultation with Indigenous communities or other stakeholders has reached an impasse

- A Part II Order request is expected on the basis of impacts to Aboriginal or treaty rights

The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role you will be asked to play should additional steps and activities be required.

A draft copy of the report should be sent directly to me prior to the filing of the final report, allowing a minimum of 30 days for the ministry's technical reviewers to provide comments.

Please also ensure a copy of the final notice is sent to the ministry's Southwest Region EA notification email account (eanotification.swregion@ontario.ca) after the draft report is reviewed and finalized.

Should you or any members of your project team have any questions regarding the material above, please contact me at mark.badali1@ontario.ca.

Yours truly,



Mark Badali
Regional Environmental Planner – Southwest Region

Cc: Marcelina Wilson, Supervisor, Windsor Area Office, MECP
Mark Hernandez, Project Manager, Dillon Consulting Limited
Laura Swyers, Environmental Planner, Dillon Consulting Limited

Encl. Areas of Interest
A Proponent's Introduction to the Delegation of Procedural Aspects of Consultation with
Aboriginal Communities



Swyers, Laura <lswyers@dillon.ca>

Fwd: Town of LaSalle information

Fox, Brandon <bfox@dillon.ca>

Thu, Aug 4, 2022 at 2:11 PM

To: Laura Swyers <lswyers@dillon.ca>, Mark Hernandez <mhernandez@dillon.ca>

Thanks Mark.

Laura, please log for the RoC.

Brandon



Brandon Fox
Associate
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130 Dufferin Avenue Suite 1400
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BFox@dillon.ca
www.dillon.ca



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

From: **Hernandez, Mark** <mhernandez@dillon.ca>

Date: Thu, Aug 4, 2022 at 12:10 PM

Subject: Fwd: Town of LaSalle information

To: Brandon Fox <bfox@dillon.ca>

For the file.

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

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

Date: Thu, Aug 4, 2022 at 11:17 AM

Subject: Town of LaSalle information

To: [REDACTED]

Cc: Hernandez, Mark <mhernandez@dillon.ca>, Jonathan Osborne <josborne@lasalle.ca>

Good day [REDACTED]

Thank-you for taking the time today to chat with me regarding the Howard/Bouffard Master Drainage Study restart notice.

As discussed, this project has been underway for sometime now (approx. November 2018), was paused and is now restarting. You can find information on the Town's website on this study and all the other Town studies at this link <https://www.lasalle.ca/en/town-hall/Studies-and-Special-Projects.aspx>. This Howard/Bouffard study has had two public meeting already and it is planned to have another public meeting sometime into late fall or early winter. A separate notice will be sent out for this future public meeting.

With respect to news about the Town. You can visit this link <https://www.lasalle.ca/Modules/News/en> and subscribe to this page. This is where the Town releases information important to Town residents should you be interested in keeping

up to speed with new projects, changes, council meetings, etc.

While we didn't get in particulars during our phone conversation, I understand you are representing your parents as well on about 90' of lot property they own on Maurice.

Once you have a chance to review the previous work on the Howard/Bouffard Study and if you have any further questions or comments, please let us know.

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle



5950 Malden Road, LaSalle, Ontario N9H 1S4

Ph: 519-969-7770, ext 1475 Fax: 519-969-4469

Email: pmarra@lasalle.ca

www.lasalle.ca

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image002.png
8K



Swyers, Laura <lswyers@dillon.ca>

Fwd: [REDACTED]

1 message

Brandon Fox <bfox@dillon.ca>
To: Laura Swyers <lswyers@dillon.ca>

Sun, Aug 28, 2022 at 7:22 PM

Please log for Howard bouffard.

Thanks,
Brandon

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: August 28, 2022 at 4:59:46 PM EDT
To: howardbouffard@dillon.ca, pmarra@lasalle.ca
Subject: [REDACTED]

Good afternoon gentlemen,

As you may know I act as legal counsel for the owners in relation the acquisition/expropriation of their property for the Howard/Bouffard Drainage project.

I write further to the Notice of Project Restart provided to owners. Can you confirm that the home will be required for the project? My information is that the EA is likely to only marginally differ from the previous versions. Previous version identified the home as required.

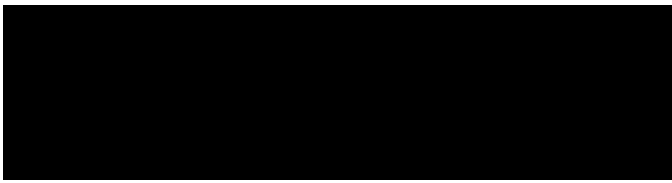
These owners have been living in limbo for years. Your assistance would be very much appreciated.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]





Swyers, Laura <lswyers@dillon.ca>

Fwd: [REDACTED]

1 message

Fox, Brandon <bfox@dillon.ca>
To: Laura Swyers <lswyers@dillon.ca>

Wed, Sep 14, 2022 at 4:10 PM

Please log for Howard Bouffard.

Thanks
Brandon



Brandon Fox
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London, Ontario, N6A 5R2
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----- Forwarded message -----

From: [REDACTED] >

Date: Wed, Sep 14, 2022 at 8:50 AM

Subject: [REDACTED]

To: <howardbouffard@dillon.ca>, Peter Marra <pmarra@lasalle.ca>, Edmunds, Kyle <kedmunds@dillon.ca>, [REDACTED]

Good morning,

On behalf of my partners we would like to confirm that we were withdrawn from the Howard Bouffard master drain study.

As you know we are moving forward under a guideline plan with the [REDACTED] to the south of our property located east of Disputed, West of Huron Church and north of Laurier.

Reference Howard Bouffard planning district 2017 class EA

Please feel free to contact us with any concerns.

Ty and have a great day

--





Swyers, Laura <lswyers@dillon.ca>

Fwd: Hoard Boufard Master Drain

Hernandez, Mark <mhernandez@dillon.ca>

Thu, Oct 27, 2022 at 1:32 PM

To: Brandon Fox <bfox@dillon.ca>, "Swyers, Laura" <lswyers@dillon.ca>, Victor Hebert <vhebert@dillon.ca>

FYI



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



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

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

Date: Thu, Oct 27, 2022 at 1:14 PM

Subject: RE: Hoard Boufard Master Drain

To: [REDACTED]

Cc: Hernandez, Mark <mhernandez@dillon.ca>

[REDACTED], sorry about our delayed response, but I offer you the following;

First off, let me thank-you for your email. The first paragraph of your email provides the Town and Dillon with some very clear direction and preference from your standpoint. Your *"keen interest in seeing an outcome that is fair, equitable and financially prudent.....and is capable of being implemented in phases in a timely manner"* are some of the same values that the Town and Dillon are taking into account with the current effort to evaluate a newly refined solution going forward.

I now offer you the following response, in sequential order as it relates to your enquiries numbered below.

1. The overall study area of the Howard/Bouffard remains unchanged.
2. This master drainage plan is going to identify what a solution is to achieve the goals of providing drainage. As for an answer on a mechanisms on how this solution is cost shared between all parties is still premature. The report will look at various options, like the drainage act, development charges, etc. to name a few. All of these various mechanisms have pro and cons and the report will make mention of the various opportunities and will hopefully provide for a recommended direction to move this project forward. None the less, both of the above noted mechanisms have their own public process and that will need to be something that follows the Howard/Bouffard Master Drainage Study finalization. As for all the lands within the study, they may or may not pay into the ultimate solution, this is dependant on what there final development solution entails, what their outlet flows are and where they connect into the drainage outlet ditches and the benefit to their lands. This will again be something that is separate and completed at a later date once the Master Drainage Study has identified a solution.
3. Other lands outside of the Town of LaSalle will have a responsibility for some of the ultimate solution. This again will be part of the final Master drainage study report on what mechanisms noted in #2 above can capture and legally make those entities responsible for paying.
4. The Town would like to find a mechanism that will be able to assess upstream lands for their share and benefits of drainage solution. Unless a formal agreement can be reached between all parties.

5. See responses noted above.
6. See responses noted above.
7. Depending on the mechanisms to see the solution come forward, each mechanism may have different opportunities on how land is dealt with. Depending on the solution extents, land may be dealt with through planning act approvals, purchased, paid for as part of assessments, etc. This will depend on the final mechanisms used to see the solution built.
8. The approx. volume of water being contributed at the spill location is 100,000 cubic metre. The final volumes and flows are still being developed.

I further understand you had an opportunity to meet with Mark Hernandez a little while back on the Howard/Bouffard restart. Is there anything arising from that previous meeting that you would like to formalize in writing for us to consider as part of our analysis going forward?

We would like to understand any of your concerns ahead so that we can work on trying to make this process as seamless as possible to be efficient with timing to allow for the finalization of the Howard/Bouffard Master Drainage study so that we can get this project moving forward and get any other various studies started that are required to getting this process paid for, built, etc.

Regards,

Peter Marra, P.Eng.

Deputy Chief Administrative Officer

Town of LaSalle



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From: [REDACTED] >
Sent: September 14, 2022 12:00 PM
To: Hernandez, Mark <mhernandez@dillon.ca>
Cc: Peter Marra <pmarra@lasalle.ca>
Subject: Hoard Bouffard Master Drain

Good afternoon Mark and Peter:

Thank you for giving us the opportunity to provide comments and questions regarding the re-start of the Howard/Bouffard Master Drainage Study. As you know, I am a principal owner of several corporations that own land within the study area boundary, and I have a keen interest in seeing an outcome that is a fair, equitable and financially prudent drainage solution. There have been many engineering studies undertaken to examine how best to provide storm drainage to this part of LaSalle, going back to the early 2000s when the first comprehensive engineering report was completed by Dillon Consulting. We are now at a point in time when we need to find a solution that is practical, affordable, fair to all benefitting property owners, and is capable of being implemented in a phased and timely manner.

To help us better understand who is contributing water to this drainage area, who is benefitting from the planned improvements, and who is expected to pay for the final solution, we offer the following questions. These are important questions that need to be addressed as Dillon moves forward to complete this important study, in order to ensure fairness and equity to everyone affected (both existing and undeveloped lands in both LaSalle and in the two upstream communities).

We look forward to receiving answers to these questions, and to working cooperatively with you.

Sincerely,

[REDACTED]

Questions:

1. Confirmation that the "study area" for the Howard/Bouffard Planning Area Master Drainage Area has remained unaltered since the study commencement on or about October 2018, and if it has remained the same, is there any intent

to amend the study boundary in the future;

2. Confirmation that all lands within the study area will contribute to the cost of the final drainage solution;
3. Advise how other benefiting properties outside of the study area (developed or undeveloped), and developed lands within the study area that contribute water to the drainage outlet will be assigned their proportionate share of the cost of the final drainage solution;
4. In the event other benefiting owners as noted above are not required to contribute to the cost of the final drainage solution, will the cost of the final solution to landowners within the study area be reduced by that proportional share;
5. Advise the manner in which properties within the study area that have received approvals (after the commencement date of the study) will be obligated to pay a share of the final drainage solution;
6. Confirmation on the manner in which funds will be collected from all landowners in the study area. Previous information released by the Town indicated the collection method would be in the form of an Area Specific Development Charge;
7. Clarification that all property owners will be compensated for any land that is required for the final solution, including drainage corridors. This approach was suggested on previous PIC boards;
8. What is the amount of water that is being contributed by lands outside the study area (developed and undeveloped – either within LaSalle or other jurisdictions) into the drainage corridor.

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