



# DISCUSSION



# Record of Attendance

**Howard / Bouffard Master Drainage Study – Meeting with Developers**

**September 13, 2018 at Town of LaSalle Council Chambers**

NAME (PLEASE PRINT)	COMPANY	ADDRESS	EMAIL ADDRESS
[REDACTED]			





# Questionnaire

**Subject:** Howard / Bouffard Master Drainage Study  
**Date:** Thursday, September 13, 2018  
**Location:** Town of LaSalle – Council Chambers  
**Dillon File:** 18-8169

**Please Fill in the Following Information and Email to [mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)**

1. **Name of Proposed Development**

GRILLO SUBDIVISION

2. **Name of Owner / Ownership Group**

[REDACTED]

3. **Contact Name, Email and Phone Number**

[REDACTED]

4. **Anticipated Timeline for Development (1-5yrs, 5-10yrs, 10yrs+)**

AS SOON AS AVAILABLE

5. **Is there Pertinent Information that you can Provide to Assist the Project Team? (i.e. Topographical Survey, Environmental Studies, Archaeological Studies, etc.)**

[REDACTED]

6. **Are There any Specific Considerations to Your Development that the Project Team Should be made Aware of?**

[REDACTED]



# Questionnaire

**Subject:** Howard / Bouffard Master Drainage Study  
**Date:** Thursday, September 13, 2018  
**Location:** Town of LaSalle – Council Chambers  
**Dillon File:** 18-8169

**Please Fill in the Following Information and Email to [mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)**

1. **Name of Proposed Development**

*South Bouffard Development, GRILLO*

2. **Name of Owner / Ownership Group**

3. **Contact Name, Email and Phone Number**

[Redacted]

4. **Anticipated Timeline for Development (1-5yrs, 5-10yrs, 10yrs+)**

*as soon as possible.*

5. **Is there Pertinent Information that you can Provide to Assist the Project Team?  
(i.e. Topographical Survey, Environmental Studies, Archaeological Studies, etc.)**

*provided to the town*

6. **Are There any Specific Considerations to Your Development that the Project Team Should be made Aware of?**

*need to have drainage issues resolved -*



# Questionnaire

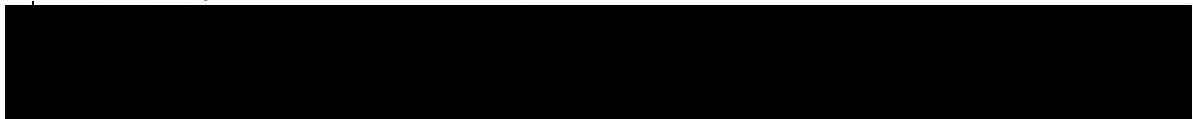
**Subject:** Howard / Bouffard Master Drainage Study  
**Date:** Thursday, September 13, 2018  
**Location:** Town of LaSalle – Council Chambers  
**Dillon File:** 18-8169

**Please Fill in the Following Information and Email to [mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)**

1. **Name of Proposed Development** *VALENTE DEVELOPMENT CORP.*  
*LA LAND CORP / TUSCANY OAKS LTD*

2. **Name of Owner / Ownership Group**  
*SAME*

3. **Contact Name, Email and Phone Number**



4. **Anticipated Timeline for Development (1-5yrs, 5-10yrs, 10yrs+)**  
*Wanted to start → LAST YEAR, BUT Hopefully 1-5 years.*

5. **Is there Pertinent Information that you can Provide to Assist the Project Team? (i.e. Topographical Survey, Environmental Studies, Archaeological Studies, etc.)**

*Yes - - DPA - SWM  
 - MNRF - functional servicing  
 - ENVIRO - topo surveys.*

6. **Are There any Specific Considerations to Your Development that the Project Team Should be made Aware of?**

*We have completed all necessary studies, and are ready to proceed with construction.*

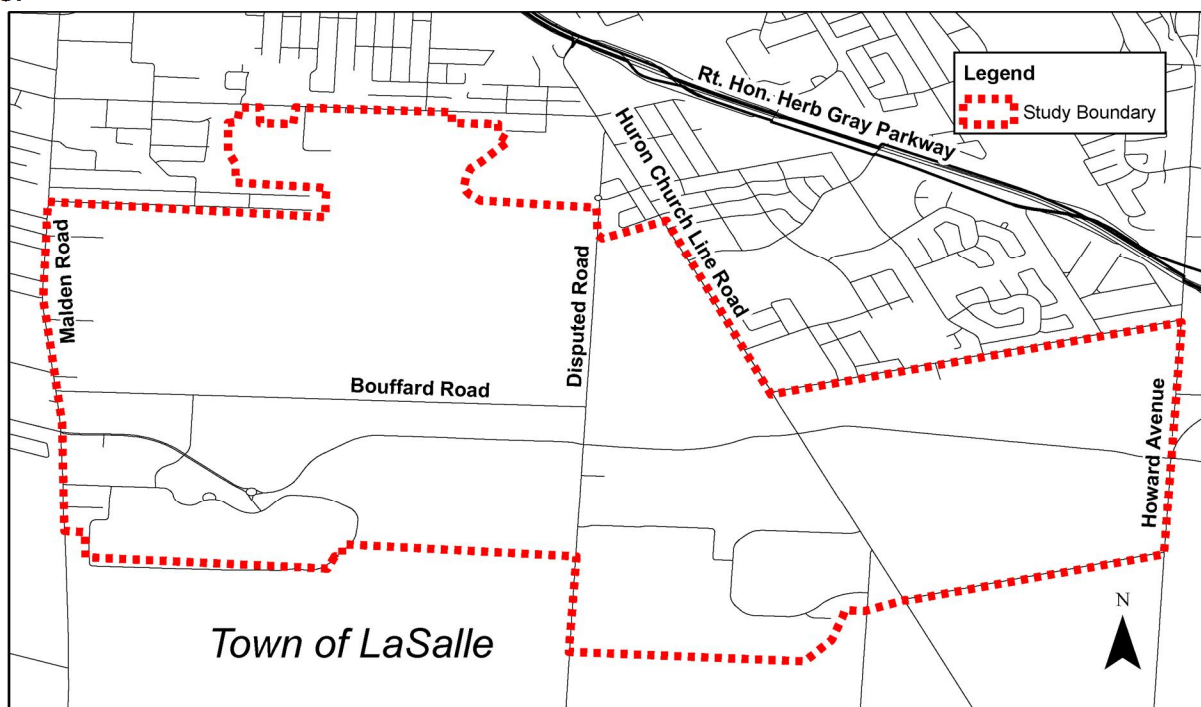
## Town of LaSalle: Howard/Bouffard Planning Area Master Drainage Study - Notice of Commencement

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 below. The Town of LaSalle has studied the feasibility of developing this area for several years and has invested in infrastructure in the area, including the construction of Laurier Parkway and the trunk sanitary sewer. There is significant interest from several local landowners in developing the area over the next 20 years. Developing a comprehensive solution to address the stormwater overflow into this area is a critical step for the municipality and Essex Region Conservation Authority to allow development to proceed.

The purpose of the study is to:

- Build on the solutions developed through the Bouffard Howard Planning Districts Class Environmental Assessment Addendum (March 2017)
- Redefine the flood mapping for existing conditions
- Establish interim and full build out conditions and develop an implementation strategy to mitigate flooding in the area
- Estimate costs for interim and final solutions as well as cost recovery mechanisms
- Establish property requirements to facilitate the improvements

The Town is working closely with the Essex Region Conservation Authority to complete this study and has met with several local landowners to receive initial input. A Public Information Centre will be held later in the study and advance notice will be sent out at that time. At any time during this study, interested persons have an opportunity to provide comments, questions, and concerns to the study team at the contact below. We are interested in receiving any information on studies, surveys, or development plans that will aid the team in developing and evaluating this study. We are interested in receiving your feedback by **December 31, 2018**.



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

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 throughout the study 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](mailto:HowardBouffard@dillon.ca)

Peter Marra, P.Eng.  
Director of Public Works  
Town of LaSalle  
5950 Malden Road, LaSalle, ON N9H 1S4  
Tel: 519.969.7770, ext. 1475  
Email: [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)

What to do:  
**Step 1:** Look for the type of EA project in column B that applies to you.  
**Step 2:** Complete columns C to J for that project.  
**Step 3:** Send this form in Excel format to the MECP regional office email address where the project is located.  
 MECP regional office email addresses are listed at  
[www.ontario.ca/page/preparing-environmental-assessments](http://www.ontario.ca/page/preparing-environmental-assessments)

	Class EA/Streamlined EA	Proponent Name	Proponent Contact	Project Name	Project Schedule	Project Type	Project Location	MOECC Region	Project Initiation Date
1	CO - Remedial flood and erosion control projects								
2	GO Transit - Class EA								
3	Hydro One - Minor transmission facilities								
4	MEA - Class EA for municipal infrastructure projects	Town of LaSalle	Peter Marra - pmarra@lasalle.ca	Howard/Bouffard Planning Area Master Drainage Study	Master plan	Master plan	LaSalle, Town of	Southwestern	10/24/18
5	Ministry of Infrastructure - Public work								
6	MNDM - Activities of the Ministry of Northern Development and Mines under the Mining Act								
7	MNRF - Provincial parks and conservation reserves								
8	MNRF - Resource stewardship and facility development projects								
9	MTO - Provincial transportation facilities								
10	O. Reg. 101/07 - Waste management projects								
11	O. Reg. 116/01 - Electricity projects								
12	OWA - Waterpower projects								

Enter the proponent's name.

Enter the name and email address of the person who the MECP should contact about your project. This should be the same contact person who is listed on the notice.

Enter the project name as it appears on the notice.

Select the project schedule from the drop-down menu.

Select the project type from the drop-down menu.

Select the name of the municipality or unorganized/unsurveyed area where your project is located from the drop-down menu.

Select the MECP region from the drop-down menu. Read the "MECP regions" worksheet to find the MECP region where your project is located.

Enter the date that the streamlined EA process was initiated (e.g. notice of commencement). This date may be when the project notice was first published.





McFadden, Amanda &lt;amcfadden@dillon.ca&gt;

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**Fwd: info from your voicemail**

1 message

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:47 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;

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

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

Date: Tue, Oct 30, 2018 at 1:48 PM

Subject: info from your voicemail

To: [REDACTED] &gt;

Cc: [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca) <[howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)>

[REDACTED] the letter your parents received is a copy of the "Notice of Study Commencement" that you can access through our website. I have provided a link to the webpage below.

This is just the formal start of the Howard/Bouffard master drainage study that you were previously invited too as a developer. We had provided you with a copy of slide from the developers meeting previously.

There is no new information to provide at this time this is just the formal process.

You can also stay up-to-date by following this webpage, as info is available the website will be updated.

You can access the information on this project through this web site [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds)

Regards,

**Peter Marra, P.Eng.**

Director of Public Works

[Town of LaSalle](http://www.lasalle.ca)

5950 Malden Road, LaSalle, Ontario N9H 1S4

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

Email: [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)

[www.lasalle.ca](http://www.lasalle.ca)

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Hayes, Greg &lt;ghayes@dillon.ca&gt;

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**Fwd: Master study**

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**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:46 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;

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

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

Date: Fri, Nov 2, 2018 at 8:48 AM

Subject: RE: Master study

To: [REDACTED]

Cc: **Howard Bouffard** <HowardBouffard@dillon.ca>

Good morning,

Thank-you for your interest in this project. You can visit the Town website from time to time for information on this project [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds) this website will be update as information is made available.

Also, on the Town's website [www.lasalle.ca](http://www.lasalle.ca), at the bottom of the page, there is a news link. If you click on "more news" it will open the News and Announcement page. On the right hand side of the page roughly next to the News and Announcements title, you can subscribe to receive emails when the Town posts news and announcements. As public meetings on this project occur and new info is available on this project website, the Town will send out news updates through this area.

I hope this helps for now.

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](mailto:pmarra@lasalle.ca)

[www.lasalle.ca](http://www.lasalle.ca)

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**From:** [REDACTED] >  
**Sent:** November-01-18 4:41 PM  
**To:** [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca)  
**Cc:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Subject:** Master study

We wish to be notified of any studies or meetings regarding this Study.....Thank You.



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8K



Hayes, Greg &lt;ghayes@dillon.ca&gt;

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## Fwd: Master Drainage Study Notice for Howard/Bouffard Area

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**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:46 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;

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

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

Date: Fri, Nov 2, 2018 at 2:50 PM

Subject: RE: Master Drainage Study Notice for Howard/Bouffard Area

To: [REDACTED]

Cc: [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca) <[howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)>

Thank-you for the email. We will keep you on the mailing list.

You can also stay up to date by reviewing the following information.

You can visit the Town website from time to time for information on this project [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds) this website will be update as information is made available.

Also, on the Town's website [www.lasalle.ca](http://www.lasalle.ca), at the bottom of the page, there is a news link. If you click on "more news" it will open the News and Announcement page. On the right hand side of the page roughly next to the News and Announcements title, you can subscribe to receive emails when the Town posts news and announcements. As public meetings on this project occur and new info is available on this project website, the Town will send out news updates through this area.

I hope this helps for now.

Regards,

**Peter Marra, P.Eng.**

Director of Public Works

[Town of LaSalle](http://www.lasalle.ca)



5950 Malden Road, LaSalle, Ontario N9H 1S4

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

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**From:** [REDACTED] >  
**Sent:** November-02-18 9:29 AM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>; [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)  
**Subject:** Master Drainage Study Notice for Howard/Bouffard Area

In response to your notice of the study initiated for this area, please kindly add me to your mailing list for future progress updates. Thank you.

Best regards,

[REDACTED]



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Hayes, Greg <ghayes@dillon.ca>

**Fwd: lot**

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:45 AM

To: Amanda McFadden <amcfadden@dillon.ca>, Greg Hayes <ghayes@dillon.ca>, 188169 <188169@dillon.ca>

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

From: [REDACTED] >  
Date: Tue, Nov 6, 2018 at 12:12 PM  
Subject: Re: lot  
To: <pmarra@lasalle.ca>  
Cc: <howardbouffard@dillon.ca>

Thank you for your response.

On Tue, Nov 6, 2018 at 10:56 AM Peter Marra <pmarra@lasalle.ca> wrote:

Hi [REDACTED]

The master plan commencement notice is a notice that the plan is just getting underway. This has nothing to do with building in any area at this time, this will assist in the future when land owners want to develop and build. There are a great deal more step to go through when land owners are ready to develop such as planning act approvals, natural environment approvals, endangered species approvals, building of services and roads, etc.

Regards,

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

**From:** [REDACTED]  
**Sent:** November-05-18 10:09 AM  
**To:** Peter Marra <pmarra@lasalle.ca>  
**Subject:** lot

Hi Peter :

got a master plan sent to my house and just wondering if there will be any building in the area of my lots roll # [REDACTED]

plan [REDACTED] lots [REDACTED]

Thank you







Hayes, Greg &lt;ghayes@dillon.ca&gt;

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## Fwd: Howard and Bouffard Planning Area - Master Drainage Study - Notice of Commencement

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Stanlake-Wong, Sabrina &lt;sstanlake@dillon.ca&gt;

Fri, Jun 7, 2019 at 8:43 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;

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

From: **Peter Marra** <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>

Date: Fri, Nov 23, 2018 at 11:37 AM

Subject: RE: Howard and Bouffard Planning Area - Master Drainage Study - Notice of Commencement

To: Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>, [REDACTED] <[REDACTED]>Cc: [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca) <[HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca)>, [REDACTED] <[REDACTED]>

[REDACTED], thank-you for your email. I see Mark has provided a bit of a response on where we are at this time and the process going forward. I offer the following, to complement Mark's response, so that you can follow the project on-line as well as being involved through public meetings.

You can visit the Town website from time to time for information on this project [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds) this website will be update as information is made available.

Also, on the Town's website [www.lasalle.ca](http://www.lasalle.ca), at the bottom of the page, there is a news link. If you click on "more news" it will open the News and Announcement page. On the right hand side of the page roughly next to the News and Announcements title, you can subscribe to receive emails when the Town posts news and announcements. As public meetings on this project occur and new info is available on this project website, the Town will send out news updates through this area.

Please fell free to make contact anytime regarding this project.

Regards,

**Peter Marra, P.Eng.**

Director of Public Works

[Town of LaSalle](http://www.lasalle.ca)



5950 Malden Road, LaSalle, Ontario N9H 1S4

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

Email: [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)

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**From:** Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>

**Sent:** November-22-18 1:02 PM

**To:** [REDACTED]

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

**Subject:** Re: Howard and Bouffard Planning Area - Master Drainage Study - Notice of Commencement

Hi [REDACTED],

I heard your voicemail earlier today. It sounds like you've spoken with Pete and are generally up to speed. This is a public process and stakeholders in the area will be engaged in a Public Information Centre (PIC) format to review the work completed to date including the proposed improvements and will have an opportunity to provide comments before the study is finalized. We have been primarily focused on existing conditions to date and have yet to get into proposed solutions. It will take some time to work through this and so we don't anticipate having a PIC until spring time next year. Notices will be sent out for the PIC in advance to confirm the date, location, etc.

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](mailto:MHernandez@dillon.ca)  
[www.dillon.ca](http://www.dillon.ca)

*Please consider the environment before printing this email*

On Wed, Nov 21, 2018 at 6:26 PM [REDACTED] <[REDACTED]> wrote:

Peter,

Thank you taking the time to speak with me today regarding the subject above. Per our conversation, below is the information you recommended I provide to you and Mark Hernandez at Dillon Consulting in order to be included in the planning process and proposed development of this area. As the designated representative of property owned by my family (47 acres of farm property owned by 3 separate families) abutting Bouffard Road, I'd like to participate, review and provide input into all planning activities associated with this process on their behalf. I am your main point of contact regarding all matters related to this topic and any other land use / development subjects.

The parcel of land is described as:

Part of Farm Lots [REDACTED], [REDACTED] and [REDACTED], [REDACTED], Town of LaSalle, County of Essex and Province of Ontario, as previously described in Deed No. [REDACTED]. Town of LaSalle Roll #: [REDACTED].

The property is for sale and our family wants to ensure that any plans, recommendations or actions taken by ERCA, Dillon Consulting and/or the Town of LaSalle have no negative impact on the current or future value of the property.

Please be sure to invite me to all related meetings, etc. Below is my home address:

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

Home – [REDACTED]

Mobile – [REDACTED]

Thank you,



Sent from [Mail](#) for Windows 10

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**Ministry of Tourism,  
Culture and Sport**

Heritage Program Unit  
Programs and Services Branch  
401 Bay Street, Suite 1700  
Toronto ON M7A 0A7  
Tel: 416.314.7643

**Ministère du Tourisme,  
de la Culture et du Sport**

Unité des programmes patrimoine  
Direction des programmes et des services  
401, rue Bay, Bureau 1700  
Toronto ON M7A 0A7  
Tél: 416.314.7643



21 November 2018

EMAIL ONLY

Mark Hernandez, P.Eng.  
Project Manager  
Dillon Consulting Limited  
3200 Deziel Drive, Suite 608  
Windsor, ON N8W 5K8  
[howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)

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**MTCS File # : 0009930**  
**Proponent : Town of LaSalle**  
**Subject : Notice of Commencement**  
**Project : Master Drainage Study for the Howard and Bouffard Planning Area**  
**Location : Study Area as Depicted in the Notice of Commencement, LaSalle**

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Dear Mr. Hernandez:

Thank you for providing the Ministry of Tourism, Culture and Sport (MTCS) with the Notice of Commencement for your project. MTCS's interest in this Master Plan project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- Archaeological resources, including land and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

Under the Municipal Class Environmental Assessment (EA) process, the proponent is required to determine a project's potential impact on cultural heritage resources. A Master Plan project at minimum will address Phases 1 and 2 of the Municipal Class EA process. Developing and reviewing inventories of known and potential cultural heritage resources within the study area can identify specific resources that may play a significant role in guiding the evaluation of alternatives for subsequent project-driven EAs.

**Project Summary**

The Howard and Bouffard Planning Area experiences stormwater overflow during major storm events and the Town of LaSalle has initiated a feasibility study to address this issue with respect to developing the area over the next 20 years. The intent is to redefine the flood mapping for existing conditions and establish interim and full build-out conditions, developing an implementation strategy to mitigate flooding in the area. The study is proceeding under the Municipal Class Environmental Assessment (2000, as amended) for master plans.

**Identifying Cultural Heritage Resources**

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

### **Archaeological Resources**

Your Master Plan project may impact archaeological resources and you should screen the project with the MTCS [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#) to determine if archaeological assessments will be needed for subsequent project-driven Municipal Class EAs. MTCS archaeological sites data are available at [archaeology@ontario.ca](mailto:archaeology@ontario.ca), and if your Master Plan project area exhibits archaeological potential or encompasses archaeological sites of high cultural heritage value or interest, these data should be used in the evaluation of alternatives.

### **Built Heritage and Cultural Heritage Landscapes**

The MTCS [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) should be completed to help determine whether your Master Plan project may impact cultural heritage resources. The Clerk for the Town of LaSalle can provide information on property registered or designated under the *Ontario Heritage Act* and municipal Heritage Planners can also provide information that will assist you in completing the checklist. A determination of whether the Master Plan project area impacts potential or known heritage resources of cultural heritage value or interest should be used in the evaluation of alternatives.

If subsequent project-driven Municipal Class EAs may impact potential or known heritage resources MTCS recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, should be completed to assess potential project impacts. Our Ministry's [Info Sheet #5: Heritage Impact Assessments and Conservation Plans](#) outlines the scope of HIAs. Please send the HIA to MTCS for review and make it available to local organizations or individuals who have expressed interest in review.

### **Environmental Assessment Reporting**

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into Master Plan projects. Please advise MTCS whether any technical heritage studies will be completed for your Master Plan project, and provide them to MTCS before issuing a Notice of Completion. If your screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the Master Plan report or file.

Thank you for consulting MTCS on this project. Please continue to do so through the Master Plan process, and contact me for any questions or clarification.

Sincerely,

Katherine Kirzati  
Heritage Planner  
[katherine.kirzati@ontario.ca](mailto:katherine.kirzati@ontario.ca)

Copied to: Peter Marra, Town of LaSalle

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. MTCS makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MTCS be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Please notify MTCS if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.



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navcanada.ca

December 9, 2018

Howard Bouffard Planning Area, Master Drainage Study - Notice of Commencement  
Your file  
Our file  
18-4679

Mr. Peter Marra  
Town of LaSalle  
5950 Malden Road  
Lasalle, ON  
N9H 1S4

**RE: Development Proposal/Plans: Master Drainage Study - LaSalle, ON  
(N42° 13' 38.35" W83° 1' 51.11" / 0' AGL / 590' AMSL)**

Mr. Marra,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted. As the plan provided lacks specific development details, we cannot provide a comprehensive assessment at this time.

For planning purposes we suggest adherence be given to Transport Canada's TP1247, Land Use in the Vicinity of Aerodromes, which outlines the specific protection requirements and that a land use proposal be submitted for our review when more specific development plans become available.

To assist us in ensuring that future development projects do not adversely affect Air Navigation and related facilities, we ask that a Land Use Submission Proposal be submitted to NAV CANADA for assessment, allowing at least 30 working days for evaluation. An explanation of the Land Use Process and submission forms can be obtained from the following website link: [www.navcanada.ca](http://www.navcanada.ca)

NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Yours truly,

**Olivier Meier | NAV CANADA**  
Manager - Land Use and NOTAM Office

cc ONTR - Ontario Region, Transport Canada  
CYQG - WINDSOR



McFadden, Amanda &lt;amcfadden@dillon.ca&gt;

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**Fwd: 18-4679: Master Drainage Study (Howard Bouffard Planning Area, Master Drainage Study - Notice of Commencement) - LaSalle, ON**

1 message

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**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:42 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;



**Sabrina Stanlake-Wong**  
Partner  
**Dillon Consulting Limited**  
130 Dufferin Avenue Suite 1400  
London, Ontario, N6A 5R2  
T - 519.438.1288 ext. 1235  
F - 519.672.8209  
M - 519.630.3849  
[SStanlake@dillon.ca](mailto:SStanlake@dillon.ca)  
[www.dillon.ca](http://www.dillon.ca)

*Please consider the environment before printing this email*

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

From: **Trandafilovski, Aleksandar** <[Aleksandar.Trandafilovski@navcanada.ca](mailto:Aleksandar.Trandafilovski@navcanada.ca)>

Date: Sun, Dec 9, 2018 at 7:22 AM

Subject: 18-4679: Master Drainage Study (Howard Bouffard Planning Area, Master Drainage Study - Notice of Commencement) - LaSalle, ON

To: Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>

Cc: Mark Hernandez <[HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca)>, , Ontario Region, Transport Canada <[tc.aviationservicesont-servicesaviationont.tc@tc.gc.ca](mailto:tc.aviationservicesont-servicesaviationont.tc@tc.gc.ca)>, Steve Tuffin, Windsor Airport - CYQG <[stuffin@yqq.ca](mailto:stuffin@yqq.ca)>

Hello Peter,

Please find attached a letter from NAV CANADA regarding your master drainage study (Howard Bouffard Planning Area, Master Drainage Study - Notice of Commencement) submitted by Mark Hernandez on 2018-11-08.

If you have any questions, please don't hesitate to contact me.

Regards,

**Aleksandar Trandafilovski**

Land Use Project Coordinator | Coordonnateur de projet d'utilisation de terrains

**AERONAUTICAL INFORMATION MANAGEMENT (AIM) NAV CANADA**

Personal: [Aleksandar.Trandafilovski@navcanada.ca](mailto:Aleksandar.Trandafilovski@navcanada.ca)

Group: [LandUse@navcanada.ca](mailto:LandUse@navcanada.ca)

1601 avenue Tom Roberts Avenue Ottawa, ON K1V 1E5

T. (613) 248-4009 / Toll-free (866) 577-0247 / F. (613) 248-4094

[www.navcanada.ca](http://www.navcanada.ca)





6/11/2019

Dillon Consulting Limited Mail - Fwd: 18-4679: Master Drainage Study (Howard Bouffard Planning Area, Master Drainage Study - Notice ...

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**18-4679 Letter to proponent.pdf**

292K



Hayes, Greg &lt;ghayes@dillon.ca&gt;

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**Fwd: Howard / Bouffard MDS - Updated Contact Info - Tony Ruffalo**

---

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:41 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;

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

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

Date: Thu, Dec 13, 2018 at 11:36 AM

Subject: Howard / Bouffard MDS - Updated Contact Info - [REDACTED]

To: Sabrina Stanlake &lt;sstanlake@dillon.ca&gt;

Cc: Peter Marra &lt;pmarra@lasalle.ca&gt;

Hi Sabrina,

I received a call from [REDACTED] this morning. He received a copy of the notice for Howard / Bouffard. Apparently, it was addressed to his mother ([REDACTED]) who has passed and asked that all correspondence moving forward be addressed to him. Can we please update our contact list accordingly? The mailing address is [REDACTED] in [REDACTED].

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

*Please consider the environment before printing this email*



Hayes, Greg &lt;ghayes@dillon.ca&gt;

---

**Fwd: Howard bouffard drainage plan.**

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**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>  
To: Amanda McFadden <amcfadden@dillon.ca>  
Cc: Greg Hayes <ghayes@dillon.ca>, 188169 <188169@dillon.ca>

Fri, Jun 7, 2019 at 8:40 AM

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

From: [REDACTED] >  
Date: Wed, Dec 19, 2018 at 3:43 PM  
Subject: Re: Howard bouffard drainage plan.  
To: Hernandez, Mark <mhernandez@dillon.ca>

Thanks Mark  
Have a wonderful holiday.  
[REDACTED].

On Wednesday, December 19, 2018 03:33:42 PM EST, Hernandez, Mark <mhernandez@dillon.ca> wrote:

Hello,

Thank you for your email. The study area was established through previous Environmental Assessments and studies for the purposes of planning for future services within the Town's urban boundary including roads, sanitary sewers, potable water, etc. We are currently assessing the extents of flooding within this area and will be recommending solutions to address the issues identified.

While the flooding extents are being examined within the study boundary, we do agree that the recommendations will likely extend downstream as you have noted. We will certainly consider your input as we move forward. We intend to have a PIC sometime in the spring to review our findings and recommendations with the public. Notices will be sent out in advance and will provide details as to the time, date, location, etc.

You can visit the Town's website from time to time for information on this project [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds). This website will be updated as information is made available.

Also, on the Town's website [www.lasalle.ca](http://www.lasalle.ca), at the bottom of the page, there is a news link. If you click on "more news" it will open the News and Announcement page. On the right hand side of the page roughly next to the News and Announcements title, you can subscribe to receive emails when the Town posts news and announcements. As public meetings on this project occur and new info is available on this project website, the Town will send out news updates through this area.

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](mailto:MHernandez@dillon.ca)  
[www.dillon.ca](http://www.dillon.ca)

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On Fri, Dec 14, 2018 at 1:24 PM [REDACTED] wrote:

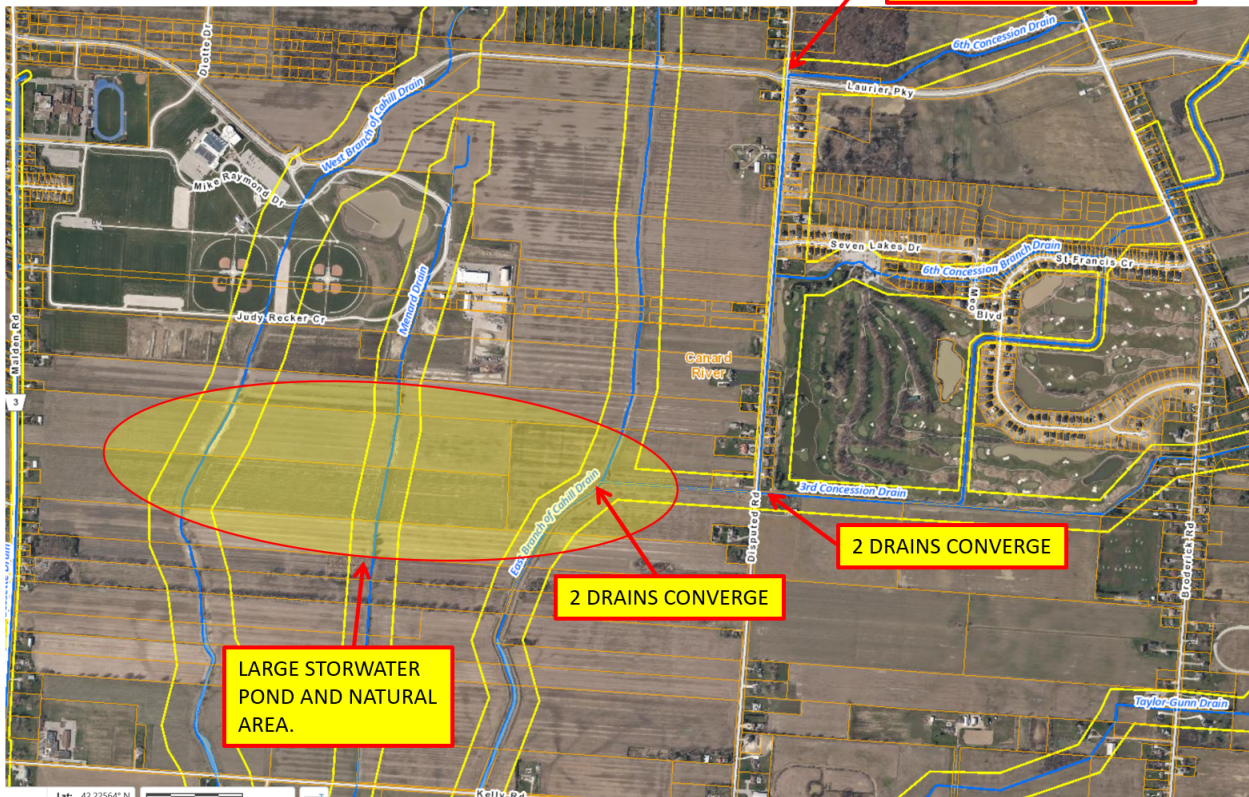
I believe that the boundry of the study does not incorporate a large enough area for future drainage requirements. The land south of the boundry to Kelly road should reviewed for drainage for a large pond to exit to river canard. Please see the pic below for where multiple drains converge. The proposal below would also create a large natural conservation area.

Thanks

[REDACTED]

POPOSAL: 1 LARGE STORMWATER POND AND NATURAL AREA. THIS COULD ALSO MITIGATE THE NEED FOR ADDITIONAL STORM PONDS IN THE PROPOSED DEVELOPMENTS NORTH OF BOUFFARD.

DRAIN MAKES 90 DEG TURN. THIS CAUSES A FLOW PROBLEM WITH BUILD UP AND OVERFLOW ONTO THE ROADWAY AND NEARBY HOMES.



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McFadden, Amanda &lt;amcfadden@dillon.ca&gt;

**Fwd: Meeting**

1 message

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>

Fri, Jun 7, 2019 at 8:42 AM

To: Amanda McFadden &lt;amcfadden@dillon.ca&gt;, Greg Hayes &lt;ghayes@dillon.ca&gt;, 188169 &lt;188169@dillon.ca&gt;

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

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

Date: Thu, Dec 20, 2018 at 10:13 AM

Subject: Re: Meeting

To: [REDACTED] &gt;

Cc: Peter Mara &lt;pmarra@lasalle.ca&gt;, Larry Silani &lt;lsilani@lasalle.ca&gt;, &lt;HowardBouffard@dillon.ca&gt;, Caza, Nicole &lt;ncaza@dillon.ca&gt;, Victor Hebert &lt;vhebert@dillon.ca&gt;

Good morning,

I have received your emails and I certainly agree that this is a public process and all stakeholder feedback is welcomed and encouraged. We are happy to meet with you and receive your input.

Having said that and as I mentioned previously, maintaining the integrity of this process is paramount. We want to ensure that things are done in a transparent manner, so at no time can anyone suggest that one stakeholder received favour over another, etc., etc.

It is highly unusual to meet directly with stakeholders without a representative of the owner being present. It is even more so the case as we are maintaining separation of project staff within Dillon.

I will review this with the Town further. Due to the holidays, this may not occur until the new year. Depending on everyone's availability, I can attend a meeting on January 9th, 10th or 11th. I also have availability the week of January 14th. I don't anticipate that the project team will resume work on this project until the third week in January or so.

I will speak with the Town as soon as is possible and we can set something up.

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

*Please consider the environment before printing this email*

On Thu, Dec 20, 2018 at 9:44 AM [REDACTED] &gt; wrote:

Good morning Mark,

Just following up on two prior requests to meet with you to discuss issues related to both [REDACTED] and [REDACTED] properties affected by the Flood inundation mapping.

6/11/2019

Dillon Consulting Limited Mail - Fwd: Meeting

kindly assist to arrange for us to meet at the earliest convenient. I verified with the town that one of our consulting engineers from Dillon will be in the meeting and they see no conflict arising by having them on board.

Kindly advise.

Thanks.

██████████



Quigley, Iain <iquigley@dillon.ca>

**Fwd: MASTER DRAINAGE STUDY**

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

Wed, Jun 28, 2023 at 10:41 AM



**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 8:01 AM  
Subject: Fwd: MASTER DRAINAGE STUDY  
To: Greg Hayes <ghayes@dillon.ca>

fyi

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

From: **Peter Marra** <pmarra@lasalle.ca>  
Date: Fri, Jan 18, 2019 at 8:30 AM  
Subject: RE: MASTER DRAINAGE STUDY  
To: [REDACTED], HowardBouffard@dillon.ca <HowardBouffard@dillon.ca>  
Cc: Larry Silani <lsilani@lasalle.ca>, Marc Bondy <mbondy@lasalle.ca>, Joe Milicia <jmilicia@lasalle.ca>, Jonathan Osborne <josborne@lasalle.ca>

Mr [REDACTED] thank-you for your comments.

First I would like to apologize for my delayed response.

All of your comments are very valid however most do not relate directly to the larger master drainage study currently occurring.

With respect to current lots being created on Disputed. The storm drainage from those lots is properly designed and collected through storm sewer and conveyed and controlled through a stormwater management pond. In fact, those land currently drain into the master drainage area study limits, however once developed will be removed from this area, thus providing relief to the downstream systems.

With respect to grading of the houses, that is a matter that is reviewed and approved. The home builders then needs to comply with the proposed grades. This matter is being reviewed closely after what we know happened and how the previously new houses were constructed.

As you know Disputed is simply an old rural road that use to have roadside ditches. Over the time, many people elected to infill their ditches some with permission and some without the knowledge of the Town. We recognize there is improvements needed on Disputed from a road and drainage standpoint, but that is localized improvements. In the end, the localized drainage from these improvements would be conveyed through the master drainage study area. Therefore, we need to make improvements on drainage starting from downstream working our way upstream. The master drainage study is the first step in providing improved localized drainage on Disputed and to your property. In addition if the road and drainage improvements were to occur that would be the prime opportunity to install a sanitary sewer. The sanitary sewer for your localized area is still a bit away to bringing it into your property.

Sorry about the rambling in the previous paragraph, but I needed to provide a bit of context around your concern relative to roadside drainage in the immediate area of your property. We have a number of hurdles to pass before localized solution to the roadside drainage can occur on Disputed.

With respect to your concern relative to reversing the lots on Disputed, I believe you already received a formal response from Mr Silani in the past on that matter.

As for any of your comment relative to Canard and culvert sizing proceeding downstream are valid to the master drainage study. These are being reviewed in the grand context of providing an overall solution to the entire area. Once a solution is developed and constructed, this will provide an outlet for all the localized improvements that are needed in the area. ERCA is a partner in the preparation of this study and will be involved in finalizing and approving the final report.

I trust this has addressed your current concerns.

Regards,

**Peter Marra, P.Eng.**

Director of Public Works,

Town of LaSalle



**From:** [REDACTED] >  
**Sent:** December-29-18 8:02 AM  
**To:** HowardBouffard@dillon.ca; Peter Marra <pmarra@lasalle.ca>  
**Cc:** Larry Silani <lsilani@lasalle.ca>; Marc Bondy <mbondy@lasalle.ca>  
**Subject:** MASTER DRAINAGE STUDY

Gentlemen; I am responding to you, regarding the Master Drainage Study for the Howard/Bouffard Planning Area.

My 1st point is that all residential construction along Disputed Rd., must be stopped until this study is completed.

This past year, I attended a severance meeting in regard to 6 lots being severed on the west side of Disputed Rd., south of 6200, I felt that the issues/concerns which I raised, fell on deaf ears. Only one person on the committee agreed with my concerns. I quote committee chairperson, "these are issues that someone else must deal with. "

When I observe the construction that has taken place on the east side of Disputed Rd., south of the round about , this should have not happened in the manner that it did. There will be issues with storm water run off after a major storm, in the future . These lots should have had the same depth as the lanneta lot and the homes should have been built in line with the lanneta home. The slopes angles of the driveways should not have extended onto the road allowance area. Please take the time to view what currently happens with a normal rainfall in this area. Therefore; I am requesting that the construction on the west side of Disputed Rd. be put on hold and I wish to be invited to any meetings regarding these 6 building lots.

All large future development should be reverse frontage along Disputed Rd. this would allow the Town to install proper storm water sewers, green areas, walking/bike paths. Building lot property would start at the end of the 33 feet road allowance. This would apply to all property on the west and east side of Disputed Rd., north of the Lepain drain.

With this construction, there will be an increase in traffic. having to stop at a stop sign is better than people backing their cars out of a driveway. This past summer, I counted 18 cars parked in the area of 6280 Disputed Rd., for an afternoon party.

At my location of [REDACTED], the inground culverts should be replaced with larger culverts, to improve storm water flow; north to the Lepain Drain and south towards Laurier. During the last major rainfall, my catch basin was full to the top but how can this happen when my lot is the high point along Disputed Rd.

The Town is currently doing work to the 6th Concession Drain, the storm water flows to Disputed Rd. and Laurier Parkway, this storm water must be diverted or held back. It has been stated that the drainage along Laurier Parkway is inadequate.

During/after a major storm, there is a build-up of debris at the culverts where the Cahill Drain crosses Bouffard. The size of both Cahill Drains and road culverts must be increased to improve storm water flow.

On the west side of Disputed Rd, south of Laurier, the Town may need to consider how to improve that drainage.

I wish to point out, that all drains in the study area flow to the west and south, therefore where is E.R.C.A. and our provincial government since they have influence with River Canard.

During my work life, I was an Industrial Engineer which required a knowledge of facility layout (cut & paste for best fit). It would be appropriate for those individuals who are responsible for development and building construction keep in mind that they work for the residents of LaSalle not the developers.

Respectfully

[REDACTED] C.E.T.

[REDACTED]

[REDACTED]



Hayes, Greg <ghayes@dillon.ca>

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## Fwd: FW: Howard/Bouffard Planning area-Master Drainage Study

---

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>  
To: Amanda McFadden <amcfadden@dillon.ca>  
Cc: Greg Hayes <ghayes@dillon.ca>, 188169 <188169@dillon.ca>

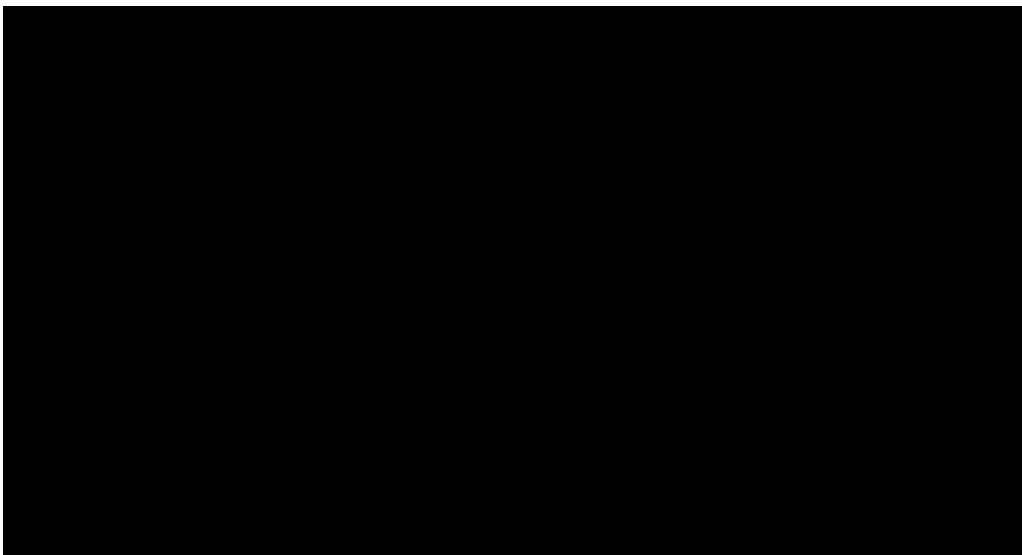
Fri, Jun 7, 2019 at 8:39 AM

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**From:** [REDACTED]  
**Sent:** December-21-18 6:18 PM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Subject:** Howard/Bouffard Planning area-Master Drainage Study

Pete: Further to our discussion, please add me to the contact list for future updates on this plan. I am representing my Mother in law ([REDACTED] who represents the landowners of lots on Valiant Avenue ([REDACTED] to [REDACTED] and [REDACTED]). If you need anything else from me, just let me know. Thanks

Mark





Hayes, Greg &lt;ghayes@dillon.ca&gt;

## Fwd: Howard / Bouffard Master Drainage Plan

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>  
 To: Amanda McFadden <amcfadden@dillon.ca>  
 Cc: Greg Hayes <ghayes@dillon.ca>, 188169 <188169@dillon.ca>

Fri, Jun 7, 2019 at 8:37 AM

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

From: **Hernandez, Mark** <mhernandez@dillon.ca>  
 Date: Wed, Jan 9, 2019 at 9:08 AM  
 Subject: Re: Howard / Bouffard Master Drainage Plan  
 To: [REDACTED] >  
 Cc: [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca) <[HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca)>, Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>

Hi [REDACTED]

Thank you for your email. Our effort to date on this study has been focused on establishing the existing conditions flood extents within the Howard / Bouffard area. We are now shifting our focus toward potential solutions. We will certainly consider your input as we move forward. We intend to have a PIC sometime in the spring to review our findings and recommendations with the public. Notices will be sent out in advance and will provide details as to the time, date, location, etc.

You can visit the Town's website from time to time for information on this project [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds). This website will be updated as information is made available.

Also, on the Town's website [www.lasalle.ca](http://www.lasalle.ca), at the bottom of the page, there is a news link. If you click on "more news" it will open the News and Announcement page. On the right hand side of the page roughly next to the News and Announcements title, you can subscribe to receive emails when the Town posts news and announcements. As public meetings on this project occur and new info is available on this project website, the Town will send out news updates through this area.

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](mailto:MHernandez@dillon.ca)  
[www.dillon.ca](http://www.dillon.ca)

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On Mon, Dec 31, 2018 at 11:02 PM [REDACTED] > wrote:

Both my Mom and I are very interested in what stormwater overflow solution will be developed. I have lived on Disputed Road just south of Laurier Parkway for over 50 years, and my Mom even longer. There has always been stormwater overflow and at times it has run over Disputed Road, but the way the Laurier Parkway floods, causing the intersection at Disputed Road to be blocked off at the Parkway is very concerning. I have been detoured west on Bouffard, south on Malden, east on Kelly, north on Disputed, in order to get to my house, due to the standing water during heavy or steady rainfall.

In previous years the farmlands would collect the overflow. We are not one of the landowners that have been contacted for input. I have several photos of the Laurier Parkway, severely under water at Disputed, if you would care to see them.

We look forward to attending the Public Information Centre, and hope that a solution for the stormwater overflow is resolved before there is much more development in this area.

[REDACTED] and [REDACTED]  
[REDACTED]

Sent from my Samsung Galaxy smartphone.



Hayes, Greg &lt;ghayes@dillon.ca&gt;

## Fwd: Master Drainage Study - Notice of Commencement

**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>  
 To: Amanda McFadden <amcfadden@dillon.ca>  
 Cc: Greg Hayes <ghayes@dillon.ca>, 188169 <188169@dillon.ca>

Fri, Jun 7, 2019 at 8:38 AM

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

From: **Hernandez, Mark** <mhernandez@dillon.ca>  
 Date: Tue, Jan 8, 2019 at 1:48 PM  
 Subject: Re: Master Drainage Study - Notice of Commencement  
 To: [REDACTED] <[REDACTED]>  
 Cc: Peter Marra <pmarra@lasalle.ca>

Hi [REDACTED],

Thanks for your email. Pete and I would like to meet with you at LaSalle Town Hall on January 28th at 2pm to discuss these items. I will send a calendar invite.

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

*Please consider the environment before printing this email*

On Wed, Jan 2, 2019 at 2:08 AM [REDACTED] > wrote:

Happy New Year Mark & Peter,

Our interest in developing our property is still hopeful despite the launch of the Howard-Bouffard Drain study that has delayed the ability for anyone to obtain permits until ERCA & the Town of LaSalle agree to the Master Drainage Study that Dillon Consulting has been working on for some time.

- 1) In April 2018, we submitted to Dillon Consulting our drainage proposal and over-sized our storm sewers to accommodate the Horse Property. Do you have any specific comments on our drainage proposal that was driven by the input we received from ERCA in 2016 - 2017?
- 2) Will there be any other drainage/storm management changes forced upon us since we have already received Draft Plan approval?
- 3) What are the implications for us in regards to sharing overall master drainage improvement costs even though our land lies outside of LaSalle's flood zone?
- 4) I will be in Windsor the last week of January & would like to set up a meeting at the Town to review potential changes that could affect our Draft Plan. Are you both available anytime on Mon. Jan. 28 or Tues. Jan. 29, 2019?

9/18/2019

Dillon Consulting Limited Mail - Fwd: Master Drainage Study - Notice of Commencement

Thank you [REDACTED].

Sincerely,

[REDACTED]

Sent from my iPhone



Quigley, Iain <iquigley@dillon.ca>

**Fwd: Howard Bouffard Master Drainage Study - [REDACTED] Ltd. comments 2**

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

Wed, Jun 28, 2023 at 10:41 AM

This one's from early in the study. I think we already have the original comments in Appendix A so please replace that with this full email chain to avoid repetition.

Thanks,  
Greg



**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 8:00 AM  
Subject: Fwd: Howard Bouffard Master Drainage Study - [REDACTED] Ltd. comments 2  
To: Greg Hayes <ghayes@dillon.ca>

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

From: **Peter Marra** <pmarra@lasalle.ca>  
Date: Fri, Jan 18, 2019 at 1:38 PM  
Subject: RE: Howard Bouffard Master Drainage Study - [REDACTED] Ltd. comments 2  
To: [REDACTED]  
Cc: mhernandez@dillon.ca <mhernandez@dillon.ca>, Larry Silani <lsilani@lasalle.ca>, Jonathan Osborne <josborne@lasalle.ca>

[REDACTED], thank-you for your additional comments.

We are in receipt of them and will incorporate them into this study.

You are correct that this is a work in progress and we are only about 25% of the way through today. The existing conditions map that you obtain will be made public shortly through the Town website. There should be context around the map and we are just working on that text now and will post it shortly. You can see that just looking a map without any context may cause concern. Once it made available some of your questions noted below may be addressed.

The mapping prepared this time around is following the technical guideline for flood hazard mapping and is a bit different process than any other previous mapping. That is why you may see a slight variation in certain areas.

As for existing topographical information. I thank-you for obtaining additional survey information and that will help us out a lot in better refining the existing inundation area. The more accurate true ground elevation we have the better the results will be for the proposed ultimate solution.

At the end of the day, the objective of the solutions will be properly collect and distribute the runoff in an organized engineered manner and direct it to where it should go instead of spreading out as is shown in the existing conditions map. The result will be to free up lands where water may currently sit into area properly designed to accept the water. At the first public meeting, which we expect in the spring, existing conditions will be displayed along with proposed solution showing the effect on what it will solve from an inundation standpoint. It is also expected that water surface elevation will also be worked and provided at the public meeting for the various solutions.

While we understand you will be obtaining additional topo info, we need to finalize the existing conditions map based on info we have to date. A number of people have said they will provide us more topo info and if we wait for everybody/everything, we may never move past this point and finish the project. This needs to be made public and as more information comes in throughout the project we will incorporate it into the mapping, etc.

Your email is well organized and I believe we understand your concerns and will endeavour to address them through this process. If you want to meet in advance of the public meeting we can do that, but if we wait until the public meeting, we might have more answers for you at that time and we can also gather your comments relative to the proposed solutions.

Thank-you for your time. We will also let you know once the next bit of information is available online.

**Peter Marra, P.Eng.**

Director of Public Works,

Town of LaSalle

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**From:** [REDACTED] >  
**Sent:** January-16-19 5:08 PM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>; [mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)  
**Subject:** Howard Bouffard Master Drainage Study - [REDACTED]. comments 2

Hello Peter and Mark, and Happy New Year.



I am following up on my email below, since a few days ago I came across Dillon's draft Figure 2 dated 2018-12-03, Preliminary 1:100 Year Existing Flood Extent.

While I recognize that this is a work in progress, I want to make some comments now for your consideration, as to how this may impact the [REDACTED] property. Please see my attached markup of the partial Dillon drawing for numbering/locations of my comments that follow.

1. The roadway and homes on Seven Lakes drive are flooded. This appears to be inconsistent with the current conditions, which are as per the attached as-built drawing *4588-6- Grading* for phase 3D of the [REDACTED] Subdivision.
2. The ditch that is shown across the phase 3C subdivision does not exist. Please see the as-built drawing *4720-3- Grading* for Phase 3C attached for the correct elevations of these properties.
3. This orange colour in Phase 1 seems to indicate the existence of a ditch and flooding on some lots. That ditch does not exist, and the area is full of homes. So there cannot be flooding there.
4. and
5. Since taking over in 1995, we have not experienced the flooding in the area that is indicated by the draft Figure 2. In fact, the drainage situation along Disputed road has improved significantly after the Town replaced the undersized culverts (that were acting as restrictors and backing up the waters) with arch-pipes of proper capacity ([REDACTED] Disputed, the golf course gate further south, and [REDACTED] Disputed are three that come to mind).

This week I retained Verhaegen surveyors to carry out a topographical survey of this area, so that we can all better understand the actual existing conditions compared to the Dillon model. The field work is done, and I anticipate receiving their survey in about 10 days, at which time I will forward it to you both.

6. I would like to understand what is the impact of the depression storage areas shown over the existing ponds constructed by [REDACTED].
7. I would like to know what is the flood water surface elevation predicted by the model at the above spots on the [REDACTED] lands. Can that be provided to me?

For [REDACTED] lands, it appears to me that the base existing information used in this current model is the same as what Dillon used to generate that first flooding map in 2017 (the one showing flood waters in blue). As we know, that base data was incorrect, and when the proper information was inserted into that first Dillon model, the corrected map was then consistent with the "no flooding" that we see in the field.

After Mark has had some time to review this, and the Verhaegen survey that I will forward upon receipt, I am requesting a meeting to understand the results of this modeling on the [REDACTED] Ltd. lands.

Any information that you can provide to me along the way will assist to inform the project and contribute to its completion as quickly as possible.

Thank you both for your consideration.

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**From:** [REDACTED]  
**Sent:** September-21-18 4:58 PM  
**To:** 'Peter Marra'; 'mhernandez@dillon.ca'  
**Subject:** Howard Bouffard Master Drainage Study - [REDACTED]. comments

Peter, Mark: Further the meeting of last week, I submit the information you requested relative to the Master Drainage Study by Dillon, and our comments.

This is for the lands owned by [REDACTED], which are presently used for the [REDACTED]. For clarity, the residential subdivision of 248 lots was owned by [REDACTED].

Attached is:

1. The questionnaire filled out.
2. Our sketch SK-1
3. Our sketch SK-2

As we indicate on SK-1, we request that the study boundary be adjusted to include all of the [REDACTED] lands.

On SK-2, we have summarized the overall drainage pattern of the [REDACTED]. We can provide further input and data if you need it.

[REDACTED] has provided substantial drainage improvements on its own lands **for its own use and benefit (whether present of future)**, including storm water retention in the ponds that it constructed.

It is very likely that further development on at least a part of these lands will take place, although we are uncertain of the timing at this time.

Therefore, this current study by Dillon must NOT adversely impact this property.

We will continue to monitor and assist as best as we can with this necessary study. Please keep me fully informed of your progress.

Thank you.

[Redacted]

[Redacted]

[Redacted]



McFadden, Amanda <amcfadden@dillon.ca>

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## Fwd: Mailing list

1 message

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**Stanlake-Wong, Sabrina** <sstanlake@dillon.ca>  
To: Amanda McFadden <amcfadden@dillon.ca>  
Cc: Greg Hayes <ghayes@dillon.ca>, 188169 <188169@dillon.ca>

Fri, Jun 7, 2019 at 8:34 AM

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

From: **Mike Nelson** <MNelson@erca.org>  
Date: Fri, Apr 12, 2019 at 12:27 PM  
Subject: Mailing list  
To: [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca) <[HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca)>

Good afternoon,

Please add me to the mailing list.

Thanks,



Michael Nelson, B.Sc., M.Sc. (Planning)

Watershed Planner

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

Telephone: 519-776-5209 extension 347

Email: [mnelson@erca.org](mailto:mnelson@erca.org)

Website: [essexregionconservation.ca](http://essexregionconservation.ca)

**Town of LaSalle: Howard/Bouffard Planning Area  
Master Drainage Study  
Existing Conditions Flood Extents Mapping  
January 2019**

The attached mapping illustrates the 1:100 year flood extents within the Howard / Bouffard Planning area under existing conditions. The master drainage study has been initiated to provide a solution to reduce and improve these conditions.

The following has been provided to assist in interpreting the map:

- The study boundary was previously established to represent an area of highly developable land within the Town's urban boundary and to further assess the servicing needs including roads, watermains, sanitary sewers and stormwater drainage.
- The depression storage areas represent localized areas with relatively lower elevations whereby water cannot readily flow by gravity to a receiving drain, ditch, etc.
- The flood extent illustrates the spread of water anticipated under a 1:100 year storm event. A 1:100 year event represent an event of such magnitude that on average, occurs only once in 100 years.
- Significant drains or waterways have been illustrated as the main conduits which convey flows to receiving waters. Most are municipal drains as established under the Drainage Act. Roadside ditches, swales and other minor conduits have not been illustrated.
- There are two main contributions of stormwater which result in the flooding as shown:
  - The stormwater which falls directly on the lands
  - A spillover of the Cahill Drain banks approximately at the location of the West Branch Cahill Drain.
- The flood extents have only been illustrated within the study boundary. Flooding does extend beyond the study limits.

The existing conditions mapping was established using the Technical Guidelines for Flood Hazard Mapping, March 2017, prepared by Environmental Water Resources Group Ltd. and in coordination with the Essex Region Conservation Authority (ERCA) and Town of LaSalle.

Adherence to the Technical Guidelines represents a different process than has been undertaken in previous efforts to estimate the flood extents and so largely explains the variation in the extents. The guidelines were not available until 2017.

The map provides guidance to the Town and ERCA with respect to the status of developable lands which fall in or out of the flood extents. You may contact the Town or ERCA for further clarification.

The next step in the study is to determine and evaluate alternative solutions and put forward a recommended solution. An Environmental Assessment Addendum was completed in March 2017. This addendum refined the solution for stormwater which falls within the Howard / Bouffard area but did not address the spill from the Cahill drain. The recommended solution will compliment the EA addendum by addressing the spill.

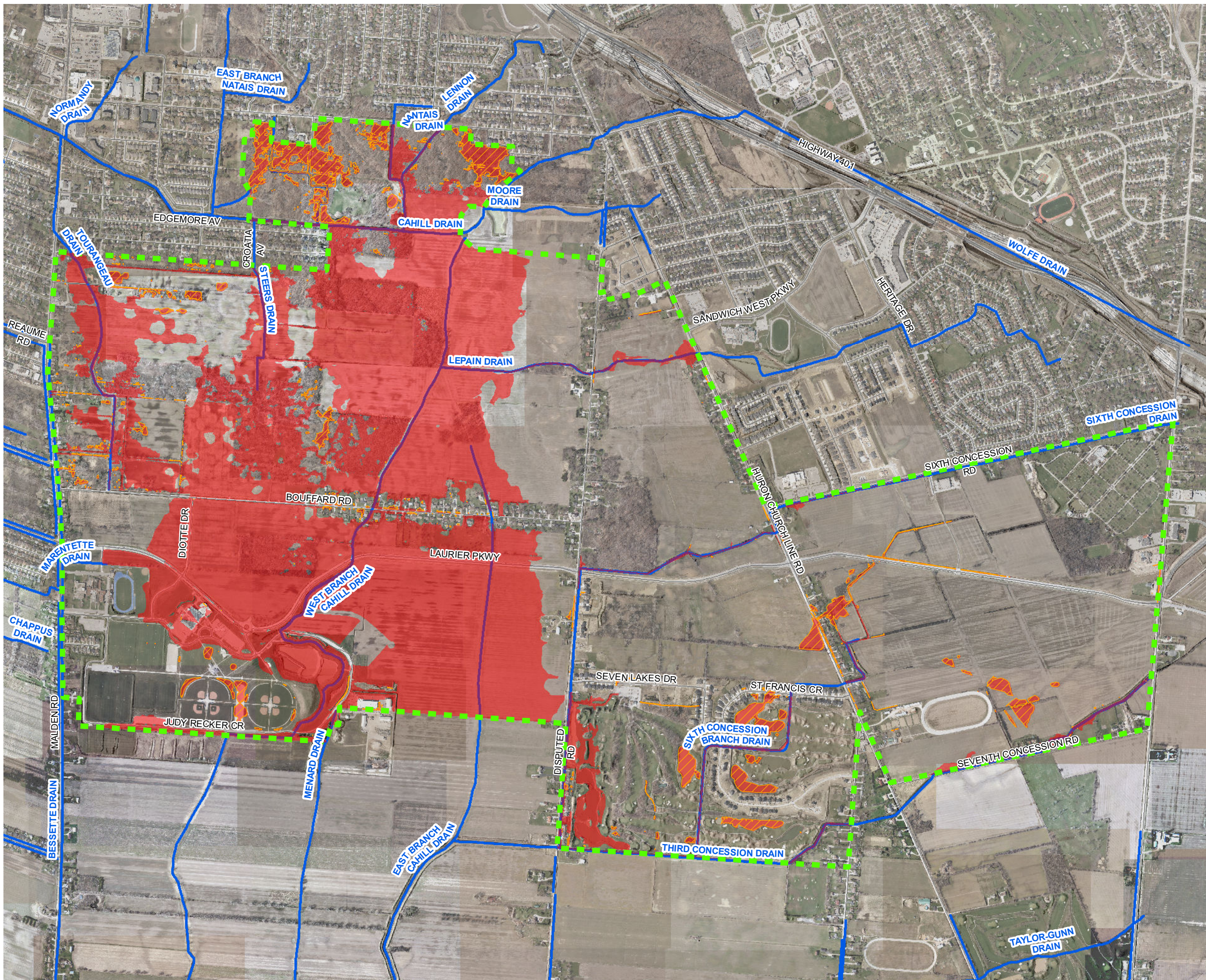
It is the intent that the recommend solution along with proper stormwater management measures for the developable lands will eliminate the flooding on the developable lands and will allow development to proceed. It is the Town's intent that a solution be implemented in a three to four year timeframe.

Details of the existing conditions and proposed solutions will be reviewed at a Public Information Centre (PIC) to be held sometime in the spring of 2019. Specific invitations will be distributed on the date, time and location of the PIC has been confirmed.

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](mailto:HowardBouffard@dillon.ca)

Peter Marra, P.Eng.  
Director of Public Works  
Town of LaSalle  
5950 Malden Road, LaSalle, ON N9H 1S4  
Tel: 519.969.7770, ext. 1475  
Email: [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)



**TOWN OF LASALLE**  
 HOWARD BOUFFARD MASTER DRAINAGE  
 STUDY

**EXISTING 1:100 YEAR  
 FLOOD EXTENTS**  
 FIGURE 2

-  STUDY AREA
-  DEPRESSION STORAGE AREA
-  FLOOD EXTENT\*
-  EXISTING DRAIN OR WATERWAY
-  STREET CENTRELINE

\*NOTE: FLOOD EXTENTS HAVE ONLY BEEN ILLUSTRATED WITHIN THE STUDY AREA. FLOODING DOES EXTEND BEYOND THE STUDY LIMITS.



MAP DRAWING INFORMATION:  
 DATA PROVIDED BY DILLON CONSULTING LIMITED, CANVEC  
 SERVICE LAYER CREDITS: ESRI, HERE, GARMIN, INTERMAP, INCREMENT  
 P CORP., GESCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL,  
 ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA (HONG KONG), SWISS  
 TOPO, OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY

MAP CREATED BY: JAB  
 MAP CHECKED BY: JAM  
 MAP PROJECTION: NAD 1983 UTM Zone 17N

FILE LOCATION: X:\PROJECTS\DRAFT\JM Modelling\Howard  
 Bouffard\GIS\MXD\188169\_Fig2\_FloodMapExtent\_20181203.mxd



PROJECT: 18-8346  
 STATUS: FINAL  
 DATE: 2019-03-14

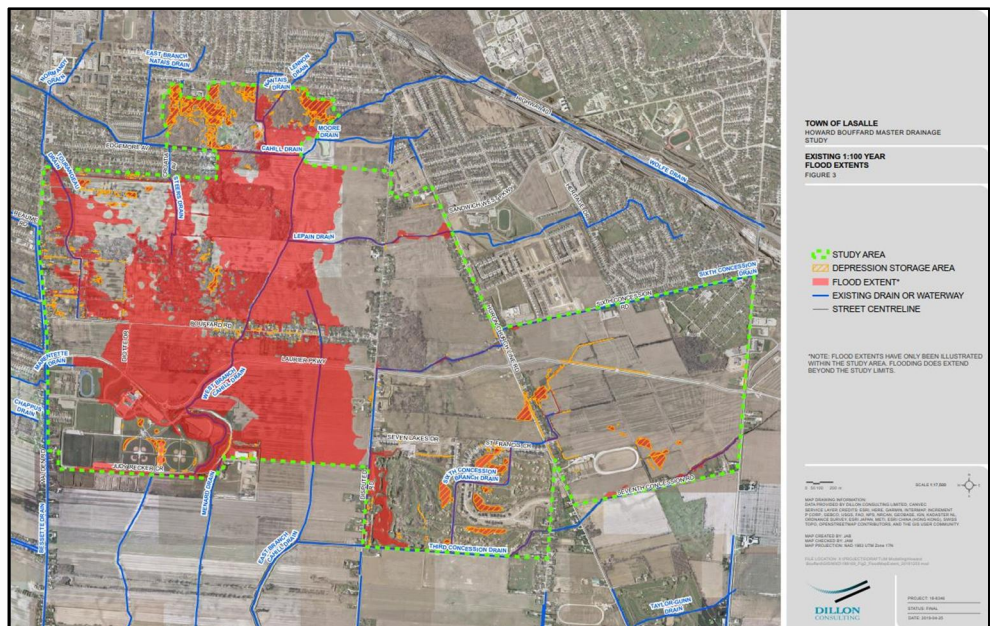
**Town of LaSalle: Howard/Bouffard Planning Area  
Master Drainage Study – Study Update – May 2019  
Existing Conditions Flood Extents and Development of Alternative Solutions**

The development of alternative solutions is now well under way and the study is progressing towards a Public Information Centre in June 2019. At this time, the Town of LaSalle would like to provide an update to stakeholders.

The existing conditions flood extents mapping was distributed via a public notice and link to the Town’s website in January 2019. The results were established using the Technical Guidelines for Flood Hazard Mapping, March 2017, prepared by Environmental Water Resources Group Ltd. and in coordination with the Essex Region Conservation Authority (ERCA) and Town of LaSalle. Since that time, it was identified that the illustration of the flood extents particularly along Disputed Road was beyond what the hydraulic grade line elevations along the East Branch Cahill Drain would dictate. The map has since been revised and can be viewed in greater detail by visiting the Town’s website for this project: <http://www.lasalle.ca/hbmds>

Please note that the flood extents have only been illustrated within the study boundary. This does not mean that the flooding does not extend beyond the boundary.

It should also be noted that adherence to the Technical Guidelines represents a different process than has been undertaken in previous efforts to estimate the flood extents and so explains the any variation in the extents. The map provides guidance to the Town and ERCA with respect to the status of developable lands which fall in or out of the flood extents.



The development of alternative solutions is now well underway. A Technical Engagement Session was held with the Town and ERCA in late April to review the preliminary findings, discuss additional alternatives and opportunities, and to clarify technical parameters moving forward. The anticipated timeline to project completion is as follows:

- A Public Information Centre (PIC) will be held in June 2019. A notice for the PIC will be distributed in advance to confirm the time, date and location of the meeting.
- Feedback from the PIC will be considered and reviewed with the Town and ERCA in late June and direction moving forward will be confirmed.
- A draft study will be provided to the Town and ERCA in August 2019.
- Study completion is anticipated by September 1, 2019. At that time the study will be made available for public comment.

Once complete, the Master Drainage Study document will speak to the following:

- Development of the existing conditions flood extents
- Development and analysis of alternatives solutions and recommended solution
- Preliminary design, cost estimate, cost recovery, property requirements and implementation details
- Natural environment, natural heritage and archaeological considerations

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](mailto:HowardBouffard@dillon.ca)

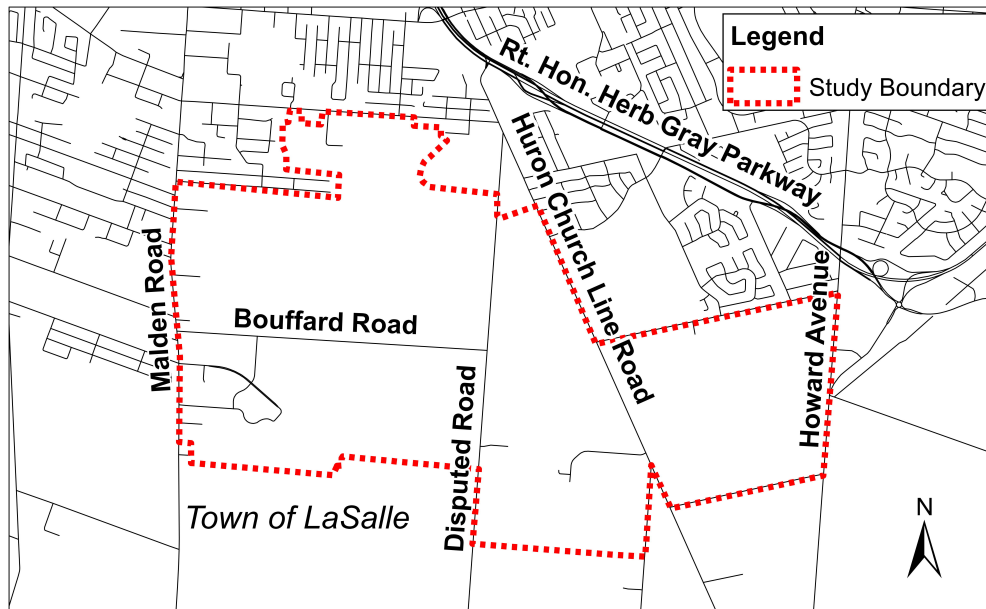
Peter Marra, P.Eng.  
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Town of LaSalle  
5950 Malden Road, LaSalle, ON N9H 1S4  
Tel: 519.969.7770, ext. 1475  
Email: [pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)

## Town of LaSalle: Howard/Bouffard Planning Area Master Drainage Study Notice of Public Information Centre

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 below. The study is being completed following the requirements of the Municipal Class Environmental Assessment process for a Master Plan. The purpose of the study is to:

- Build on the solutions developed through the Bouffard Howard Planning Districts Class Environmental Assessment Addendum (March 2017).
- Redefine the flood mapping for existing conditions.
- Establish anticipated build out conditions and develop an implementation strategy to mitigate flooding in the area.
- Estimate costs for identified solutions as well as cost recovery mechanisms.
- Establish property requirements to facilitate the improvements.

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.



The project team has evaluated alternative solutions to address the stormwater overflow and will be displaying a recommended solution for public input at a Public Information Centre as outlined below. Please join us to learn more about the project and provide your feedback.

Date: June 26, 2019

Time: 4:00 to 7:00 p.m.

Location: Atrium, LaSalle Civic Centre, 5950 Malden Rd, LaSalle, ON

If you have any questions about this project, please contact either of the individuals listed below.

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](mailto:HowardBouffard@dillon.ca)

Peter Marra, P.Eng.  
Director of Public Works  
Town of LaSalle  
5950 Malden Road  
LaSalle, ON N9H 1S4  
Tel: 519.969.7770, ext. 1475  
Email: [PMarra@lasalle.ca](mailto:PMarra@lasalle.ca)