

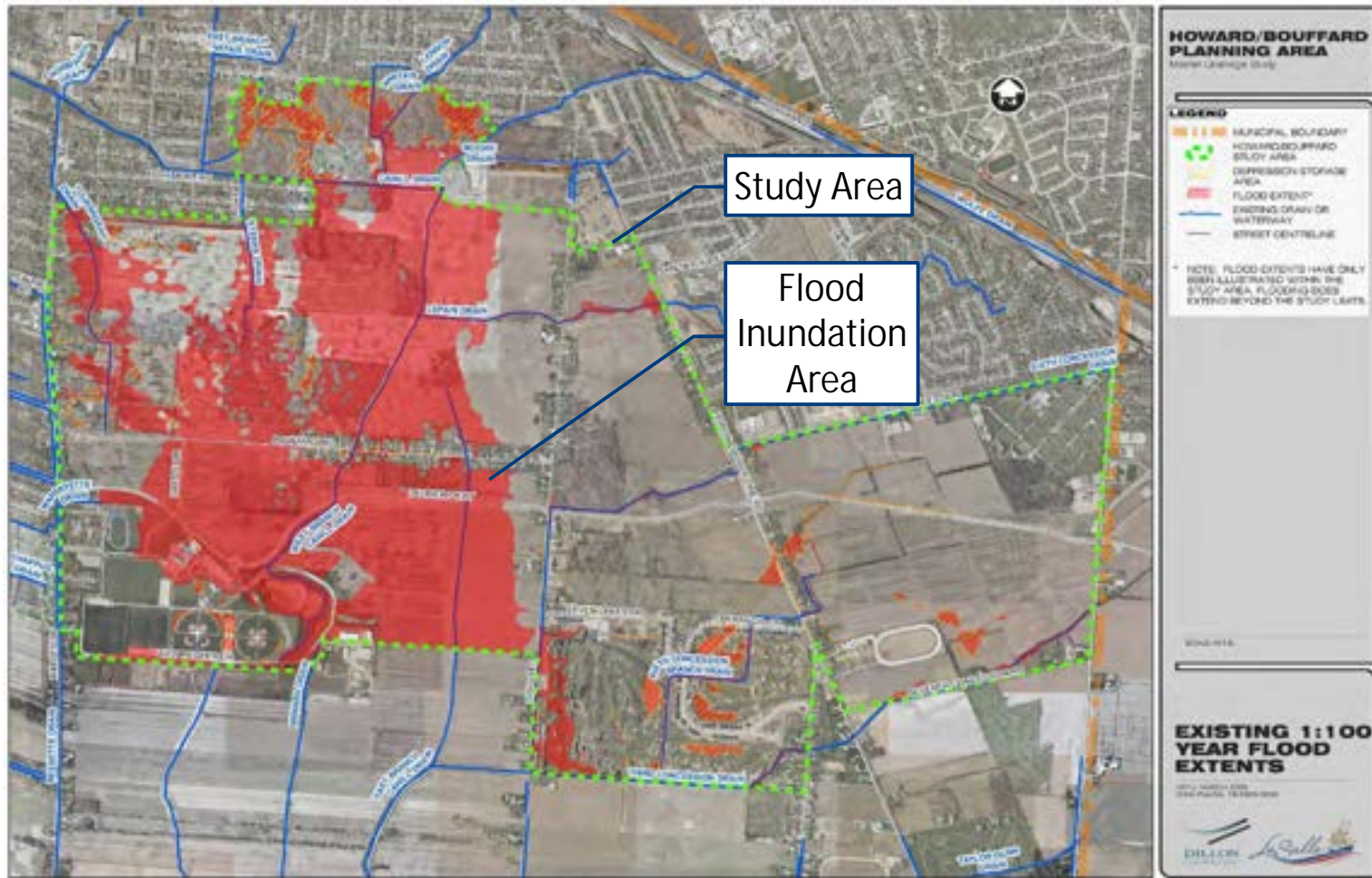
# Howard/Bouffard Planning Area Master Drainage Study

Municipal Class Environmental Assessment

Town of LaSalle Council Meeting  
November 28, 2023

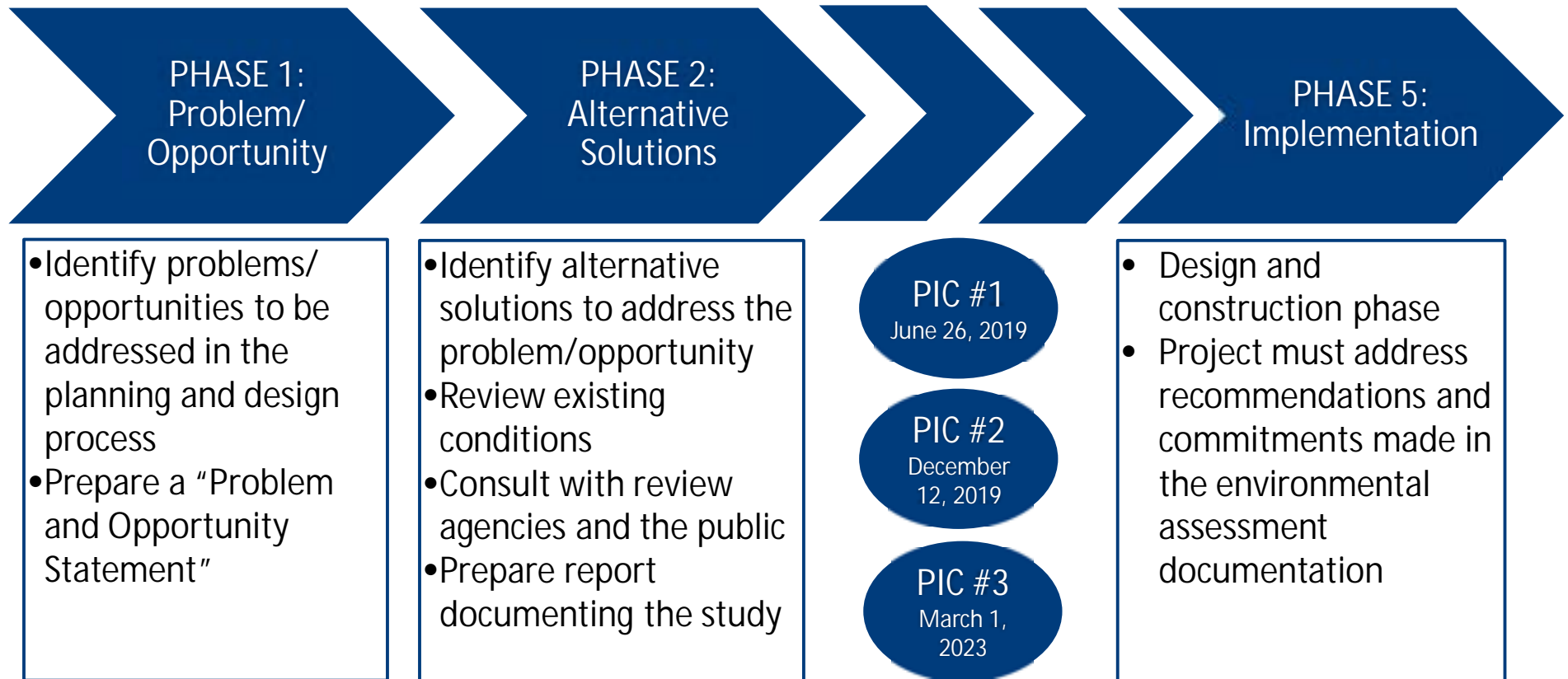


# Study Purpose



Significant portions of the Howard/Bouffard Planning Area are flooded during the 1-in-100 year, 24-hour rainfall event. The Essex Region Conservation Authority has indicated issuance of permits for development would be difficult until the flooding issues are addressed. This study has evaluated alternative solutions to address the existing flooding issues and support future development in this key growth area.

# Class Environmental Assessment Process



This study followed Master Plan approach #2 under the Municipal Class Environmental Assessment (EA; 2023), which includes Phases 1 and 2 of the process.



# Consultation Summary



## PIC #1 June 26, 2019

- Outlined project need and justification
- Presented the alternatives being considered and the initial preferred solution

### What we heard:

- Concerns about downstream flooding, property impacts, timing for development, funding mechanisms, and the evaluation of alternative solutions
- Changes to the preferred solution were suggested

## PIC #2 December 12, 2019

- Presented a revised preferred solution that would accommodate planned development throughout the Study Area

### What we heard:

- Comments about property impacts, funding mechanisms, involvement of impacted landowners, and the flood extent mapping
- Developers indicated they want more control over the scope, schedule, and cost of works required for the development of their respective lands

## PIC #3 March 1, 2023

- Presented a revised solution that incorporated the findings from the Turkey Creek Watershed Study and addressed feedback received through PIC #2

### What we heard:

- Inquiries about property impacts, the development schedule, and details of the preferred solution
- Suggestions to consider additional alternatives, and for further refinement of the preferred solution to reduce impacts to private property and natural environment

Following PIC #3, the preferred solution was further refined. Mitigation measures and commitments for future work have been developed to address anticipated impacts.

# Alternative Solutions (Presented at PIC #3)



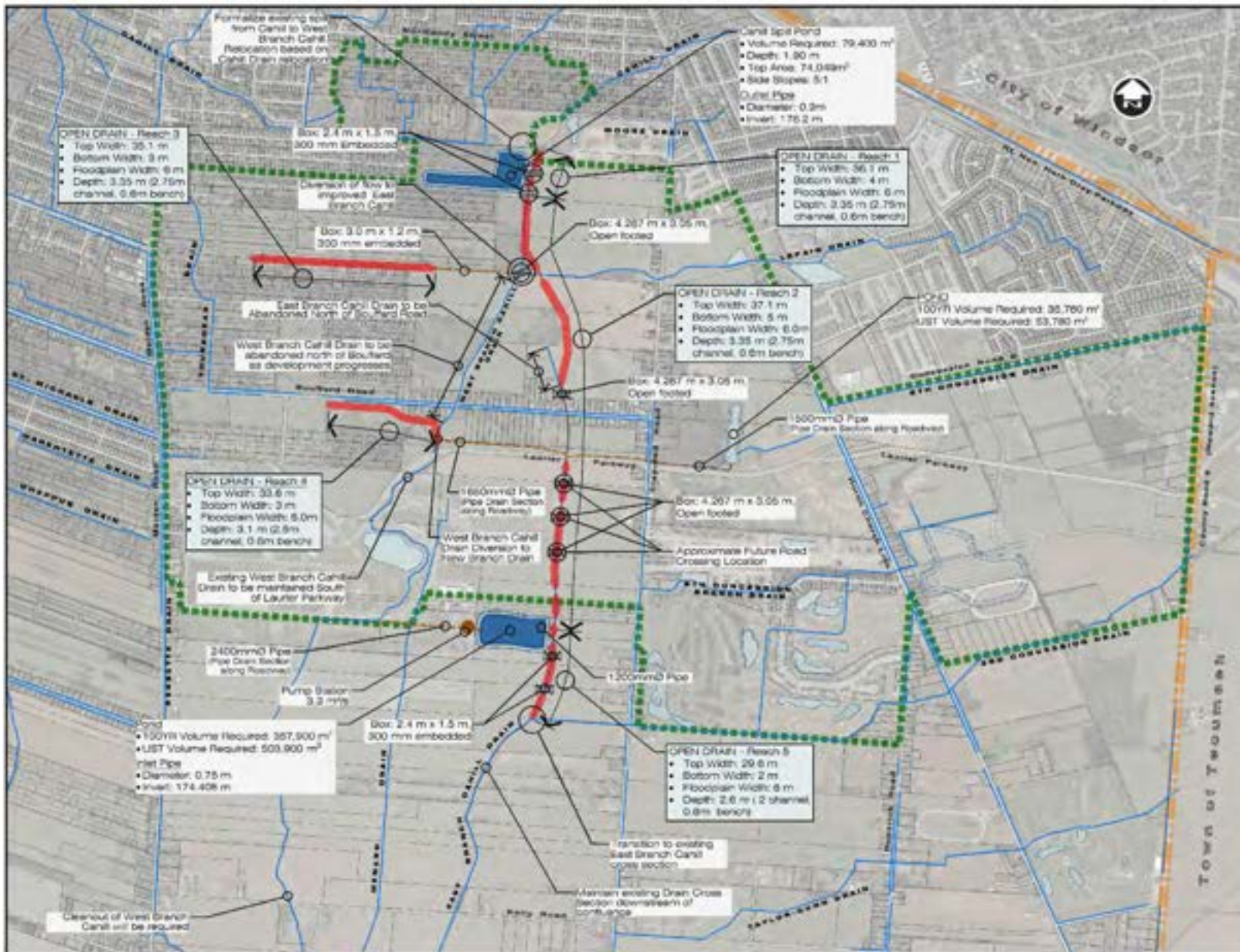
	Alternative Solution	Description
Alternative 1*	Do Nothing	Maintain status quo – no drainage solution to address spillover
Alternative 2	Consolidate Stormwater to Regional Facility	Update of previous preferred solution (as presented at PIC #2)
Alternative 3	Local Stormwater Management Ponds	Builds on the solution presented in a previous study (2017 EA Addendum)

A comparative evaluation of the three alternative solutions was completed to identify the level of preference for each solution in comparison to the others. The criteria used in the evaluation were grouped under the following categories:

- Natural Environment
- Socio-Economic Environment
- Cultural Heritage
- Engineering
- Cost
- Timing of Implementation.

\*Alternative 1 does not address the problem/opportunity; however, it must be considered as part of the Class EA process.

# Alternative 2 – Regional Facility



**HOWARD/BOUFFARD PLANNING AREA**  
Master Drainage Study

---

**LEGEND**

- MUNICIPAL BOUNDARY
- HOWARD/BOUFFARD STUDY AREA
- Pipe Drain Section
- Proposed Channel Alignment
- Potential Future Road/Bridge Location
- Pond Locations Identified in 2017 S.A. Addendum
- Proposed Pond Locations Newly Identified
- Existing Municipal Drains

---

**NOTE:**  
Property is required along corridors to facilitate solution.

- Drain Crossing Locations Identifier
- CHANNEL DESCRIPTION CENTER

---

**NOTE:**

1. Drain alignments and extents to be refined through Detailed Design Process.
2. Number and locations of box culverts to be confirmed through Detailed Design.
3. Proportion of open and closed sections of each branch drain may be refined through Detailed Design.

---

**DRAINS**

3:1 Side Slopes (SS) Preferred  
4:1 Side Slopes (SS) may be required based on Geotechnical recommendations.

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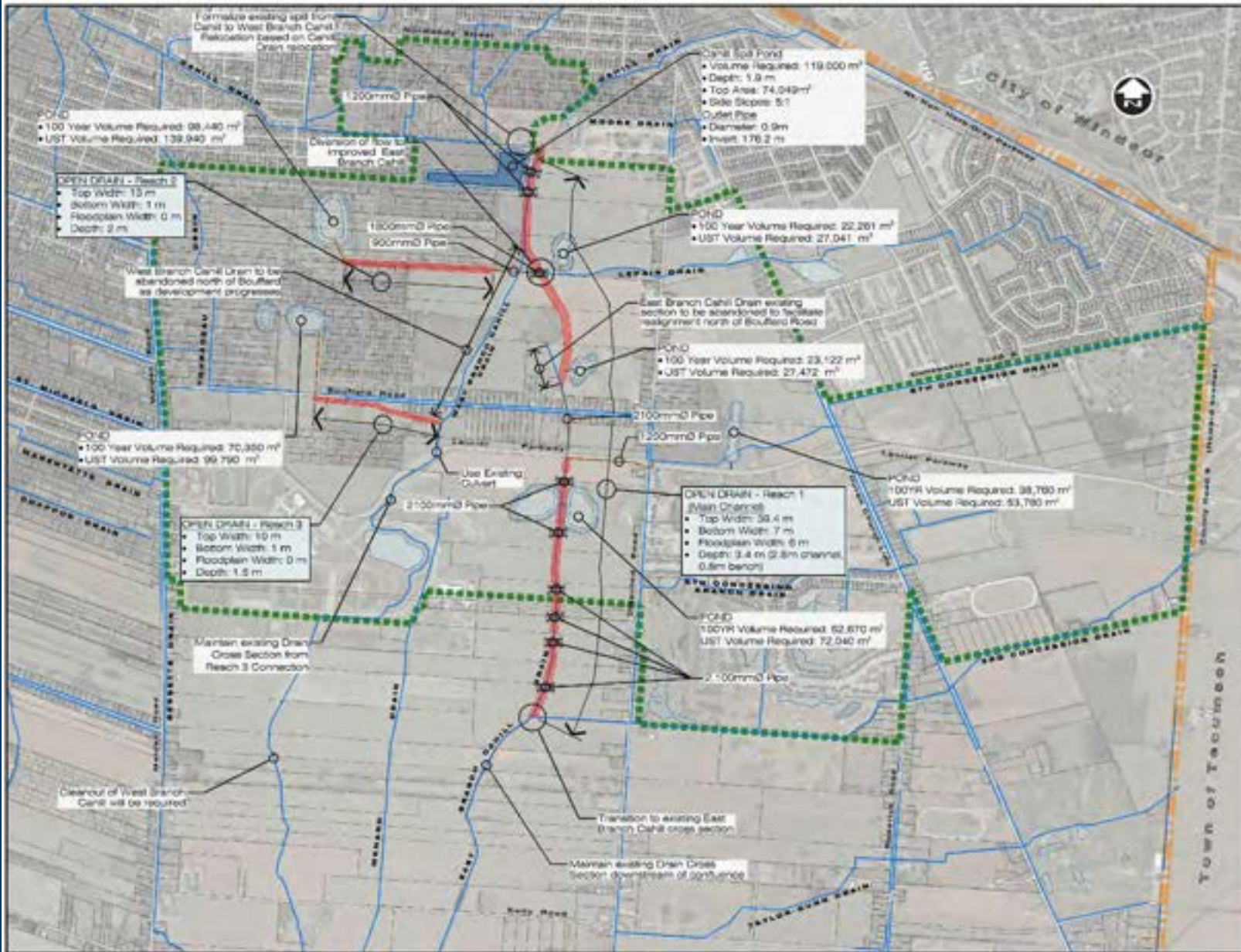
**ALTERNATIVE 2**

**UPDATED REGIONAL SOLUTION**

D.A.S. MARCH 2020  
Draw No. 101 - 01-19-000



# Alternative 3 – Local SWM Ponds



**HOWARD/BOUFFARD PLANNING AREA**  
Master Drainage Study

**LEGEND**

- MUNICIPAL BOUNDARY
- HOWARD/BOUFFARD STUDY AREA
- Pipe Drain Section
- Proposed Channel Alignment
- Potential Future Road/Bridge Location
- Pond Locations Identified in 2017 S.A. Addendum
- Proposed Pond Locations Newly Identified
- Existing Municipal Drains

**NOTE:** Property is required along corridors to facilitate solution.

**NOTE:**

- Drain alignments and extents to be refined through Details Design Process.
- Number and locations of box culverts to be confirmed through detailed design.
- Proportion of open and closed sections of each branch drain may be refined through Detailed Design.

**DRAINS**

3:1 Side Slopes (SS) Preferred.  
4:1 Side Slopes (SS) may be required based on Geotechnical recommendations.

**ALTERNATIVE 3**

**UPDATED LOCAL SOLUTION**

DATE: MARCH 2022  
DRAWN BY: No. 13-2023-000

# Evaluation Summary



Category	Preferred Solution Determined by Evaluation
Natural Environment	Alternative 1 – Do Nothing
Socio-Economic Environment	Alternative 3 – Local SWM Ponds
Cultural Heritage	Alternative 1 – Do Nothing
Engineering	Alternative 3 – Local SWM Ponds
Cost	Alternative 1 – Do Nothing
Timing of Implementation	Alternative 3 – Local SWM Ponds

Based on the evaluation of alternatives, it was determined that Alternative 3 – Local SWM Ponds is the preferred solution.



# Preferred Solution: Local SWM Ponds

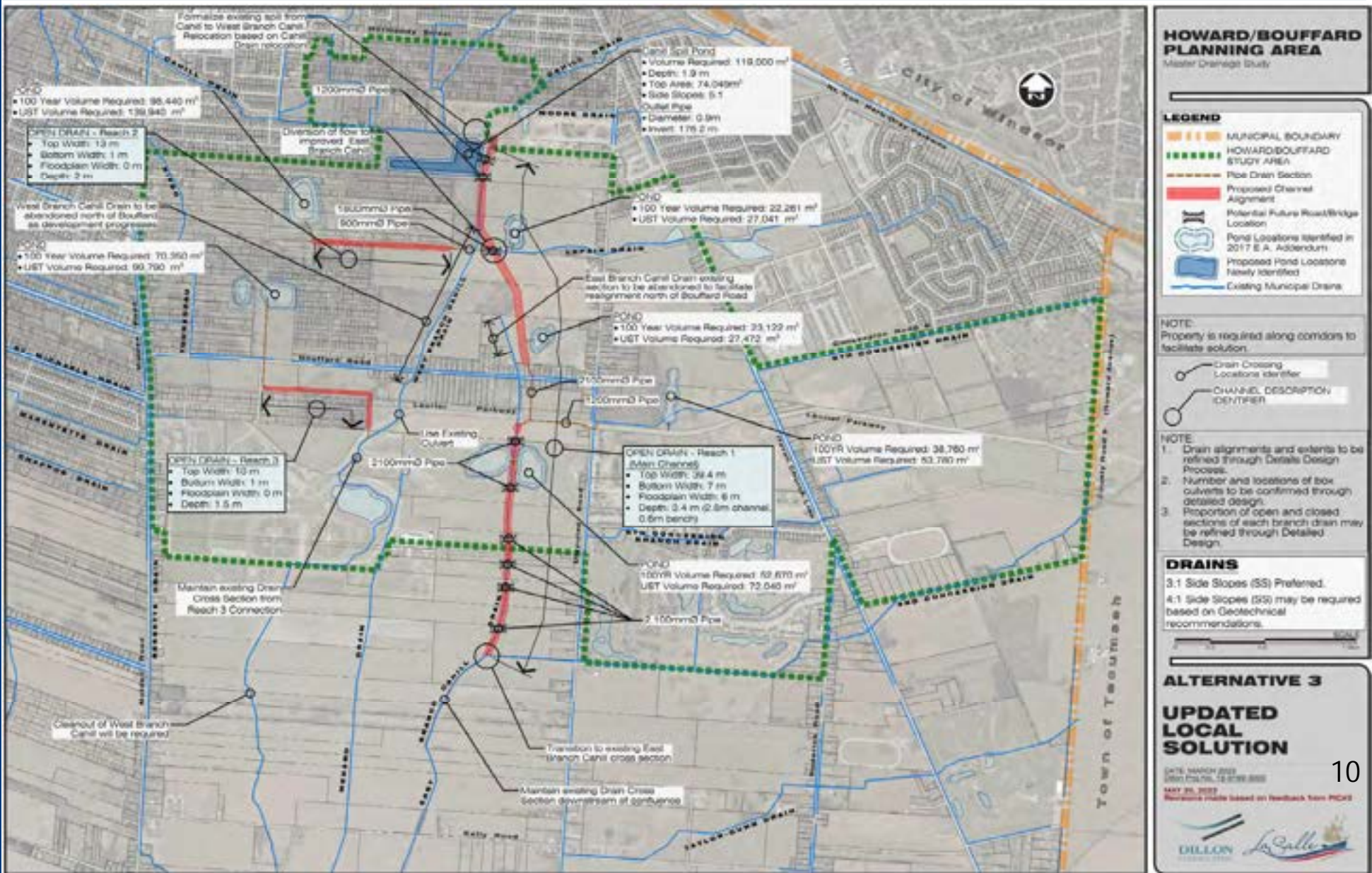


Alternative 1 (Do Nothing) is least preferred as it does not address the existing flooding issues and development would not be permitted to proceed within the flood inundation area.

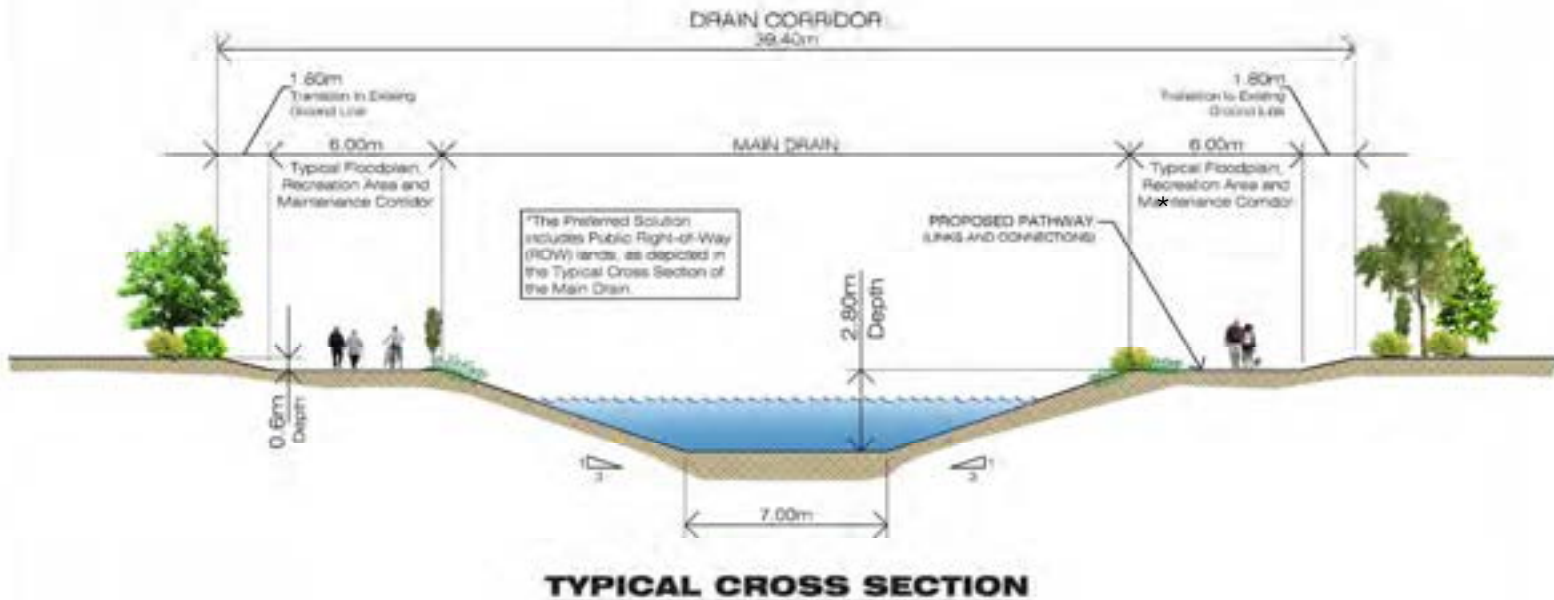
When compared to Alternative 2 (Regional Solution), the following key advantages of Alternative 3 (Local SWM Ponds) were identified:

- Lesser anticipated impact on both terrestrial and aquatic ecosystems
- Greater potential for positive impacts to aquatic ecosystems through creation of new open channel with direct connection to existing fish habitat
- Reduced amount of private property to be acquired
- Less, smaller enclosures and channels
- Does not require a regional pond and pump station
- Construction and engineering costs are estimated to be \$36 million lower
- Lower operation and maintenance costs
- Less time to implement
- Gives developers more control over SWM solutions for developed lands.

# Preferred Solution (Refined Following PIC #3)



# Preferred Solution – Typical Cross Section



## HOWARD/BOUFFARD PLANNING AREA

Metropolitan Chicago 5022

Maximum Ponding Depth in Floodplain is 0.6m for 100yr, 24hr Chicago Storm.

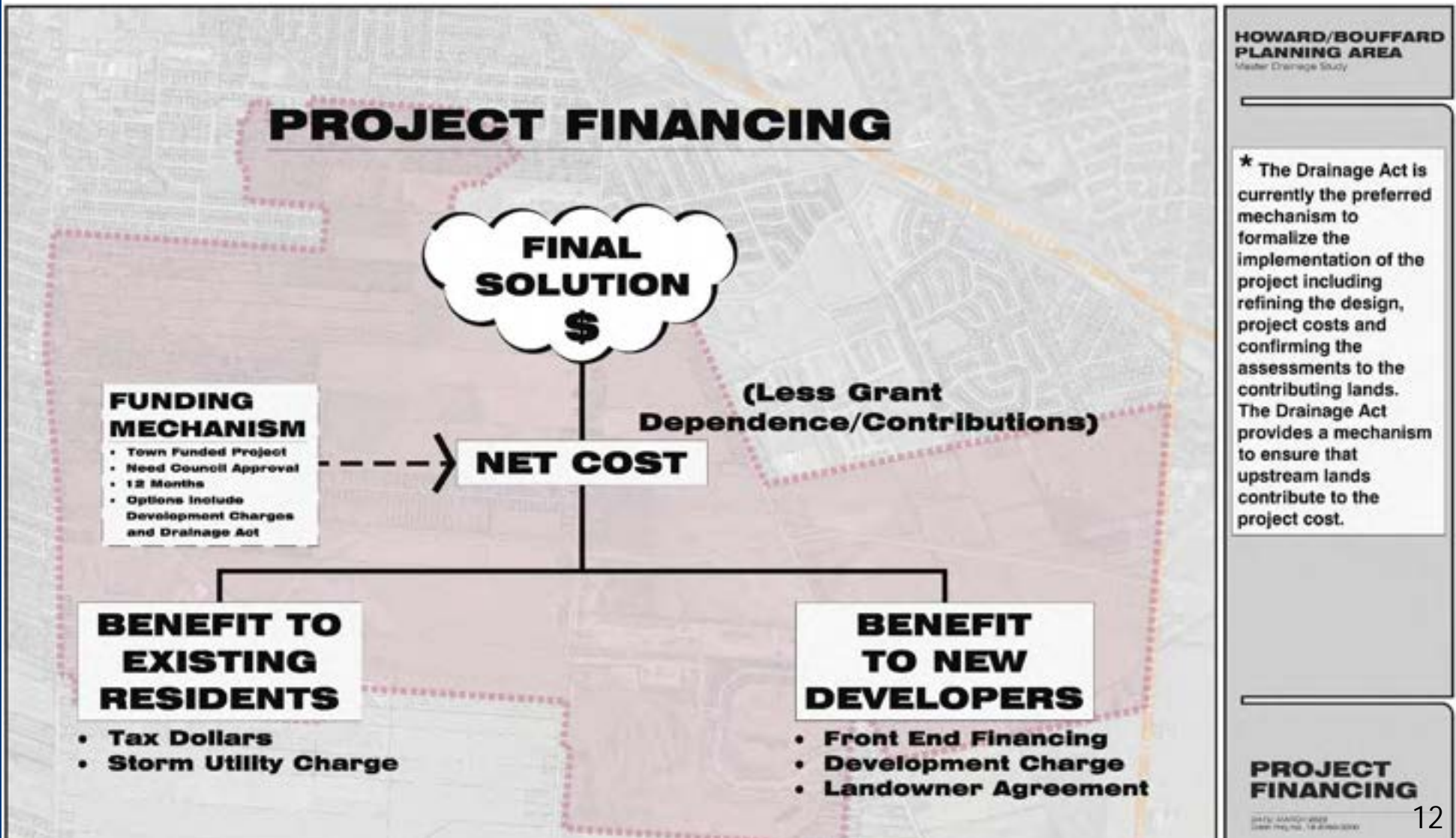
SCALE: 1" = 10'

## ALTERNATIVE 3 TYPICAL DRAIN CROSS SECTION

DATE: August 2015  
Scale: 1" = 10'



# Project Financing



The anticipated cost for engineering and construction of the proposed work is \$18 million (2023 dollars). This cost excludes property acquisition and applicable taxes.

# Anticipated Project Timeline



	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	
1. Final Master Drainage Study (Public Process)	X	X	Master Drainage Study Report public review: January 10 to February 9, 2024							
2. Financing Solutions • Drainage Act • Agreements • Development Charges (Public Process)		X	X	X	X					
3. Preliminary Development Plans				X	X	X	X			
4. Agency Approvals						X	X			
5. Tender and Construction								X	X	
6. Development Design and Construction							X	X	X	

**Notes:**

- All works beyond Final Master Drainage Study require Council approval
- Preliminary schedule shown is based on no objections throughout the various public processes
- Development Approval to begin in 2025
- Tender and Construction extends beyond Q4 2025.

Thank you

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# QUESTIONS







Hayes, Greg <ghayes@dillon.ca>

**Fwd: FW: Howard/Bouffard Master Drainage study**

**Hernandez, Mark** <mhernandez@dillon.ca>  
To: Greg Hayes <ghayes@dillon.ca>

Fri, Nov 17, 2023 at 9:50 AM

Hi Greg,

Please see Peter's email below.. specifically the last sentence.

Thanks

Mark



**Mark Hernandez**  
*Partner*  
**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



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

From: **Peter Marra** <pmarra@lasalle.ca>  
Date: Fri, Nov 17, 2023 at 9:22 AM  
Subject: FW: Howard/Bouffard Master Drainage study  
To: Hernandez, Mark <mhernandez@dillon.ca>

fyi

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

**From:** Peter Marra  
**Sent:** Friday, November 17, 2023 9:22 AM  
**To:** [REDACTED]  
**Cc:** Jonathan Osborne <josborne@lasalle.ca>  
**Subject:** RE: Howard/Bouffard Master Drainage study

[REDACTED], thank you for your comments regarding the flow concerns.

In PIC 3 display boards, presented to the public on March 1, 2023, I believe the info you received on November 6 was already available to you since March 1. I see on the PIC 3 boards the reported overflow of 7.8 CMS with an estimated volume of 119,000 CM.

Nonetheless, I believe the overall concept, currently being proposed in the MDS, as follows meets the objective of providing a solution which is subject to modification once the detailed design is completed;

- Construct a spillover pond to capture the spillover flow and reduce that flow to something more manageable to drain in a southerly direction
- Provide for an improved main north/south drainage channel to convey the reduced spillover flow and to pick up drainage along the way from the various development SWM ponds
- Provide three additional spur drains along the way
- Provide a drainage solution to an adequate outlet and the solution also provides for an adequate outlet for the existing residents of the area and the proposed future development from both a flow and volume perspective

I believe the current concept proposed meets those criteria while taking into account some of the other preliminary items that needed to be reviewed such as natural environment, archeology, etc.

Of course, when this project moves to detail design, as does any EA or MDS, they are subject to fine-tuning refinements to meet true field requirements such as geotechnical, land owners needs, revised calculations, etc.

In the end, if flows are refined during detail design, I see the proposed works as being reduced, therefore, the worst-case scenario may be shown on the current proposed plan along with the high construction value. Once we get to a detailed design, I don't think anyone will complain that things are smaller and cost less.

For clarification, the presentation to Council on Nov 28<sup>th</sup>, is to provide Council with a high-level summary of what will be contained within the final MDS document and to get Council approval in principle and authorize issuance of the notice of study completion.

Given the time of year, we expect once we get Council approval, we will issue the notice of completion and make the report available in early January to avoid the holiday season to allow for the public to have uninterrupted time to review during the mandatory 30-day period. Once we get through the mandatory 30-day review period and all concerns and objections are resolved or non-existent, then the Town can make the decision to move forward with the drainage act.

I look forward to getting this MDS finalized and moving this forward to help the developers move their projects forward as well.

As noted, this is the first time I am hearing about 6.7 CMS vs 7.8 CMS since PIC 3, therefore, I am going to be sending this email to Dillon to ensure these comments are part of the final MDS.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED]  
**Sent:** Thursday, November 16, 2023 5:00 PM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>  
**Subject:** RE: Howard/Bouffard Master Drainage study

Hi Peter,

I will attempt to clarify. We did not advocate to reduce the spill rate to 6.7cms; this was the rate that was estimated and presented for the existing condition in Table 7-3 on Page 39 in the Turkey Creek report. The effect of increasing flow from Oldcastle and Southwood Lakes was also presented in Table 7-3, both in terms of peak flow rate and spill volume.

The fact is we were never privy to what flows and volumes were adopted for the HBMDs. We made an inquiry on November 2, 2023 to obtain this information, in anticipation of the HBMDs EA going to Council and to respond to an inquiry by our Client and his Lawyer. On November 6<sup>th</sup>, Mark Hernandez forwarded an email to [REDACTED] that he received from Aakash Bagchi that reported the Peak Flow and Spill Volume to be 7.8cms and 107,440cm respectively. The email also stipulated that the numbers were consistent with the existing conditions model results for Turkey Creek and assumed no increases in flows from Oldcastle and the City of Windsor. It also assumes limited flow attenuation at the Lennon Drain Fish Pond (downstream of the Lennon crossing at Parkway).

In conclusion, we never recommended that the spill rate be reduced. In summary, we remain confused why the values reported by Aakash are inconsistent with the Turkey Creek report. As I intended to express on Tuesday, I believe that significant efficiencies can be realized through the detail design process, once these apparent inconsistencies are cleaned up.

I hope that this adequately addresses your inquiry.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Sent:** November-16-23 12:52 PM  
**To:** [REDACTED]  
**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>  
**Subject:** Howard/Bouffard Master Drainage study

[REDACTED]

I am following up on a comment discussed at this past Tuesday's meeting.

I want to correct/clarify/confirm that the spillover rate, from the Cahill Drain into the Howard/Bouffard area, as presented at PIC 3 and spelled on PIC 3 display boards, is, in fact, being used as 7.8CMS. You indicated that you provided comments to Dillon on modifying/reducing this to the 6.7CMS.

Can you please send me when, where and how your formal written comment on this flow reduction was submitted as part of the master drainage study process? I can't seem to find anything in my files on this topic and I feel like I just became aware of this comment this past Tuesday.

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

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8K



November 20, 2023

**Project Update Letter**  
**Howard/Bouffard Master Drainage Study**  
**Town of LaSalle, Essex County, Ontario**

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events.

The study is nearing completion and a high-level summary of the final report is planned to be presented to Town Council on November 28, 2023. This letter provides an update on the study process and some specific timelines. The project team is seeking any final comments before the Master Drainage Study Report is published.

Minor design refinements have been made since Public Information Centre #3 to address feedback from landowners and the Essex Region Conservation Authority. The updated conceptual design drawing is enclosed.

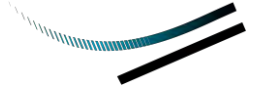
The Master Drainage Study Report is planned to be posted for public review from January 10 to February 9, 2024. The report documents the study and recommendations including anticipated impacts, mitigation measures, and commitments for future work. Further details on how you can review the report will be provided in the Notice of Completion, which is planned to be posted during the week of January 8, 2024.

3200 Deziel Drive  
Suite 608  
Windsor, Ontario  
Canada  
N8W 5K8  
Telephone  
519.948.5000  
Fax  
519.948.5054



Page 2

November 20, 2023



Please contact the undersigned at [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca) or 519-948-4243, ext. 3242 if you have questions about the project or would like further information regarding next steps.

Sincerely,

**DILLON CONSULTING LIMITED**

Mark Hernandez, P.Eng.

Project Manager

ICQ:nek

cc: Peter Marra, Town of LaSalle

Our file: 18-8169





November 20, 2023

***Project Update Letter  
Howard/Bouffard Master Drainage Study  
Town of LaSalle, Essex County, Ontario***

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events.

The study is nearing completion and a high-level summary of the final report is planned to be presented to Town Council on November 28, 2023. As part of preparation to finalize the study, our team discovered that the Notice of Public Information Centre (PIC) #3 was not delivered to everyone on the study contact list. This letter provides an update and includes a copy of the PIC #3 display materials enclosed. The project team is seeking any final comments before the Master Drainage Study Report is published.

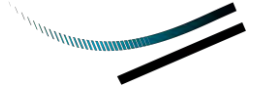
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Page 2

November 20, 2023



Please contact the undersigned at [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca) or 519-948-4243, ext. 3242 if you have questions about the project or would like further information regarding next steps.

Sincerely,

**DILLON CONSULTING LIMITED**

Mark Hernandez, P.Eng.

Project Manager

ICQ:nek

cc: Peter Marra, Town of LaSalle

Our file: 18-8169





[REDACTED]

---

**From:** Peter Marra <pmarra@lasalle.ca>  
**Sent:** December 12, 2023 3:28 PM  
**To:** [REDACTED]  
**Cc:** Jonathan Osborne; [REDACTED]  
**Subject:** RE: Howard/Bouffard Master Drainage Study - next steps

At this time, and with the new design, none of your property is needed for any of the new storm drainage solutions.

But as I mentioned, your property is currently encumbered with a municipal drain that was established under bylaw. That drain may need to stay if local drainage of your property is still required when we get to the detailed design as you have outlined in your email.

I will cancel the Monday meeting.

Have a good holiday season.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer  
Town of LaSalle

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 12, 2023 3:17 PM  
**To:** Peter Marra <pmarra@lasalle.ca>  
**Cc:** Jonathan Osborne <josborne@lasalle.ca>; [REDACTED]  
**Subject:** Re: Howard/Bouffard Master Drainage Study - next steps

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Peter,

Based on this information, I'm not sure a meeting is necessary at this time. [REDACTED] and I would like time to consult with our lawyer and perhaps reevaluate the need to meet in the new year. Also, on the question regarding if you need to expropriate any of our property still remains unclear - this is going on 4 years now of uncertainty. Is the answer 'NO' that you don't need to expropriate any of our property?

---

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

**Sent:** December 12, 2023 2:47 PM

**To:** [REDACTED]

**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; [REDACTED]

[REDACTED]  
**Subject:** RE: Howard/Bouffard Master Drainage Study - next steps

Thanks for the list of concerns.

Next week Monday, Dec 18<sup>th</sup> at 2 pm works for us.

Concerning what will be built behind you, that is part of the current secondary plan being developed. That secondary plan is being developed under the Planning Act process and has been part of some public consultation to date and will be going back out for more public consultation in January. I would suggest that you check this out on our website and follow those web pages to get up-to-date info on that process.

Concerning maintaining drainage, yes it is the Town's responsibility to maintain any existing drainage. But there is a caveat here. If anyone has a septic system relief pipe that drains into any ditch, those pipes will be removed and it will be the property owner's responsibility to deal with their private septic system issues. Draining any septic systems into an open ditch is currently illegal and it will not be reinstated by the Town if or when we do our field investigation, during the detail design, should we find any. We have heard that some exist out here but have not confirmed this.

For maintaining storm drainage, which will be part of the detail design, the ditch along your west boundary line, is a municipal drain by way of bylaw and if it is still required to maintain local drainage, then it may need to stay as is and the Town will develop a plan on how to connect it into the system downstream.

Work will be done on Town property, or in area where we have the right to work, by the Town, to accommodate drainage, but some work may be needed on private property if changes are requested by those owners or septic system overflow pipes need to be addressed.

As for the level of service, the proposed solution is anticipated to provide better drainage for larger rainfall events as compared to what is provided today. Therefore, once the works are completed, in their entirety, your risk of flooding will most likely be reduced through the complete implementation of this project and the local stormwater management ponds as part of development in the field around you.

Hope this helps.

We will see you at your house Monday afternoon at 2pm.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer  
Town of LaSalle

---

**From:** [REDACTED]

**Sent:** Tuesday, December 12, 2023 11:16 AM

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

**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; [REDACTED]

**Subject:** Re: Howard/Bouffard Master Drainage Study - next steps

Hi Peter,

Thanks for following up. It was a busy few weeks for us. Trying to get caught up now. I guess we just want to understand how the revised plan affects our property, if at all, based on the new plans. Is there a need to expropriate any portion of our property? It looks like you are jogging the drain around our property and capping it next to our place? We definitely have drainage concerns ourselves if that's the case as our home sits high and drains into the ditch (directly to our west) at a level that is well above historical water levels. If we have to divert any of that drainage into the drain running behind our house, how does that happen (who does that work), and are we now at greater risk of water back up? Will we be disturbed by any of the development (i.e. what's expected as far as machinery etc). Also, we are interested in what is directly happening behind our property line. If a drain is there, can homes be build directly behind us? What would a property plan look like in light of the new drain placement.

Based on these questions, I guess it's best for us to still meet for a quick 15-30 minutes and walk through the field/property to have you explain what the new solution looks like.

I have availability this Friday afternoon or any afternoon next week (except for the 22nd).

---

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

**Sent:** December 12, 2023 9:06 AM

**To:** [REDACTED]

**Cc:** Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; [REDACTED]

**Subject:** RE: Howard/Bouffard Master Drainage Study - next steps

Good morning [REDACTED],

I have not heard back from you on a time to accommodate your requested meeting. If you no longer wish to meet, that is fine. If you still wish to meet, please provide some options on your availability to meet on-site. I leave this in your hands should you wish to continue to pursue a meeting.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle





Ph: 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:** Peter Marra

**Sent:** Monday, November 20, 2023 12:12 PM

**To:** [REDACTED]; [howarbouffard@dillon.ca](mailto:howarbouffard@dillon.ca)

**Cc:** Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Greg Hayes <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; [REDACTED]

**Subject:** RE: Howard/Bouffard Master Drainage Study - next steps

[REDACTED],

Thanks for the email.

Yes, there were some tweaks made to the March 1 2023 PIC 3 displays. The PIC 3 concept to the latest concept has not completely changed.

There were two specific locations where things changed based on lessened property impacts. We are working hard to avoid disrupting your property to the best of our ability.

In your area, we are moving the closed drain into the proposed future right-of-way and away from where the existing drain sits. Your comments provided to us during the PIC 3 was that your garage would be impacted by installing a pipe in the alignment of the existing ditch. Therefore, we now offer a solution to not impact your garage and to lessen property impacts on you.

With respect to meeting you at your house, I offer the following as options

Nov 27 at 10:00am

Nov 27, 28, 29, or 30 at 1:30pm

Hopefully one of these work for you.

At this time, from what we know at this time, with respect to timing, once the master drainage study is complete/final, which is expected end of January 2024, we will most likely start the drainage act process. The drainage act process is a process in itself, so therefore the timing of that is hard to predict. We hope that the Drainage Act process will be completed in a 12 to 18-month timeline. After which we can then go to tender and construction following the Drainage Act process. The drainage act process is a further public process, in which we need to have meetings, and address concerns along the way and may cause iteration to the final design to address any concerns brought forward at that time.

When we meet, I would be happy to explain some of this further.

Regards,

**Peter Marra, P.Eng.**

Deputy Chief Administrative Officer

Town of LaSalle

---

**From:** [REDACTED]  
**Sent:** Monday, November 20, 2023 11:51 AM  
**To:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>; [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca)  
**Cc:** Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Greg Hayes <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>; [REDACTED]  
**Subject:** Re: Howard/Bouffard Master Drainage Study - next steps

Hi Peter,

Thanks for the update. I'm not quite sure we are following. Back on March 1, 2023, Alternative 3 was proposed to be the new ideal solution; one that would be less impactful to us ([REDACTED]) compared to the original proposal that had our house being fully expropriated. I now look at this and it seems completely different again. It seems like the drain is being relocated to circumvent any impact on our property? Is that the case. How does this picture vary from Alternative 3 that we observed in March. Perhaps we are not understanding. I've attached the pictures of Alternative 3 that were presented to us in March for quick reference.

Also, I would like to request an onsite meeting with the Town to explain what this means for us and how it has changed. I understand that the Town is willing to meet and go through some of the details that are to be expected once this project moves forward. Has the timeline changed since March 1 slides?

Thanks,

[REDACTED]

---

**From:** Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>  
**Sent:** November 20, 2023 8:39 AM

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

**Cc:** Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>; Greg Hayes <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>; Jonathan Osborne <[josborne@lasalle.ca](mailto:josborne@lasalle.ca)>

**Subject:** Howard/Bouffard Master Drainage Study - next steps

Good morning,

You are receiving this email because we have had previous communication with you on this project. This email is intended to give you some advance notice of the next steps in the process as we move toward finalizing this Master Drainage Study. Please see attached.

The agenda for the November 28, 2023, Council meeting is currently available on the Town's website.

Please bear in mind, that this study is separate from the Secondary Plan currently ongoing. The Master Drainage study is specific to finding a solution for the existing storm drainage concerns that exist in this area so that an improved storm drainage outlet can be achieved.

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](mailto:pmarra@lasalle.ca)

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

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Quigley, Iain <iquigley@dillon.ca>

## Fwd: Project Update - Howard/Bouffard Master Drainage Study

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

Fri, Dec 1, 2023 at 12:43 PM

Project update letter comment and response



**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



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

From: **Anthony Clavet** <aclavet@essexpowerlines.ca>  
Date: Tue, Nov 28, 2023 at 10:08 AM  
Subject: RE: Project Update - Howard/Bouffard Master Drainage Study  
To: Hayes, Greg <ghayes@dillon.ca>  
Cc: Bruce Bratt <bbratt@essexpowerlines.ca>, Peter Marra <pmarra@lasalle.ca>, Hernandez, Mark <mhernandez@dillon.ca>

Hi Greg,

Appreciate this and looking forward to supporting in any way we can!

Many Thanks



Anthony Clavet  
Director of Engineering & Assets  
2730 Highway #3, Oldcastle, ON, N0R 1L0  
519.737.9811 x 271 | [www.essexpowerlines.ca](http://www.essexpowerlines.ca)



**From:** Hayes, Greg <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>  
**Sent:** Tuesday, November 28, 2023 9:00 AM  
**To:** Anthony Clavet <[aclavet@essexpowerlines.ca](mailto:aclavet@essexpowerlines.ca)>  
**Cc:** Bruce Bratt <[bbratt@essexpowerlines.ca](mailto:bbratt@essexpowerlines.ca)>; Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>; Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>  
**Subject:** Re: Project Update - Howard/Bouffard Master Drainage Study

Hi Anthony,

I have added you and Bruce Bratt to the contact list to receive future communications regarding the Master Drainage Study.

We are currently in the planning stage, and this study is developing the preferred solution to a conceptual design level of detail (pre-preliminary design). Based on the conceptual design, most of the work is in greenfield areas with the exception of the areas where the drains cross Bouffard Road and Laurier Parkway, which may have an impact on Essex Power infrastructure but this is yet to be confirmed. More detailed drawings will be developed in the future design phase, at which time utility impacts will be identified and consultation with affected utility companies will be completed.

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

On Tue, Nov 21, 2023 at 1:55 PM Anthony Clavet <[aclavet@essexpowerlines.ca](mailto:aclavet@essexpowerlines.ca)> wrote:

Hi Greg,

Yes, Mark retired in June of 2021. If you could please add myself and Bruce Bratt (cc'd) to any future communications, we would appreciate that.

Please let us know when preliminary drawings are available and also identify if any infrastructure interferences.

Many Thanks





Anthony Clavet

Director of Engineering & Assets

2730 Highway #3, Oldcastle, ON, N0R 1L0

519.737.9811 x 271 | [www.essexpowerlines.ca](http://www.essexpowerlines.ca)



---

**From:** Hayes, Greg <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>  
**Sent:** Tuesday, November 21, 2023 1:33 PM  
**To:** Anthony Clavet <[aclavet@essexpowerlines.ca](mailto:aclavet@essexpowerlines.ca)>  
**Subject:** Fwd: Project Update - Howard/Bouffard Master Drainage Study

Hi Anthony,

I am forwarding this email to you because I received a bounce-back that indicated Mark Alzner is no longer with Essex Powerlines.

Attached please find a project update letter for the Howard/Bouffard Master Drainage Study in LaSalle, Ontario. Also attached, as noted in the letter, are the Public Information Centre #3 display materials and the updated conceptual design drawing.

If you have questions or comments, please let us know.

Kind regards,  
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](mailto:GHayes@dillon.ca)  
[www.dillon.ca](http://www.dillon.ca)

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

From: **Hayes, Greg** <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>

Date: Mon, Nov 20, 2023 at 3:00 PM

Subject: Project Update - Howard/Bouffard Master Drainage Study

To:

Cc: Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>, Hernandez, Mark <[mhernandez@dillon.ca](mailto:mhernandez@dillon.ca)>

Good afternoon,

Attached please find a project update letter for the Howard/Bouffard Master Drainage Study in LaSalle, Ontario. Also attached, as noted in the letter, are the Public Information Centre #3 display materials and the updated conceptual design drawing.

If you have questions or comments, please let us know.

Kind regards,

Greg



Quigley, Iain <iquigley@dillon.ca>

## Fwd: Howard-Bouffard Master Drainage Study - 30 Day Review Documents

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

Fri, Dec 1, 2023 at 12:44 PM

Council meeting-related comment and response



**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



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

From: **Hernandez, Mark** <mhernandez@dillon.ca>  
Date: Wed, Nov 29, 2023 at 11:30 AM  
Subject: Fwd: Howard-Bouffard Master Drainage Study - 30 Day Review Documents  
To: <HowardBouffard@dillon.ca>, Peter Marra <pmarra@lasalle.ca>

FYI



**Mark Hernandez**  
Partner  
**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



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

From: **Langlois, Ryan** <RLanglois@citywindsor.ca>  
Date: Wed, Nov 29, 2023 at 11:29 AM  
Subject: RE: Howard-Bouffard Master Drainage Study - 30 Day Review Documents  
To: Hernandez, Mark <mhernandez@dillon.ca>

Thank you Mark. This definitely helps.

**Ryan Langlois, P.Eng | Storm & Wastewater Engineer**



Engineering Department

350 City Hall Square West | Suite 310 | Windsor, ON | N9A 6S1

519-255-6100 ext. 6339

Cell: 519-257-0590

[rlanglois@citywindsor.ca](mailto:rlanglois@citywindsor.ca)

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

---

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

**Sent:** November 29, 2023 11:23 AM

**To:** Langlois, Ryan <[RLanglois@citywindsor.ca](mailto:RLanglois@citywindsor.ca)>

**Cc:** [howardbouffard@dillon.ca](mailto:howardbouffard@dillon.ca); Winters, Patrick <[pwinters@citywindsor.ca](mailto:pwinters@citywindsor.ca)>; McGuire, Stacey (She/Her) <[smcguire@citywindsor.ca](mailto:smcguire@citywindsor.ca)>; Peter Marra <[pmarra@lasalle.ca](mailto:pmarra@lasalle.ca)>

**Subject:** Re: Howard-Bouffard Master Drainage Study - 30 Day Review Documents

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Good morning Ryan,

The meeting last night was to inform Council of the EA process that was undertaken, the consultations that took place, the alternative and preferred solutions and the recommendations moving forward. Council gave administration permission to post the report for the 30 day review which will happen in January so that there is no overlap with the Christmas break. Notifications will be sent out with the pertinent information in advance.

Please let me know if you need anything further.

Thanks,

Mark



**Mark Hernandez**  
*Partner*  
**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)



On Wed, Nov 29, 2023 at 10:52 AM Langlois, Ryan <[RLanglois@citywindsor.ca](mailto:RLanglois@citywindsor.ca)> wrote:

Good morning.

Last night, Council approved the notice of completion for the above noted project. I went on the PlaceSpeak site and noticed that the final report is not provided in the project update dropdown.

As the City been consulted on some of the solutions proposed as part of these works, the City requests that the final report be provided for our review.

Thank you.

**Ryan Langlois, P.Eng | Storm & Wastewater Engineer**



Engineering Department

350 City Hall Square West | Suite 310 | Windsor, ON | N9A 6S1

519-255-6100 ext. 6339

Cell: 519-257-0590

[rlanglois@citywindsor.ca](mailto:rlanglois@citywindsor.ca)

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

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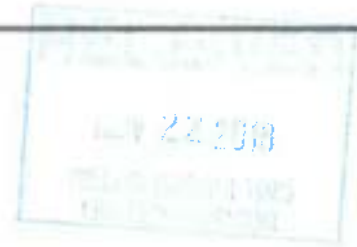
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# CHIPPEWAS OF THE THAMES FIRST NATION

November 9, 2018

Peter Marra, P.Eng.  
Director of Public Works  
Town of LaSalle  
5950 Malden Road  
LaSalle, ON N9H 1S4



**RE: Howard/Bouffard Planning Area Master Drainage Study**

Dear Mr. Marra,

We have received information concerning the above-mentioned plan, dated October 23, 2018. The proposed work will be conducted within the McKee Treaty Area (1790) to which Chippewas of the Thames First Nation (COTTFN) is a signatory. The proposed study area is also located in the Big Bear Creek Additions to Reserve (ATR) land selection area, as well as COTTFN Traditional Territory.

In our screening of your correspondence we have identified minimal concerns with your project. However, upon completion of the Master Drainage Study, we request that an electronic copy be sent to COTTFN via e-mail at [consultation@cottfn.com](mailto:consultation@cottfn.com).

We look forward to continuing this open line of communication. To implement meaningful consultation, COTTFN has developed its own protocol — a document and a process that will guide positive working relationships. We would be happy to meet with you to review COTTFN's Consultation Protocol.

Please do not hesitate to contact me if you need further clarification of this letter.

Sincerely,

Fallon Burch  
Consultation Coordinator  
Chippewas of the Thames First Nation  
(519) 289-5555 Ext. 251  
[consultation@cottfn.com](mailto:consultation@cottfn.com)

c: Mark Hernandez, P.Eng., Project Manager, Dillion Consulting Limited



# CHIPPEWAS OF THE THAMES FIRST NATION

July 3, 2019

VIA EMAIL

Peter Marra, P.Eng  
Director of Public Works  
Town of LaSalle  
5950 Malden Road  
LaSalle, ON N9J 1S4

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

Dear Mr. Marra,

The Master Drainage Study is located within the Mckee Treaty Area (1790) to which Chippewas of the Thames First Nation (COTTFN) is a signatory. The project is also located within the Big Bear Creek Additions to Reserve (ATR) land selection area, as well as COTTFN Traditional Territory.

Thank you for the Notifying us of the information session. However, a representative from our First Nation is unable to attend. Please kindly ask that you forward all future notifications and final reports for this project via e-mail at [consultation@cottfn.com](mailto:consultation@cottfn.com). We also ask that if there are any changes to this Study that are of a substantive nature that you keep us informed.

We look forward to continuing this open line of communication. Thank you for notifying Chippewas of the Thames First Nation. To implement meaningful consultation, COTTFN has developed its own protocol – a document and a process that will guide positive working relationships. We would happy to meet with you to review COTTFN's Consultation Protocol. For your convenience the protocol is available at [www.cottfn.com/consultation](http://www.cottfn.com/consultation).

Please do not hesitate to contact me if you need further clarification of this letter.

Sincerely,

Fallon Burch  
Consultation Coordinator  
Chippewas of the Thames First Nation  
(519) 289-5555 Ext. 251

c: Mark Hernandez, P.Eng, Project Manager, Dillon Consulting Limited

---

320 Chippewa Road, Muncey, ON, N0L 1Y0  
Ph. 519-289-5555 Fax. 519-289-2230  
[info@cottfn.com](mailto:info@cottfn.com) [www.cottfn.com](http://www.cottfn.com)



## AAMJIWNAANG FIRST NATION

978 Tashmoo Ave.  
Sarnia, Ontario N7T 7H5  
Ph.: 519-336-8410  
Fax: 519-336-0382

July 11, 2019



Our File # 2016-0042

Dillion Consulting Limited  
3200 Deziel Drive  
Suite 608  
Windsor, ON  
N8W 5K8

Attention: Mark Hernandez, P.Eng.  
Project Manager

**Re: Town of LaSalle: Bouffard and Howard Planning Area  
Master Drainage Study  
Notice of Public Information Centre**

Dear Karl Tanner:

I am writing to follow-up with the information that you provided dated June 10, 2019, regarding the above noted project. Our staff has recorded the information into our log system and the notice was presented at a recent Environment Committee meeting on July 9, 2019. Unfortunately, a representative from Aamjiwnaang First Nation (AFN) was not available to attend the Public Information Centre meeting to discuss any concerns but AFN would like a copy of information presented for their review and consideration.

To promote consistency and timely responses, please forward any and all relevant information pertaining to this project to:

**Chief Chris Plain**  
Aamjiwnaang First Nation  
978 Tashmoo Avenue  
Sarnia, Ontario, N7T 7H5  
Office: (519) 336-8410

**Sharilyn Johnston**  
Environmental Coordinator  
Aamjiwnaang First Nation  
978 Tashmoo Avenue  
Sarnia, Ontario, N7T 7H5  
Office: (519) 336-8410  
Email: [sjohnston@aamjiwnaang.ca](mailto:sjohnston@aamjiwnaang.ca)

As the First Peoples of this territory, we are intimately connected to our lands, water and resources. We have an inherent and sacred responsibility to manage and protect our lands and resources. Our existing Aboriginal and treaty rights, our perspectives, interests and obligations of stewardship must inform the development of any proposed project, which may potentially impact these rights. Our First Nation must



## AAMJIWNAANG FIRST NATION

978 Tashmoo Ave.  
Sarnia, Ontario N7T 7H5  
Ph.: 519-336-8410  
Fax: 519-336-0382

be involved in the decision-making processes at an early stage in the project and be fully informed throughout.

Aamjiwnaang First Nation is committed to facilitating a flexible, clear, and reasonable process for reviewing information in relation to the proposed project and will participate fully in responding to the information provided. This letter does not abrogate or derogate Aamjiwnaang First Nation's continuing ability to assert and exercise its Aboriginal Rights and Title to all parts for its Reserve and Traditional Territory.

Sincerely,

Courtney Jackson  
Environment Worker  
Aamjiwnaang First Nation



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



---

## Howard/Bouffard Master Drainage Study - Town of LaSalle

---

Hayes, Greg <ghayes@dillon.ca>

Wed, Oct 23, 2019 at 5:27 PM

To: sjohnston@aamjiwnaang.ca

Cc: pmarra@lasalle.ca, Howard Bouffard Mast Drainage Study <howardbouffard@dillon.ca>

Hello Ms. Johnston,

Thank you for providing comments in response to the Notice of Public Information Centre for the Howard/Bouffard Master Drainage Study. In your letter, you requested that all relevant information pertaining to the project be forwarded to you.

The display materials from the June 26th Public Information Centre are available on the project website [www.lasalle.ca/hbmds](http://www.lasalle.ca/hbmds).

We will send you a notice when the Environmental Study Report, which summarizes the Environmental Assessment that was undertaken for this project, is available for your review.

Kind regards,  
Greg



**Greg Hayes**

**Dillon Consulting Limited**

130 Dufferin Avenue, Suite 1400

London, Ontario, N6A 5R2

T - 519.438.1288 ext. 1251

F - 519.672.8209

[GHayes@dillon.ca](mailto:GHayes@dillon.ca)

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

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November 20, 2023

Copy of the letter issued to Indigenous communities on the study contact list.

***Project Update Letter  
Howard/Bouffard Master Drainage Study  
Town of LaSalle, Essex County, Ontario***

3200 Deziel Drive  
Suite 608  
Windsor, Ontario  
Canada  
N8W 5K8  
Telephone  
519.948.5000  
Fax  
519.948.5054

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events.

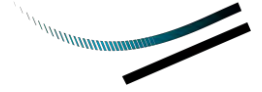
The study is nearing completion and a high-level summary of the final report is planned to be presented to Town Council on November 28, 2023. As part of preparation to finalize the study, our team discovered that the Notice of Public Information Centre (PIC) #3 was not delivered to everyone on the study contact list. This letter provides an update and includes a copy of the PIC #3 display materials enclosed. The project team is seeking any final comments before the Master Drainage Study Report is published.

Minor design refinements have been made since PIC #3 to address feedback from landowners and the Essex Region Conservation Authority. The updated conceptual design drawing is also enclosed.

The Master Drainage Study Report is planned to be posted for public review from January 10 to February 9, 2024. The report documents the study and recommendations including anticipated impacts, mitigation measures, and commitments for future work. Further details on how you can review the report will be provided in the Notice of Completion, which is planned to be sent to you during the week of January 8, 2024.

Page 2

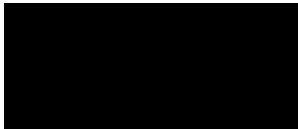
November 20, 2023



We understand that Indigenous communities do not typically attend PICs and we would like to offer an in-person meeting if you wish to discuss the project in more detail. Please contact the undersigned at [HowardBouffard@dillon.ca](mailto:HowardBouffard@dillon.ca) or 519-948-4243, ext. 3242 if you have questions about the project or would like to meet with us.

Sincerely,

**DILLON CONSULTING LIMITED**



Mark Hernandez, P.Eng.

Project Manager

ICQ:nek

cc: Peter Marra, Town of LaSalle

Our file: 18-8169



# Howard/Bouffard Master Drainage Study

Submitted



»» Consultation details

Submitted

## Communities chosen for consultation

★ Chippewas of the Thames First Nation

NEW CONVERSATION

# 18-8169: Howard/Bouffard Master Drainage Study

## Consultation details

**Distributed:** November 21, 2023



## Project description

The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events. Currently, a large portion of the Planning Area is within the flood inundation zone where development approvals cannot be issued.

This study is following Master Plan approach #2 under the Municipal Class Environmental Assessment (2023).

Through a comparative evaluation of alternative solutions, Alternative 3 (Local Stormwater Management Ponds) has been identified as the preferred solution. This localized approach addresses the existing flooding issues and creates an improved drainage system that individual land developers can outlet to as the area develops.

## Information

<b>Consulting organization</b>	<b>Primary contacts</b>
 Dillon Consulting Ltd. Organization	 Greg Hayes Contact
<b>Region</b>	<b>Consultation stream</b>
Ontario	Municipal / County Governance
<b>Project type</b>	<b>Project access requirements</b>
Master Plans	Uses existing access and requires creating new access
<b>Requested response date</b>	<b>Project area</b>
2023-12-05	1096 hectares

**Area of new cut (disturbance)**

hectares

**Location description**

The project is located in the Howard/Bouffard Planning Area in the Town of LaSalle, Ontario. The Howard/Bouffard Planning Area is generally bounded by Howard Avenue and Malden Road to the east and west, and Normandy Street and Judy Recker Crescent to the north and south.

**Supplemental organizations**

Town of LaSalle

Contacts: Peter Marra

**Documentation****Project web page links**[Town of LaSalle Project Webpage](#)**Spatial files** [Study\\_Area.kmz](#)**Attachments****Attachments for Chippewas of the Thames First Nation**





**Deshkan Ziibiing**  
Chippewas of the Thames  
First Nation Treaties, Lands  
and Environment

320 Chippewa Road  
Muncey, ON, N0L 1Y0  
Tel: 519-289-5555  
Fax: 519-289-2230  
[info@cottfn.com](mailto:info@cottfn.com)

---

**Project Name:**

Howard/Bouffard Master Drainage Study

**FN Consultation ID:**

18-8169

**Consulting Org Contact:**

Greg Hayes

**Consulting Organization:**

[Dillon Consulting Ltd.](#)

**Date Received:**

Tuesday, November 21, 2023

November 30, 2023

Dear: Greg,

We have received information concerning the Howard/Bouffard Master Drainage Study, dated November 21, 2023. The proposed project is located within the McKee Treaty area, to which Chippewas of the Thames First Nation (COTTFN) is a signatory. It is also located within the Big Bear Creek Additions to Reserve (ATR) land selection area, as well as COTTFN Traditional Territory.

After reviewing Howard/Bouffard Master Drainage Study PIC 3 Information, we have no comments or questions at this time. We do ask that we are notified when the Master Drainage Study Report becomes available for review to allow us adequate time to review.

We look forward to continuing this open line of communication. Please do not hesitate to contact me if you need further clarification of this letter.

Sincerely,

---

Original Signed  
Fallon Burch  
Consultation Coordinator  
Chippewa of the Thames First Nation  
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## Project Overview

<b>Project:</b>	Howard/Bouffard Master Drainage Study
<b>Created:</b>	Nov 21, 2023
<b>Timeline:</b>	The Master Drainage Study Report is planned to be posted for public review from January 10 to February 9, 2024. The report documents the study and recommendations including anticipated impacts, mitigation measures, and commitments for future work. Further details on how you can review the report will be provided in the Notice of Completion, which is planned to be sent to you during the week of January 8, 2024.
<b>Status:</b>	More information required
<b>Description:</b>	The Town of LaSalle retained Dillon Consulting Limited to prepare a comprehensive solution to address stormwater overflow into the Howard/Bouffard Planning Area during major storm events. Currently, a large portion of the Planning Area is within the flood inundation zone where development approvals cannot be issued. This study is following Master Plan approach #2 under the Municipal Class Environmental Assessment (2023). Through a comparative evaluation of alternative solutions, Alternative 3 (Local Stormwater Management Ponds) has been identified as the preferred solution. This localized approach addresses the existing flooding issues and creates an improved drainage system that individual land developers can outlet to as the area develops.
<b>Assessment Level:</b>	NA

UPDATE PROJECT



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## Project Report

### Project Location

Does your project or any associated activities physically overlap with any of the following areas, including land, water and flora and fauna therein? Please see the map for reference and select all that apply.

None

Does your project or any associated activities likely to result in impacts on the highlighted area on the map, including land, water and flora and fauna therein? Please see the map for reference.

N/A

Is it possible the project could still have impacts on the air, water or land within a 100 km radius of The Municipality of Leamington, The Town of Essex, The Township of Kingsville, and The Township of Pelee (Point Pelee & Pelee/Island), as set out on the map? Please see the map for reference.

Yes

### Project Impact Assessment

Do you anticipate or are you already aware that this project will require approvals by any of the following regulatory authorities or ministries? Please select all that apply.

Ontario Ministry of the Environment, Conservation and Parks

Ministry of Heritage, Sport, Tourism and Culture Industries

If you anticipate that the project requires a federal impact assessment and/or a provincial environmental assessment, or you are already aware that such an assessment is required, please indicate the classification for each assessment (e.g. Municipal Class EA, Schedule C, TPAP, etc.)

#### Provincial

This project is following Master Plan Approach #2, as described in Appendix 4 of the Municipal Class Environmental Assessment (2023). Approach #2 involves the preparation of a Master Plan document at the conclusion of Phases 1 and 2 of the Municipal Class Environmental Assessment process.

#### Impact assessment documents - description of uploads:

Attached please find a project update letter, dated November 20, 2023. Also attached, as noted in the letter, are the March 1, 2023 Public Information Centre #3 display materials and the May 30, 2023 updated conceptual design drawing. All three documents were prepared by Dillon Consulting Limited and the Town of LaSalle.

#### Impact assessment documents - files

[Project-Update-Letter-Howard-Bouffard-MDS\\_CFN.pdf](#)

[PIC-3-Display-Panels-Howard-Bouffard-MDS.pdf](#)

[Conceptual-Design-Howard-Bouffard-MDS\\_Updated-May-2023.pdf](#)

## **Economic Impacts**

**Could this project directly benefit CFN members economically through any of the following? Please select all that apply:**

Unsure, too early in the process

**Please explain.**

We are in the planning stage of the project. This study presents a conceptual layout for the drainage improvements, which will be refined through future separate studies including the secondary plan for the area, the detailed design process, and planning approvals for individual development projects in the area.

**Could this project directly impact the CFN members economically through any of the following? Please select all that apply:**

None of the above

**Does this project physically overlap with the area highlighted in this map (located within the municipality of Leamington)?**

No

## **Archaeological & Sacred Sites**

**Please select all of the statements regarding archaeological and sacred sites that apply to this project.**

An archaeologist has been hired for this project

**According to the Ministry of Heritage, Sport, Tourism and Culture Industries' Standards and Guidelines for Consultant Archaeologists, does this project require any of the following. Please select all that apply. If unsure about any, please select 'Unsure' as well.**

Stage One Archaeological Assessment

Stage Two Archaeological Assessment

**Archaeological assessment documents - description of uploads:**

As part of this study, a Stage 1 archaeological assessment was completed July 13, 2023 by Fisher Archaeological Consulting under Project Information Form P359-0140-2022. The Stage 1 archaeological assessment report is attached here. The report was accepted into the Ontario Public Register of Archeological Reports on July 22, 2023. Areas that retain archaeological potential will require Stage 2 archaeological assessment during the future design phase via pedestrian survey where ploughing is feasible, and via test pit survey where ploughing is not feasible.

**Archaeological assessment documents - files**

[Stage-1-Archaeological-Assessment-Howard-Bouffard-MDS.pdf](#)

## **Species at Risk**

**Have you entered into, or are you in negotiations toward a landscape agreement under Ontario's Endangered Species Act, 2007?**

No

**Have you applied for a permit under section 17 of Ontario's Endangered Species Act, 2007, or have you applied for a permit or an agreement under section 73 of the Species at Risk Act?**

No

**Does the project construction, operation and / or implementation overlap with the habitat or flight paths of the following species listed in Ontario's Endangered Species Act, the Species at Risk Act, or in the Schedule of the Migratory Birds Convention Act?**

Yes

## **Waterways**

**Do any of the following apply to the project? Please refer to the map. If you are unsure about any of these, please select unsure as well.**

Unsure, too early in the process (to be determined in a later phase)

**Please explain.**

The map is not displaying. I have selected a follow-up date of November 29th to allow time for you to provide the map for our review.

Follow up date: November 29, 2023

**Do any of the following apply to the project? If you are unsure about any of these, please select unsure as well.**

The project requires at least one approval, license or permit under the Ontario Water Resources Act (e.g., for Permits to Take Water, sewage works permits, etc)

This project requires at least one environmental compliance approval under the Environmental Protection Act (e.g., for waste disposal sites and waste management systems, for discharging waste, etc.)

## **Culture & Language**

**Could this project directly benefit CFN members culturally through any of the following? Please select all that apply. If you are unsure about any of these, please select unsure as well.**

None of the above apply to this project

## **Human Health**

**Does this project involve the use, production, or release of any pollutant, effluent or substance that has been known or presumed to have harmful effects on human health?**

Yes

**Please list which substances, pollutants or effluents this project will use, produce and release.**

While construction methods will be determined during future design phases, it is anticipated construction of the preferred solution will require the use of gasoline powered machinery.

**Are there any scientific reports you have had to submit or will have to submit to the Crown concerning the use of toxins or contaminants?**

No

## Other

**Does the project involve an influx of people during the construction phase (more than 100) within any of the regions below?**

**Please select all that apply.**

None of the above

**Are there any additional documents you would like to include for this submission?**

No

**Is there anything else you would like to share about the project?**

If you have questions about the project or would like to meet with us to discuss, please let us know.

**Would you like a follow-up meeting?**

No meeting is necessary

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## Recommendation

Based on the results of the proponents responses, we recommend that CFN negotiate with the proponent for funding to retain traditional ecological knowledge expert and an expert in a relevant field of western science to determine whether the project impacts construction, operation and / or implementation overlap with the habitat or flight paths of the following species, which are important to CFN's traditional harvesting:

- White-tailed Deer
- Wild Turkey
- Perch
- Pickerel
- Crappy
- Blue Gill
- Dogfish
- Mudpuppies
- Rainbow Trout
- Ducks
- Geese
- Cotton Tail Rabbits
- Jack Rabbits
- Birch
- Muskrat
- Pickerel
- Frogs
- Turtles
- Beavers
- Min
- Smelt
- Sweetgrass
- Tobacco
- Sage
- Cedar
- Black Willow
- Red Willow





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## Project Attachments

### Impact Assessment Documents

3 Files:

Filename	Date Uploaded
<a href="#">Project-Update-Letter-Howard-Bouffard-MDS_CFN.pdf</a>	Nov 21, 2023
<a href="#">PIC-3-Display-Panels-Howard-Bouffard-MDS.pdf</a>	Nov 21, 2023
<a href="#">Conceptual-Design-Howard-Bouffard-MDS_Updated-May-2023.pdf</a>	Nov 21, 2023

### Archaeological Assessment Documents

1 File:

Filename	Date Uploaded
<a href="#">Stage-1-Archaeological-Assessment-Howard-Bouffard-MDS.pdf</a>	Nov 21, 2023

### Scientific Report Documents

None

### Additional Documents

None

[Click here](#) to upload additional documents



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

## consultwithcaldwell.ca - Project Submission

Hayes, Greg <ghayes@dillon.ca>

Tue, Nov 21, 2023 at 12:13 PM

To: Zack Hamm <ecd.manager@caldwellfirstnation.ca>

Cc: Peter Marra <pmarra@lasalle.ca>, "Hernandez, Mark" <mhernandez@dillon.ca>

Good afternoon,

I recently submitted an entry on the Caldwell First Nation Consultation Tool for the Howard/Bouffard Master Drainage Study in LaSalle, Ontario. For reference, I have attached the project update letter and associated attachments here. These documents were also uploaded as part of my submission.

In the below acknowledgement email, the entry is showing as incomplete because I was unable to answer the question in the screenshot below. The reason I was unable to answer this question is that the map did not display. Could you please send the map for our review to answer this question?

[Return to dashboard](#)

### Waterways

Do any of the following apply to the project? Please refer to the map. If you are unsure about any of these, please select unsure as well.

Please note: all maps contained within this tool are non-exhaustive in scope and shall not preclude CFN from future land claims. As more research is done, maps and descriptions of CFN's Territory may be updated.

- The project physically overlaps with or concerns a waterway located within the area circled
- The project involves building or improvement of infrastructure over or adjacent to a waterway located within the area circled
- The project could cause drainage of contaminants into the surrounding waterways located within the area circled
- The project has the potential to cause intermittent flooding within the area circled
- None of the above apply to this project
- Unsure, too early in the process (to be determined in a later phase)

**NEXT**

Thanks,  
Greg



#### Greg Hayes

Associate

**Dillon Consulting Limited**

12 James St. N Suite 401

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T - 905.901.2912 ext. 3455

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[GHayes@dillon.ca](mailto:GHayes@dillon.ca)

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

From: **CFN Consultation Coordinator** <noreply@consultwithcaldwell.ca>

Date: Tue, Nov 21, 2023 at 12:05 PM

Subject: [consultwithcaldwell.ca](mailto:consultwithcaldwell.ca) - Project Submission  
To: <[ghayes@dillon.ca](mailto:ghayes@dillon.ca)>

Michelle McCormack  
Consultation Coordinator

Zack Hamm  
Consultation Coordinator

Caldwell First Nation  
14 Orange Street  
Leamington | ON | N8H 1P5

We have received your initial submission

Please note that before the project is ready for review, **you must provide some additional information:**

The remaining information involves questions that were marked as "unsure"

- Waterways Q1

When you have this information ready, you can return to this website and submit your information.

If you have questions, please contact CFN's Consultation Coordinator: [ecc@caldwellfirstnation.ca](mailto:ecc@caldwellfirstnation.ca) or 519-322-1766 ext. #1243.

\*Please note that simply sending an email to the Consultation Coordinator or to a Chief and Council member does not constitute consultation.

\*Please be advised that an administrative fee will be charged for a meeting with Chief and Council.

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### 3 attachments

 **Project Update Letter - Howard-Bouffard MDS\_CFN.pdf**  
257K

 **Conceptual Design - Howard-Bouffard MDS\_Updated May 2023.pdf**  
653K

 **PIC 3 Display Panels - Howard-Bouffard MDS.pdf**  
6444K