

WELCOME!

Bouffard Howard Class Environmental Assessment (EA) Addendum Public Information Centre #1

June 6, 2016

Vollmer Culture and Recreation Complex



WELCOME!

Class EA Addendum - Integrated Approach

Study Process

The study is following the requirements of the Municipal Class Environmental Assessment (EA) (2000, as amended). The study will meet the requirements of the "Integrated Approach" which provides an opportunity to fulfill requirements of the Environmental Assessment Act and Planning Act through a coordinated process, where appropriate. **We are a Schedule 'B' Project.**

Class Environmental Assessment

The Class EA Process ensures:

- All relevant social, environmental and engineering factors are considered in the planning and design process
- Public and agency input is integrated into the EA process

SCHEDULE B
SCHEDULE C

Phase 1: Problem / Opportunity

Confirm the study purpose and justification.

We Are Here!

SCHEDULE B
SCHEDULE C

Phase 2: Alternative Solutions

- Identify reasonable alternative solutions to the problem/opportunity
- Overview of existing conditions
- Consult review agencies and the public
- Evaluate alternatives and recommend a solution
- Select the preferred solution
- Document the decision making process for public and agency review (Schedule B)

SCHEDULE C

Phase 3: Alternative Design Concepts

- Identify alternative design concepts
- Detailed review of existing conditions
- Evaluate alternatives and select a recommended design
- Consult review agencies and the public.
- Select the preferred design.

SCHEDULE C

Phase 4: Environmental Study Report

Document the decision making process in an environmental study report (ESR) for a Schedule C Project.

SCHEDULE B
SCHEDULE C

Phase 5: Implementation

- Detailed design and construction phase
- Monitor for environmental provisions and commitments

STUDY PURPOSE

Bouffard Howard Class EA Addendum

An addendum is being initiated to two previous Schedule B Class EA studies:

1. Bouffard and Howard Planning Districts Master Servicing Study (2002)
2. Bouffard and Howard Planning Districts Functional Design Study (August 2005)

Both studies were completed following the requirements of the Municipal Class EA for Schedule B undertakings.

The purpose of the EA Addendum is to review and update both reports and prepare one comprehensive plan for the study area. The EA Addendum will be completed following the Integrated Approach outlined in the Municipal Class EA (2000, as amended) and will include obtaining Planning Act approvals at the same time as the EA approval.

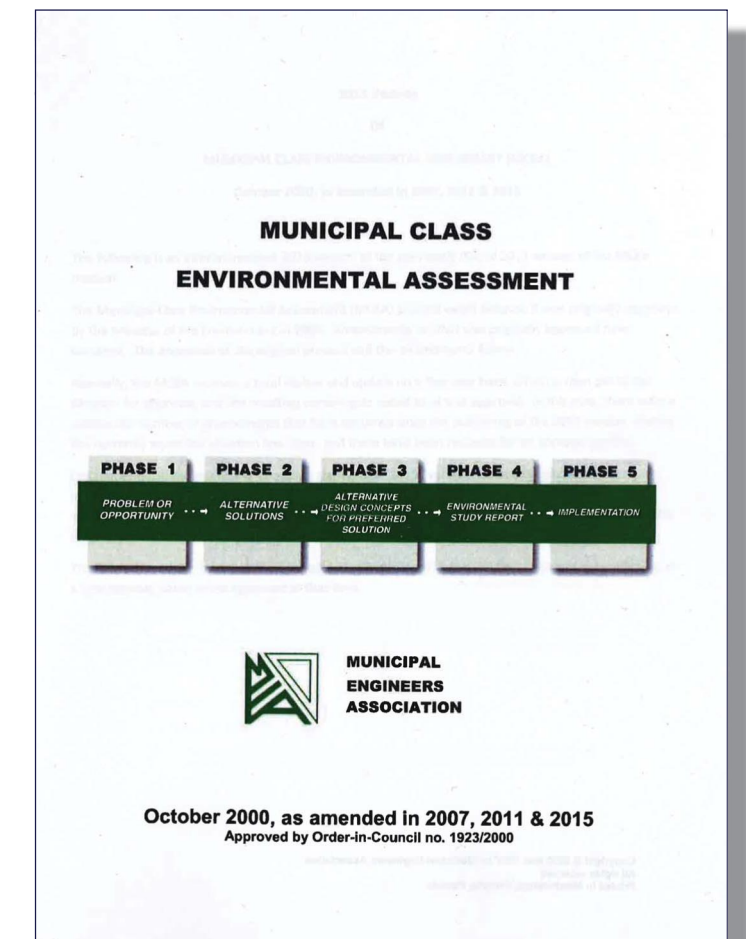
The Addendum process will:

Part 1

- Review decisions made in the two previous studies and recommend revisions. The key areas being reviewed include:
 - *Revisions to drainage area boundaries, including revision to the number and location of stormwater ponds shown in the 2005 study.*
 - *Confirm the location and size of the trunk storm sewers, trunk sanitary sewers and locations of collector and arterial roads.*
 - *Confirm the location and size of natural environment areas and corridors.*
- Document the recommended changes in an Addendum Report. Only the changes are subject to public review and input under the EA Act.

Part 2

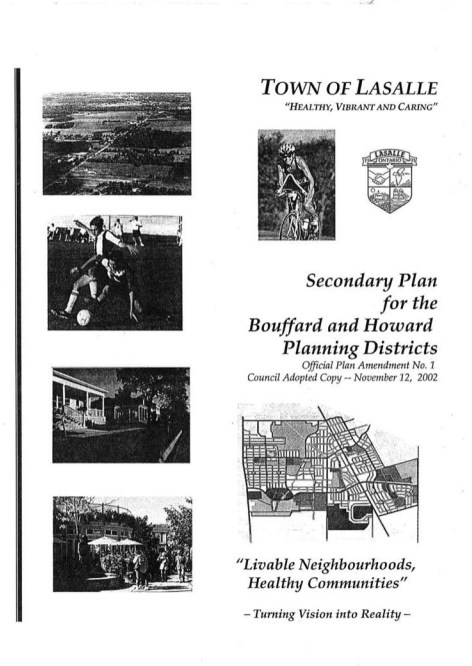
- Approval for a number of proposed developments in the area, including Draft Plans of Subdivision, Official Plan and Zoning By-law amendments.



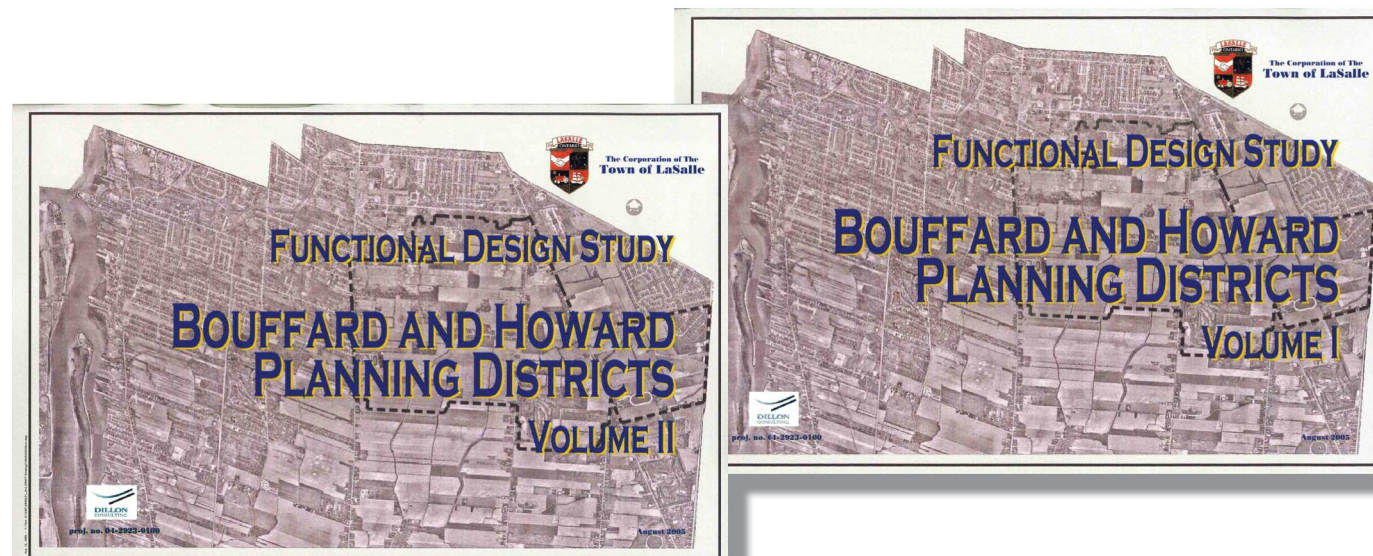
BOUFFARD HOWARD

Chronology

2002 Bouffard Howard Secondary Plan and Master Servicing Study



2005 Functional Design Study (Vol. I&II)



2015 Phase 1 Review of Storm Water Management Servicing Strategy

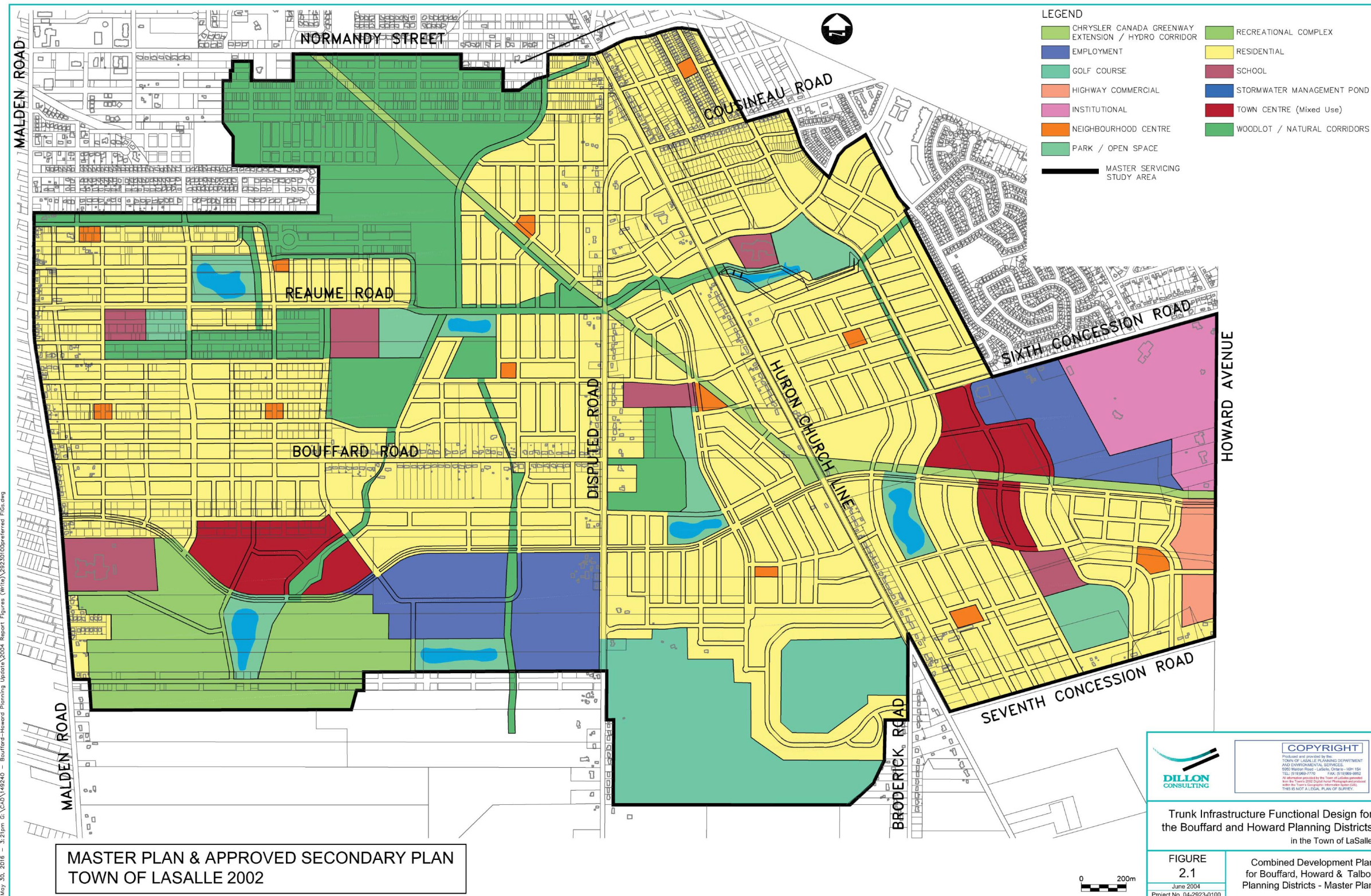


The following panels summarize key information from the previous studies.

FUNCTIONAL DESIGN STUDY

Combined Development Plan for Bouffard, Howard and Talbot Planning Districts (2005)

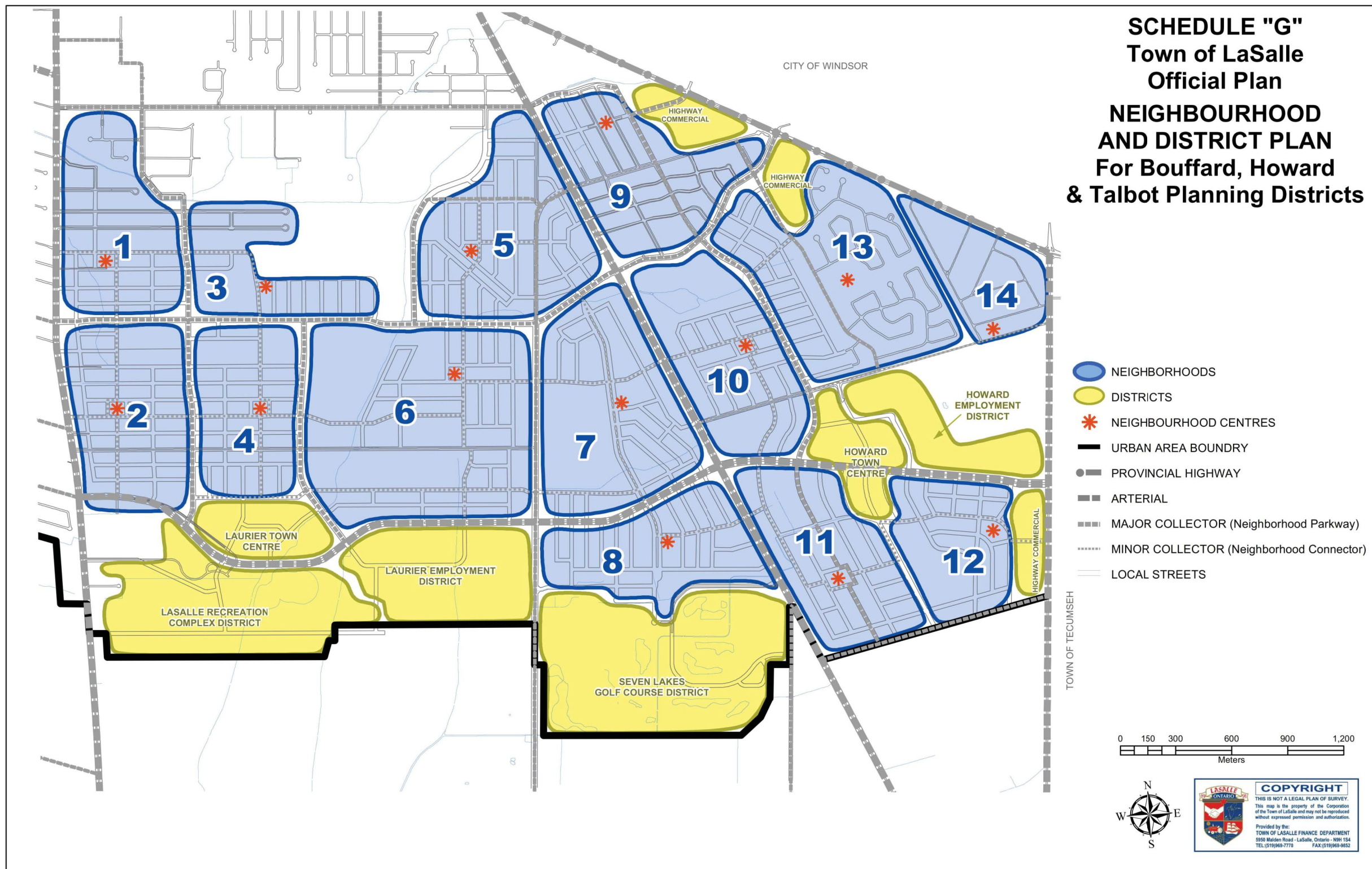
Planning Districts (2005)



May_30_2016 - 3:27pm © V:\CAD\160240 - Bouffard-Howard Planning Update\2004 Report Figures (Wile)\20230102\preferred FIGs.dwg

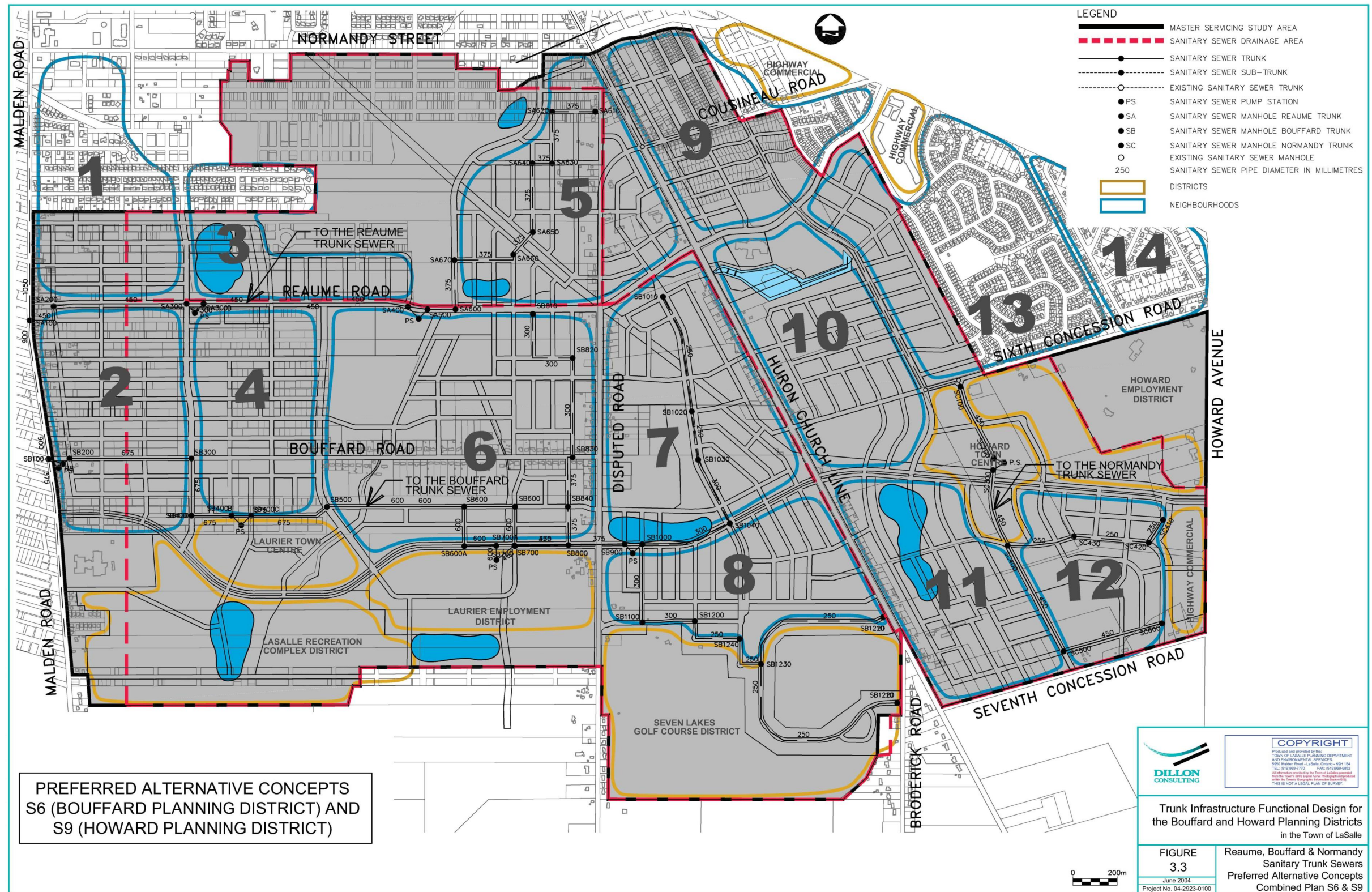
FUNCTIONAL DESIGN STUDY

Neighbourhood and District Plan (2005)



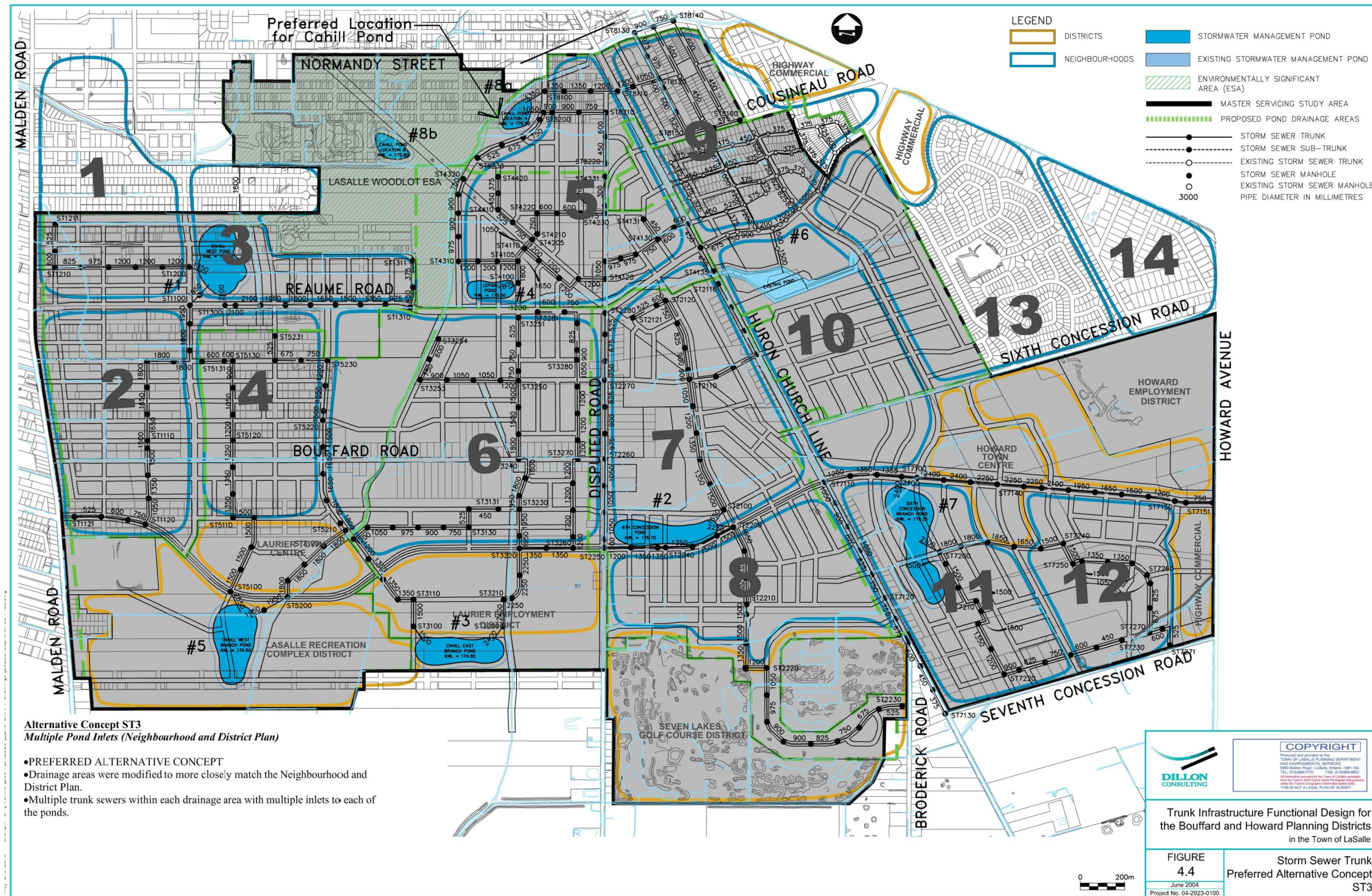
FUNCTIONAL DESIGN STUDY

Sanitary Trunk Infrastructure (2005)



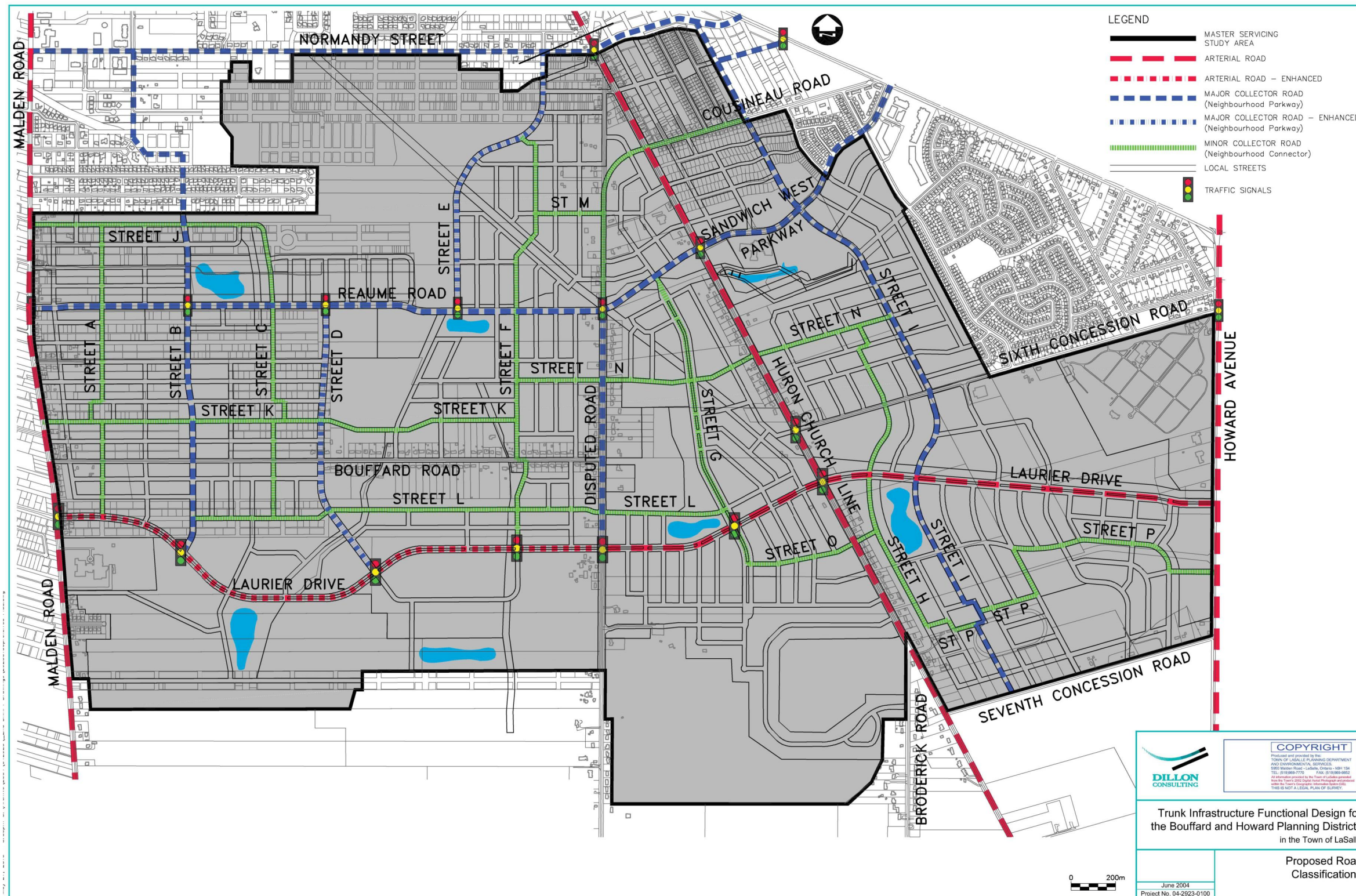
FUNCTIONAL DESIGN STUDY

Storm Sewer Trunk Infrastructure (2005)



FUNCTIONAL DESIGN STUDY

Proposed Road Classification (2005)

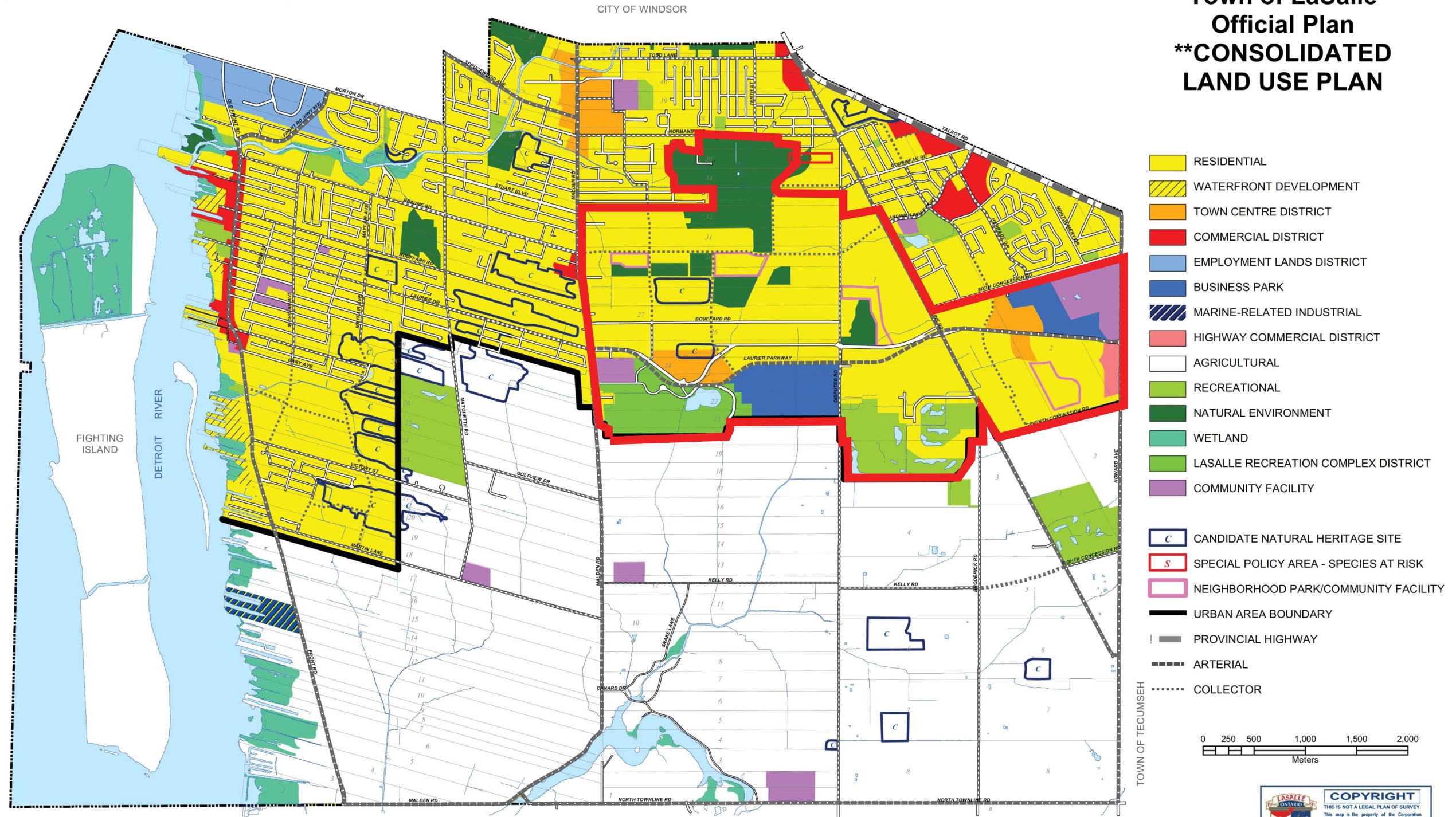


BOUFFARD HOWARD PLANNING CONTEXT

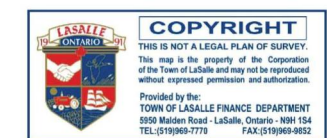
LaSalle Official Plan

****NOTE:** This Consolidated Land Use Map is included for information purposes only. Please refer to the individual Land Use Schedules contained within the Official Plan document for applicable designations. (Schedules "B", "B-1", "B-2", "B-3", "B-4" and "B-5")

Town of LaSalle Official Plan ****CONSOLIDATED LAND USE PLAN**



Source: Town of LaSalle Official Plan (2015)



BOUFFARD HOWARD STUDY AREA

Class EA Addendum and Planning Approvals - Integrated Approach



Legend

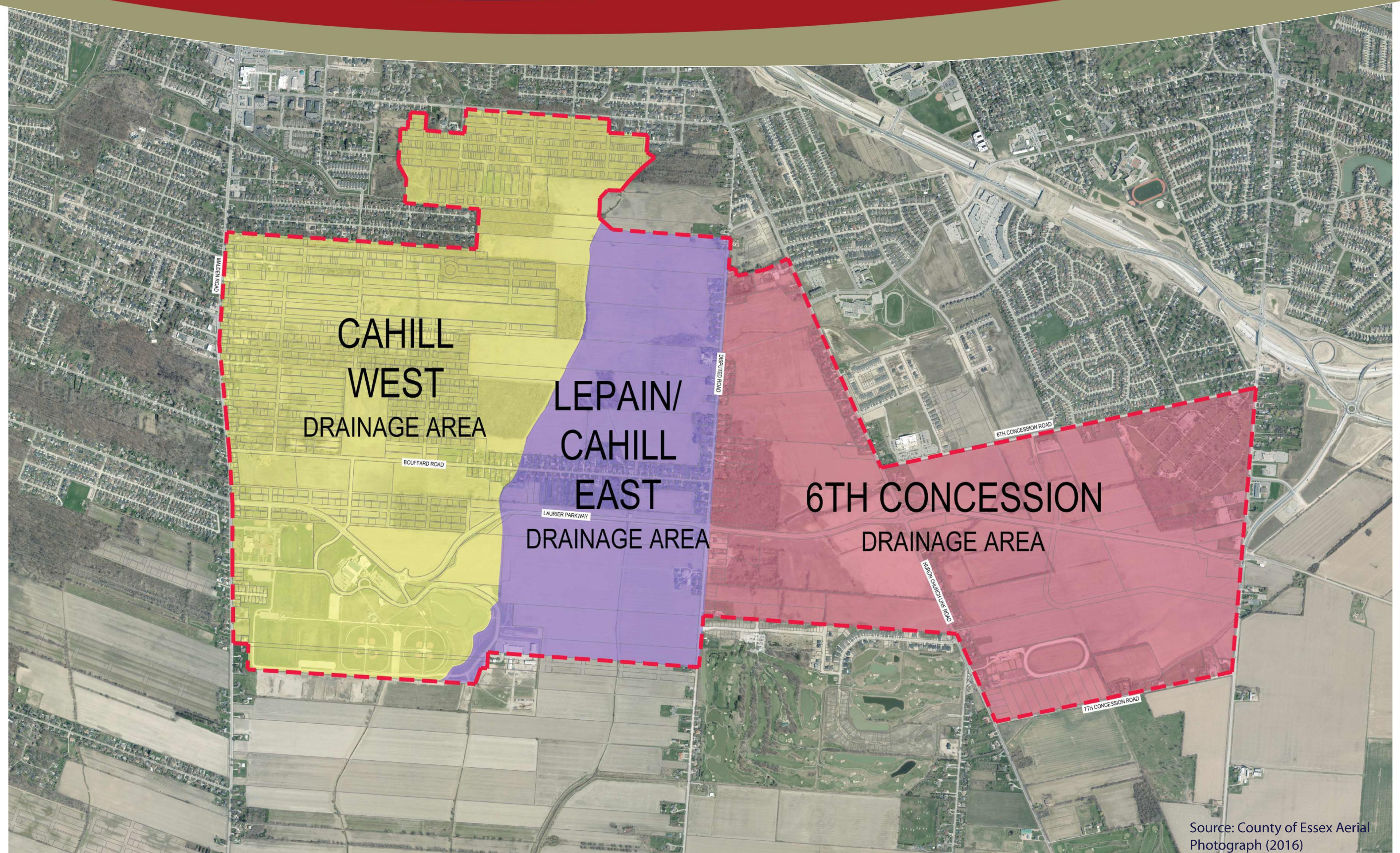


The purpose of this meeting is to receive input on the plans being developed for the study area.

The concepts shown are currently being evaluated, as required under the Class EA process.

BOUFFARD HOWARD

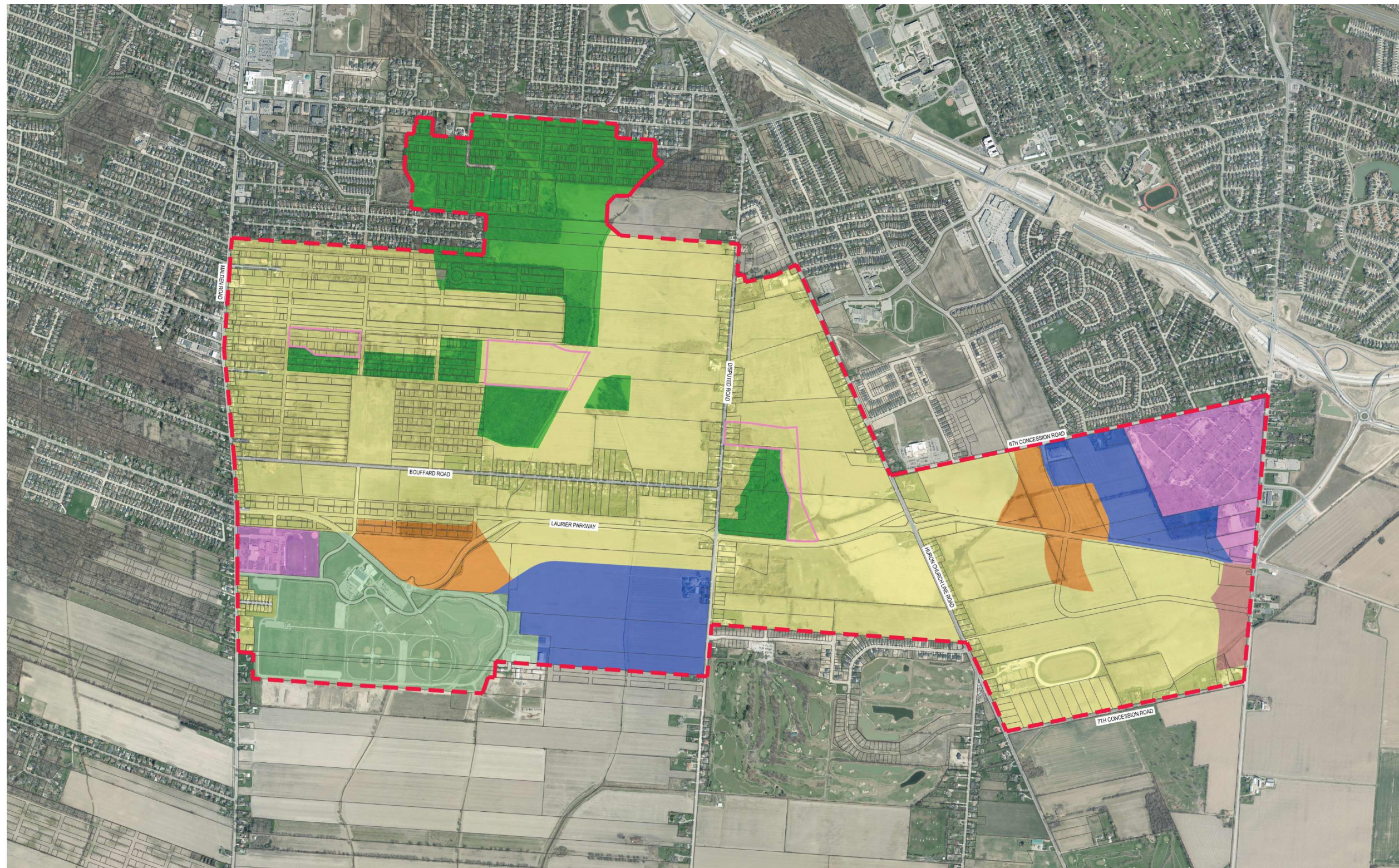
Study Areas (2016)



Source: County of Essex Aerial Photograph (2016)

OFFICIAL PLAN

Class EA Addendum and Planning Approvals - Integrated Approach



Legend











-  STUDY AREA
-  RESIDENTIAL AREA
-  NATURAL ENVIRONMENT
-  EMPLOYMENT LANDS DISTRICT
-  HIGHWAY COMMERCIAL DISTRICT
-  COMMUNITY FACILITY (EXISTING FACILITIES)
-  LASALLE RECREATIONAL COMPLEX DISTRICT
-  LAURIER/HOWARD TOWN CENTRE DISTRICT
-  COMMUNITY FACILITY/NEIGHBOURHOOD PARK

ZONING BY-LAW

Class EA Addendum and Planning Approvals - Integrated Approach



Legend

-  STUDY AREA
-  RESIDENTIAL (R) ZONE
 - R1: RESIDENTIAL ONE ZONE (SECTION 6);
 - R3: RESIDENTIAL THREE ZONE (SECTION 8)
-  RESIDENTIAL HOLDING (RH) ZONE
-  AGRICULTURAL (A) ZONE
 - A-9: DEFINED AREA 9, AGRICULTURAL (SECTION 21.3.9)
-  INSTITUTIONAL (I) ZONE
-  INSTITUTIONAL HOLDING (IH) ZONE
-  RECREATIONAL (RE) ZONE
-  LIGHT INDUSTRIAL (M1) ZONE
-  LIGHT INDUSTRIAL HOLDING (M1H) ZONE
-  TOWN CENTRE HOLDING (TND-TC1-H) ZONE

ERCA NATURAL HERITAGE MAPPING & SPECIES AT RISK

Class EA Addendum and Planning Approvals - Integrated Approach



Legend

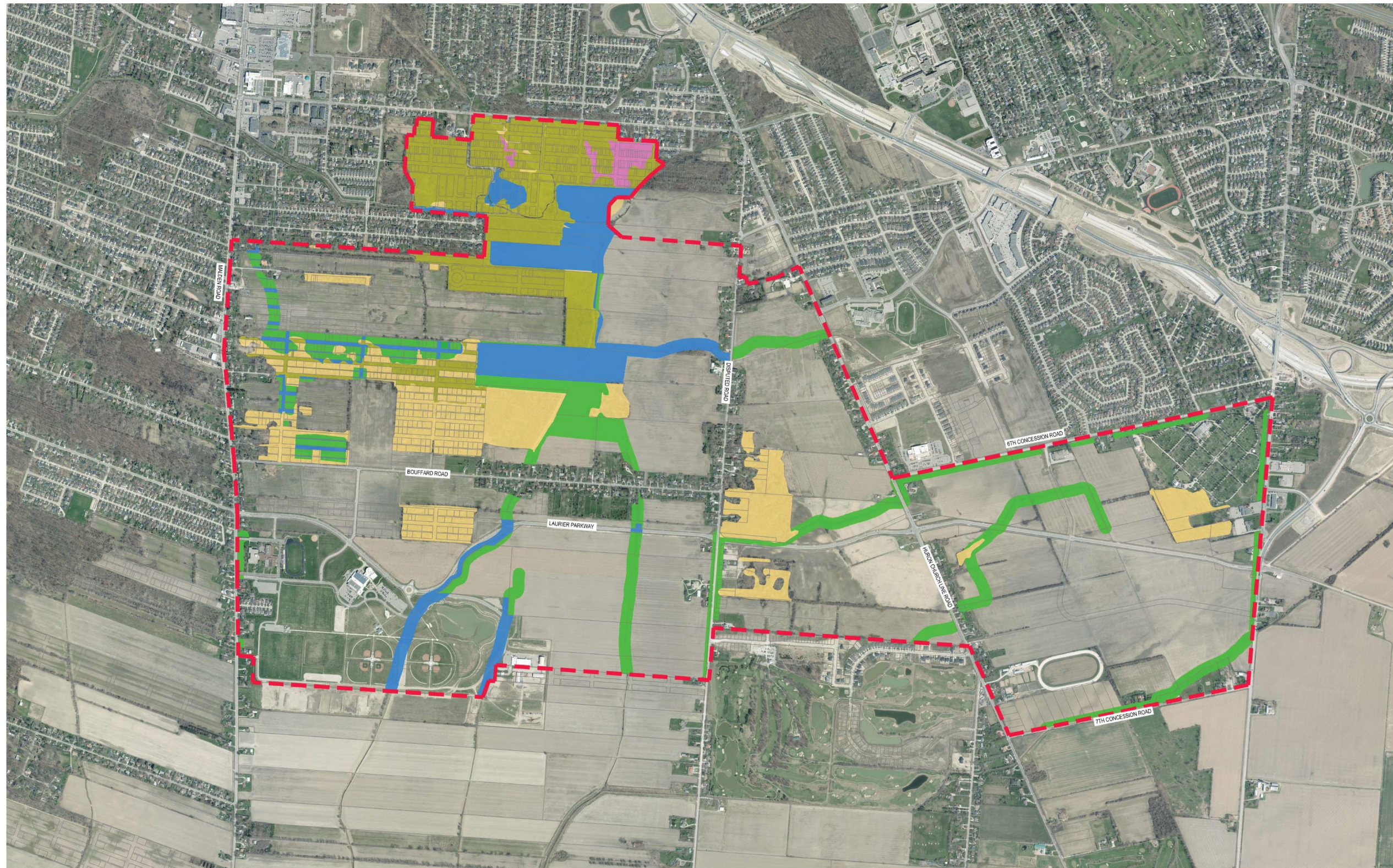
- STUDY AREA
- FOREST (ERNHSS - ERCA)
- OTHER TERRESTRIAL NATURAL FEATURE (ERNHSS - ERCA)
- RESTORATION OPPORTUNITIES (ERCA)
- PROPOSED NATURAL AREA LINKAGES
- HYDRO CORRIDOR ALIGNMENT

The Natural Heritage System (NHS) will be developed based on existing natural features and providing connections between them, both within the Study Area and beyond. The sensitivity and importance of the natural features within and connected to the Study Area are well documented and well known. The goal is to provide additional natural area to enhance the form and function of the NHS on a landscape scale and provide the opportunity for further connections in the future.



Special attention in the development of the NHS will be given to Species at Risk (SAR) and their habitat requirements. It is the intention to develop the characteristics (size, structure, etc.) of the NHS based on the habitat requirements of the known SAR in this area as well as other factors. Where available, relevant documents, such as Recovery Strategies, Government Response Statements, etc., will be consulted.

ERCA NATURAL HERITAGE MAPPING & SPECIES AT RISK

Class EA Addendum and Planning Approvals - Integrated Approach

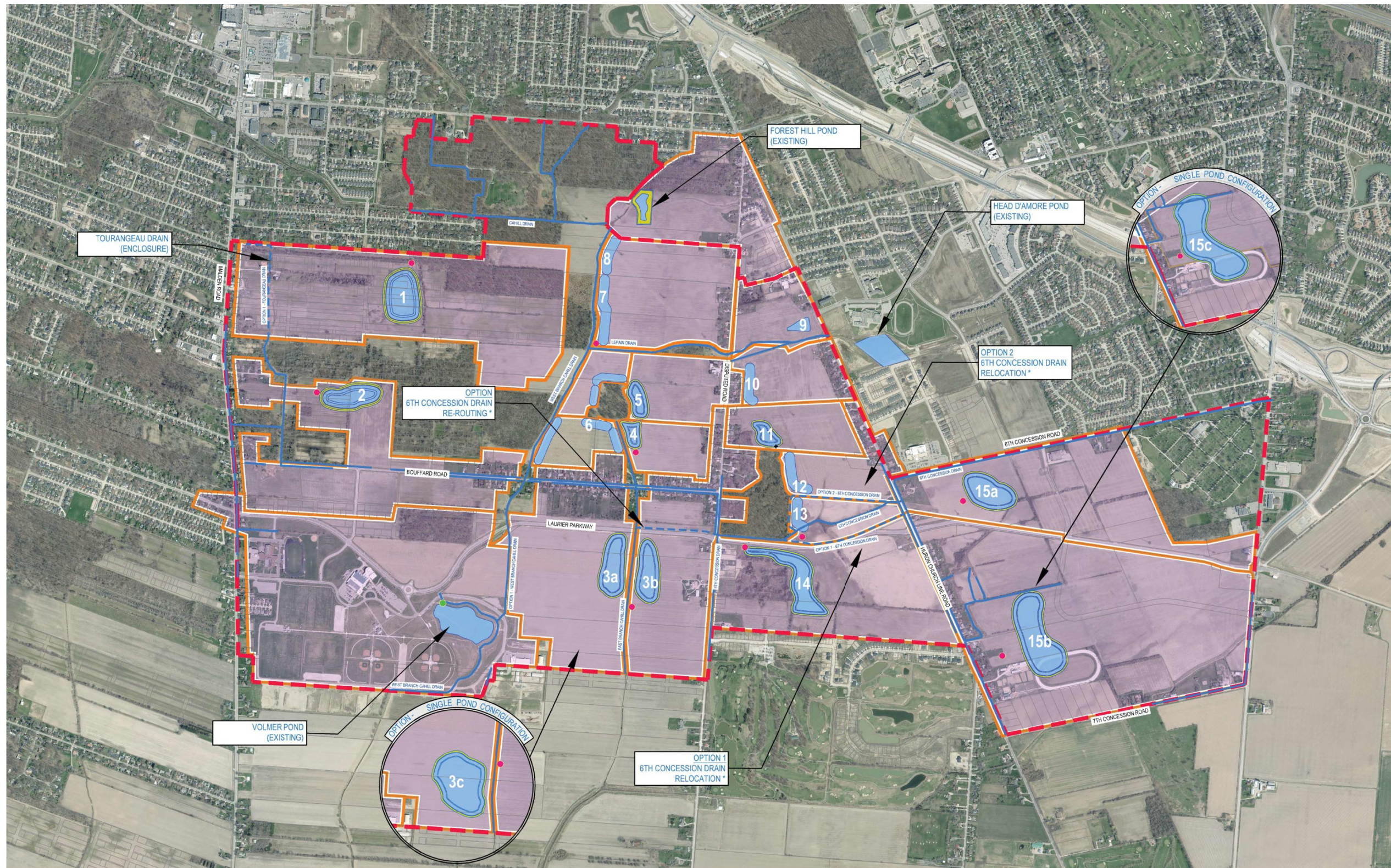


Legend

-  STUDY AREA
-  NATURAL ENVIRONMENT OVERLAY (EXISTING VEGETATION)
-  PROVINCIAL SIGNIFICANT WETLAND (PSW)
-  SIGNIFICANT TERRESTRIAL FEATURE
-  RESTORATION OPPORTUNITY (PRIMARY)
-  RESTORATION OPPORTUNITY (SECONDARY)

STORMWATER PONDS

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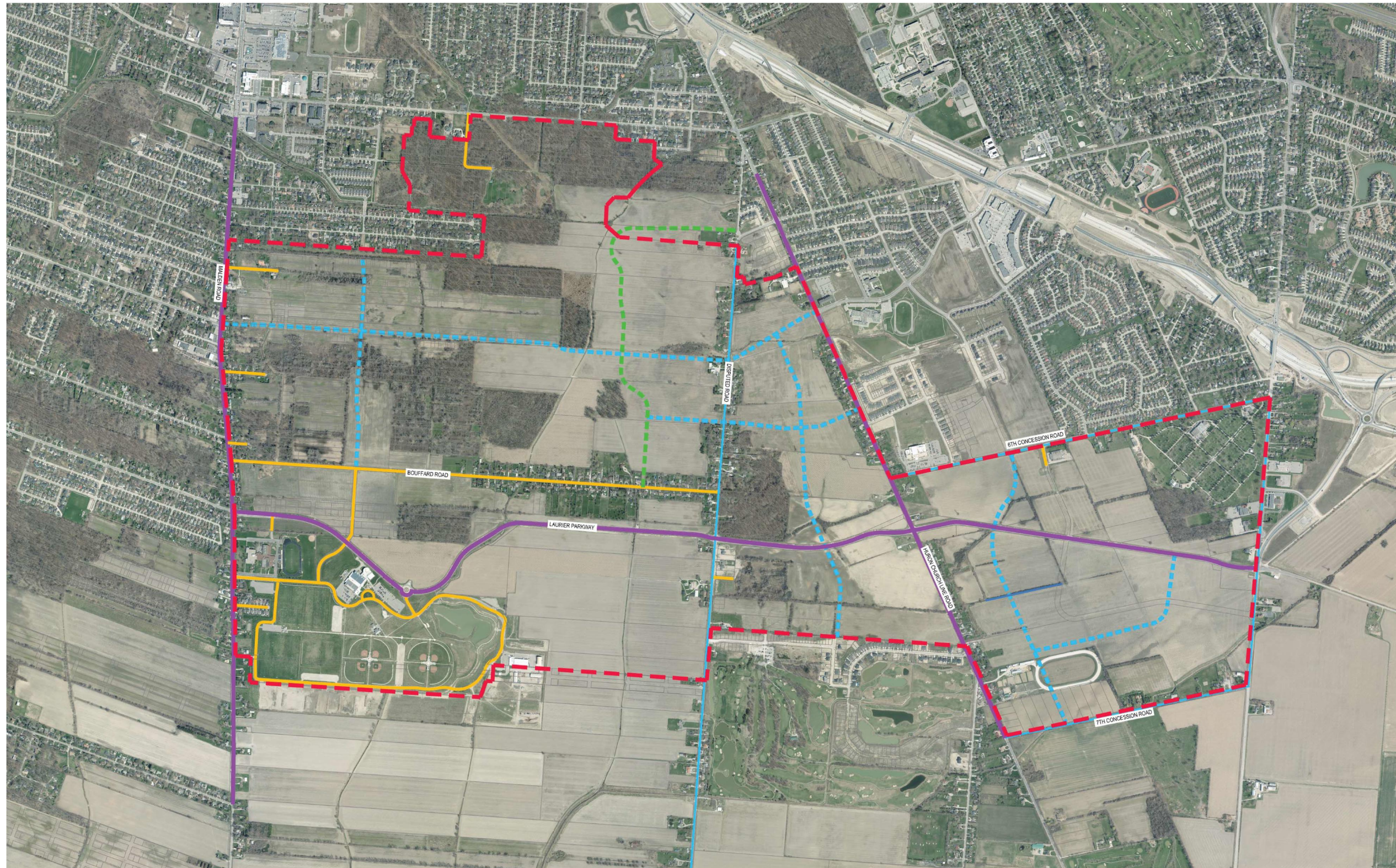
Legend

- STUDY AREA
- MUNICIPAL DRAIN ALIGNMENT
- OPTION FOR NEW DRAIN ALIGNMENT
- PROPOSED DRAINAGE BOUNDARY
- PROPOSED POND
- PROPOSED LINEAR FACILITY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION



Pond locations and drainage area boundaries are currently being evaluated.

ROAD NETWORK

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Legend

-  STUDY AREA
-  EXISTING LOCAL ROAD
-  EXISTING ARTERIAL ROAD
-  EXISTING COLLECTOR ROAD
-  PROPOSED ARTERIAL ROAD
-  PROPOSED COLLECTOR ROAD
-  PROPOSED ALIGNMENT:
LASALLE WOODS BOULEVARD







Identification of future collector roads and arterial roadways.

EXISTING SERVICE INFRASTRUCTURE

Class EA Addendum and Planning Approvals - Integrated Approach

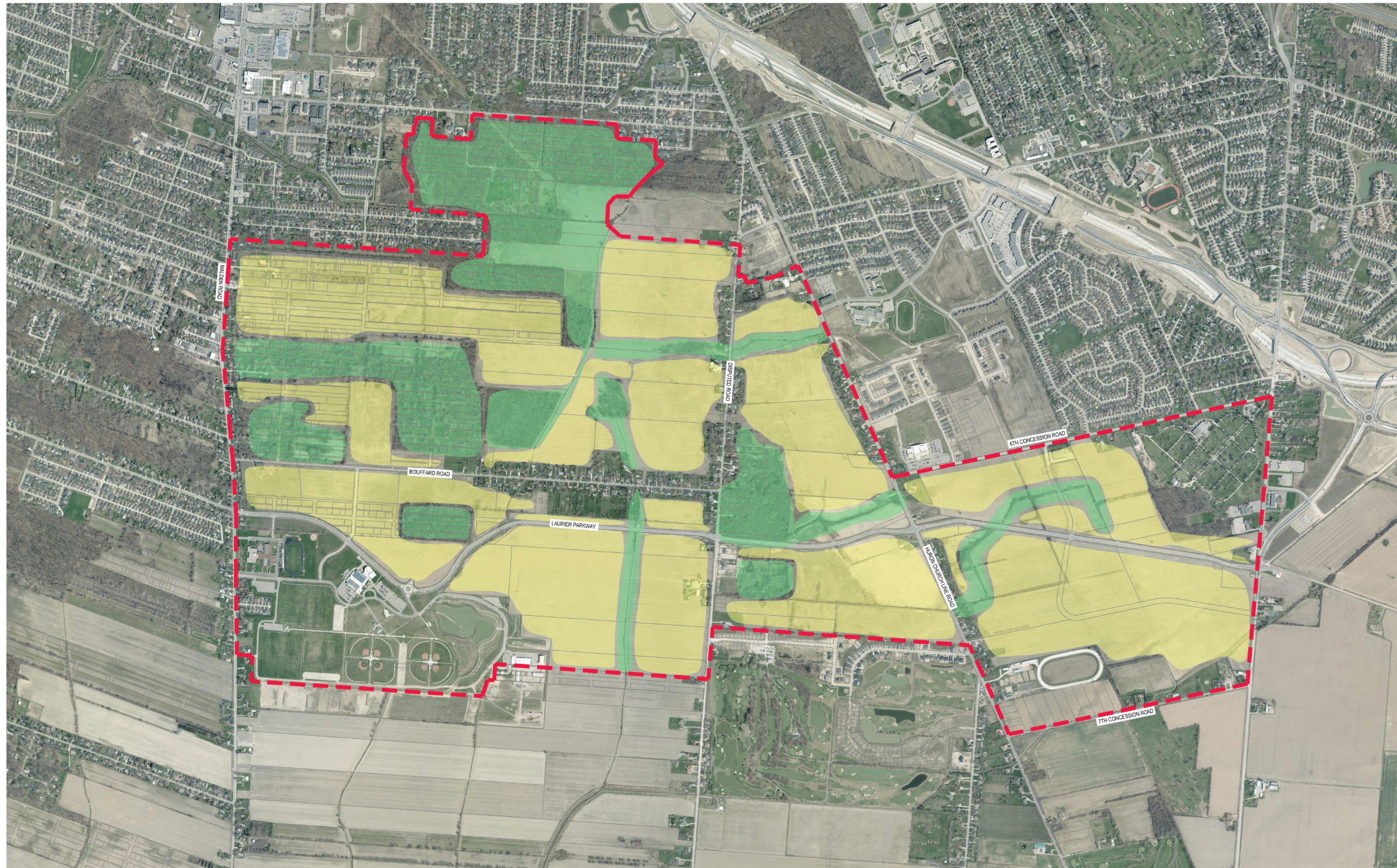


Legend




-  STUDY AREA
-  EXISTING TRUNK SANITARY SEWER
-  EXISTING TRUNK STORM SEWER
-  EXISTING WATERMAIN
-  EXISTING STORM PUMP STATION
-  EXISTING SANITARY PUMP STATION

POTENTIAL DEVELOPMENT AREAS

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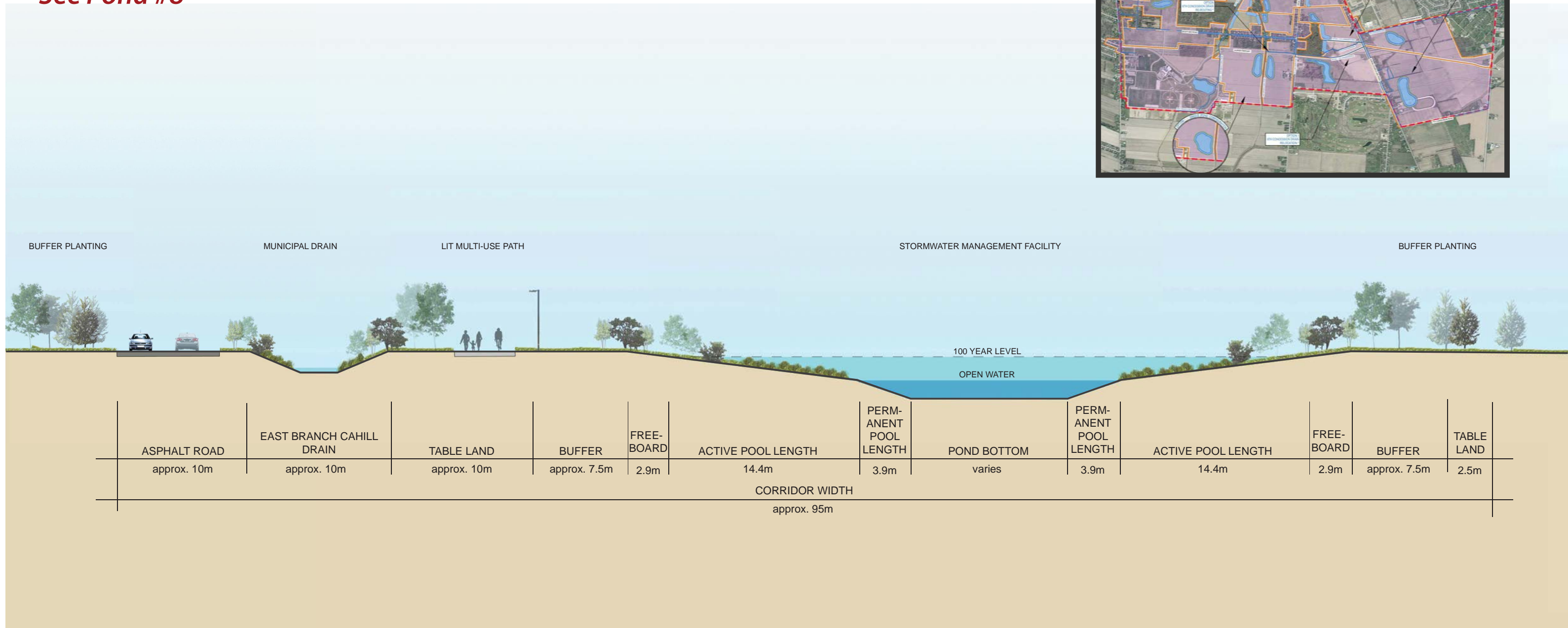
Legend

-  STUDY AREA
-  HIGH DEVELOPMENT POTENTIAL AREA
-  LOW DEVELOPMENT POTENTIAL AREA

ILLUSTRATIVE CROSS SECTIONS

Class EA Addendum and Planning Approvals - Integrated Approach

East Branch Cahill Drain Cross Section See Pond #8

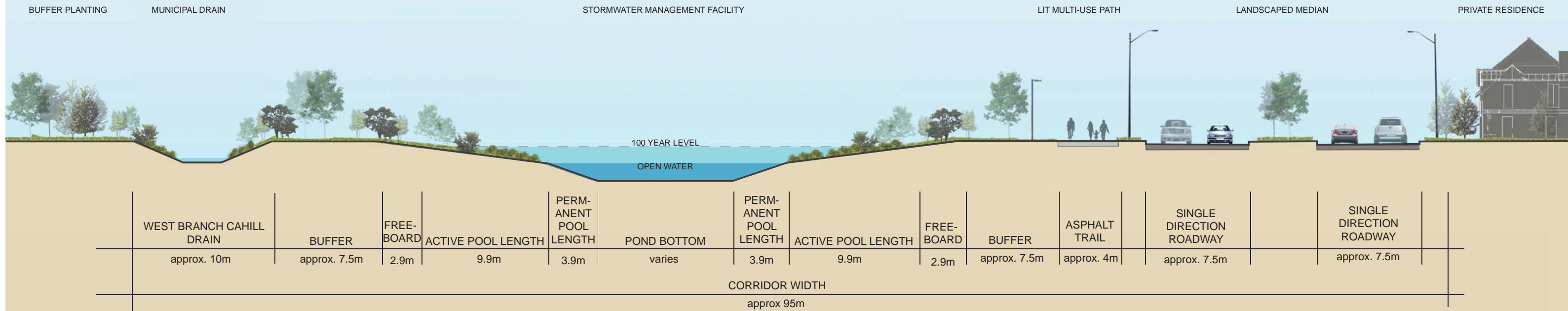


ILLUSTRATIVE CROSS SECTIONS

Class EA Addendum and Planning Approvals - Integrated Approach

West Cahill Branch Drain Cross Section

See Pond #4



ILLUSTRATIVE CROSS SECTIONS

Class EA Addendum and Planning Approvals - Integrated Approach

Pond #2 Cross Section



STORMWATER MANAGEMENT FACILITY

ROADSIDE / TRAILSIDE LANDSCAPE

LIT MULTI-USE PATH

BUFFER PLANTING

100 YEAR LEVEL
OPEN WATER

POND BOTTOM
varies

PERM-ANENT POOL LENGTH
3.9m

ACTIVE POOL LENGTH
16m

FREE-BOARD
2.9m

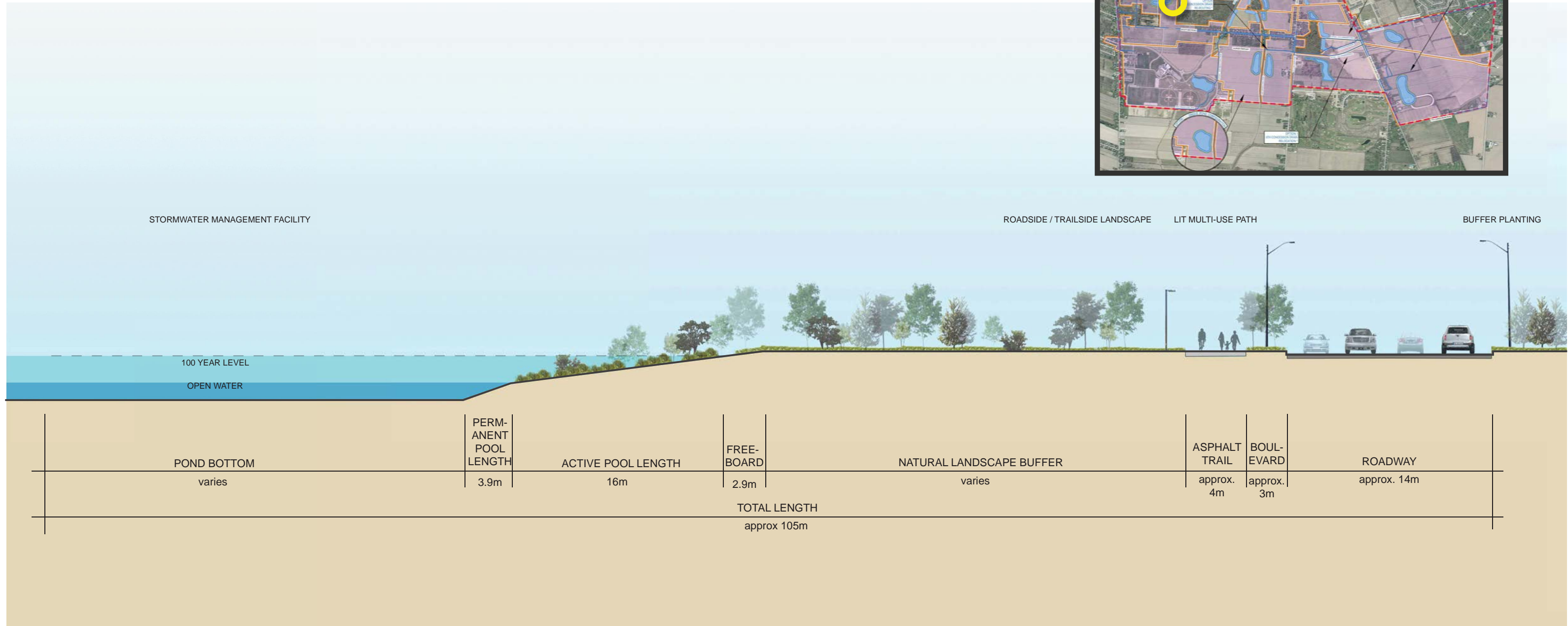
NATURAL LANDSCAPE BUFFER
varies

ASPHALT TRAIL
approx. 4m

BOUL- EVARD
approx. 3m

ROADWAY
approx. 14m

TOTAL LENGTH
approx 105m



NEXT STEPS

Class EA Addendum and Planning Approvals - Integrated Approach

2016

JUNE

JULY

AUGUST

SEPTEMBER

View and respond to
Comments received at
PIC#1



Evaluate Alternatives
and Develop a
Recommended Strategy



Public Information
Centre 2



Environmental
Assessment
Documentation



Public Review of EA
Report



Draft Plans of
Subdivision and Zoning
Amendments



Thank You For Attending!

Your input is important to the
outcome of this project.

Please complete a comment form
and return it by:

June 17, 2016

*Personal information collected and recorded at the
Public Information Centre or submitted in writing on this
subject is collected under the authority of the Municipal
Act, 2011 and will be used by members of Council and
Town of LaSalle staff in their review of this matter. With
the exception of personal information, all comments will
become part of the public record.*